

Wraxall & Failand Parish Council

Consultation Statement
May 2023

NEIGHBOURHOOD PLAN
2022 – 2038

Contents

1	Introduction	3
	Introduction and Purpose.....	3
	Contents and Scope.....	3
	Background and Context	4
2	Consultation Scope and Methodology	6
	Introduction	6
	Stage 1: Inception and Pre-Vision Consultation.....	6
	Stage 2: Vision and Options Consultation	7
	Stage 3: Technical Evidence Base.....	7
	Stage 4: Regulation 14 Pre-Submission Consultation	8
3	Main Issues and Findings	10
	Introduction	10
	Community Survey 2021	10
	Consultation Events and Activities 2022	19
	Regulation 14 Pre-Submission Consultation 2022/23.....	40
4	Summary and Conclusions	106
	Summary.....	106
	Conclusions.....	106

Appendices

Appendix A – List of Consulted Stakeholders and Individuals

Appendix B – Steering Group Meeting Notes

Appendix C – Tetra Tech Factual Summary Report

Appendix D – May 2022 Consultation Material

Appendix E – Local Interest Group Letters

1 Introduction

Introduction and Purpose

- 1.1 In April 2012, the Neighbourhood Planning (General) Regulations 2012 came into force, setting out the procedure for relevant bodies, including Parish Councils, to prepare and adopt Neighbourhood Plans.
- 1.2 The Wraxall and Failand Neighbourhood Plan (hereinafter referred to as the “Neighbourhood Plan”) was initiated by Wraxall and Failand Parish Council, with day to day activities led by a Neighbourhood Plan Steering Group made up of Councillors and residents. The Neighbourhood Plan Area was designated by North Somerset Council in May 2021 and consultation activities during the preparation of the Neighbourhood Plan commenced shortly thereafter.
- 1.3 This Consultation Statement has been prepared to support the Neighbourhood Plan. It is intended to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012 (as amended), Section 15(2), and specifically the following requirements:
 - a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) An explanation of how they were consulted;
 - c) A summary of the main issues and concerns raised by the persons consulted;
 - d) A description of how these issues and concerns have been considered and, where relevant, how they have been addressed in the proposed neighbourhood development plan.

Contents and Scope

- 1.4 Having regard to the above, this Consultation Statement comprises the following:
 - Section 2: Consultation Scope and Methodology** – includes details of the persons and bodies consulted and how they were consulted
 - Section 3: Main Issues and Findings** – summarises the main issues and concerns raised by those consulted alongside a description of how these matters have been considered and addressed where appropriate.
 - Section 4: Summary and Conclusions** – sets out the main findings and iterative changes to the draft Neighbourhood Plan which have been influenced by the consultation feedback received.

Background and Context

Why develop a Neighbourhood Plan?

- 1.5 Neighbourhood planning is intended to give communities the ability to develop a shared vision for their area and shape the development and growth of local places, including adopting local policies and in some cases granting planning permission through Neighbourhood Development Orders and Community Right to Build. The process is not mandatory and is instigated by choice by a relevant body, in this case, Wraxall and Failand Parish Council.
- 1.6 The Neighbourhood Plan Area is located within the administrative area of North Somerset Council, situated adjacent to Nailsea to the west and approximately three miles east of the edge of Bristol. It encompasses the villages of Wraxall and Failand, and associated scattered hamlets, along with part of a more recent residential enclave at The Elms. The Neighbourhood Plan Area is washed over by Green Belt and includes both heritage and environmental designations including Listed Buildings, Registered Parks and Gardens, Sites of Nature Conservation Interest and Local Wildlife Sites.
- 1.7 The Area's location between Nailsea and Bristol, and the wider environmental challenges within North Somerset, mean that there is significant pressure in rural areas to accommodate strategic growth. At the time of writing, no major development allocations are proposed within Wraxall and Failand Parish within either the adopted or emerging North Somerset Development Plan.
- 1.8 Notwithstanding the above, major development proposals are being promoted within the west of the Neighbourhood Plan Area, including to the north of Nailsea, to the west of Tower House Lane and on land around Failand Triangle.
- 1.9 It is against this backdrop that Wraxall and Failand Parish Council, as the relevant body, has decided to engage with the neighbourhood plan process, enabling proper engagement with the local community and stakeholders about the priorities and aspirations for future growth should the need arise within the area.

The Neighbourhood Plan Area

- 1.10 In its role as relevant body, Wraxall and Failand Parish Council submitted an application to North Somerset Council on 1st June 2021 to designate the whole parish of Wraxall and Failand as a "Neighbourhood Plan Area" for the purposes of preparing a neighbourhood plan. Following a 6 week consultation on the application, the Neighbourhood Plan Area was designated by North Somerset Council on 29th July 2021 (see **Figure 1** below).

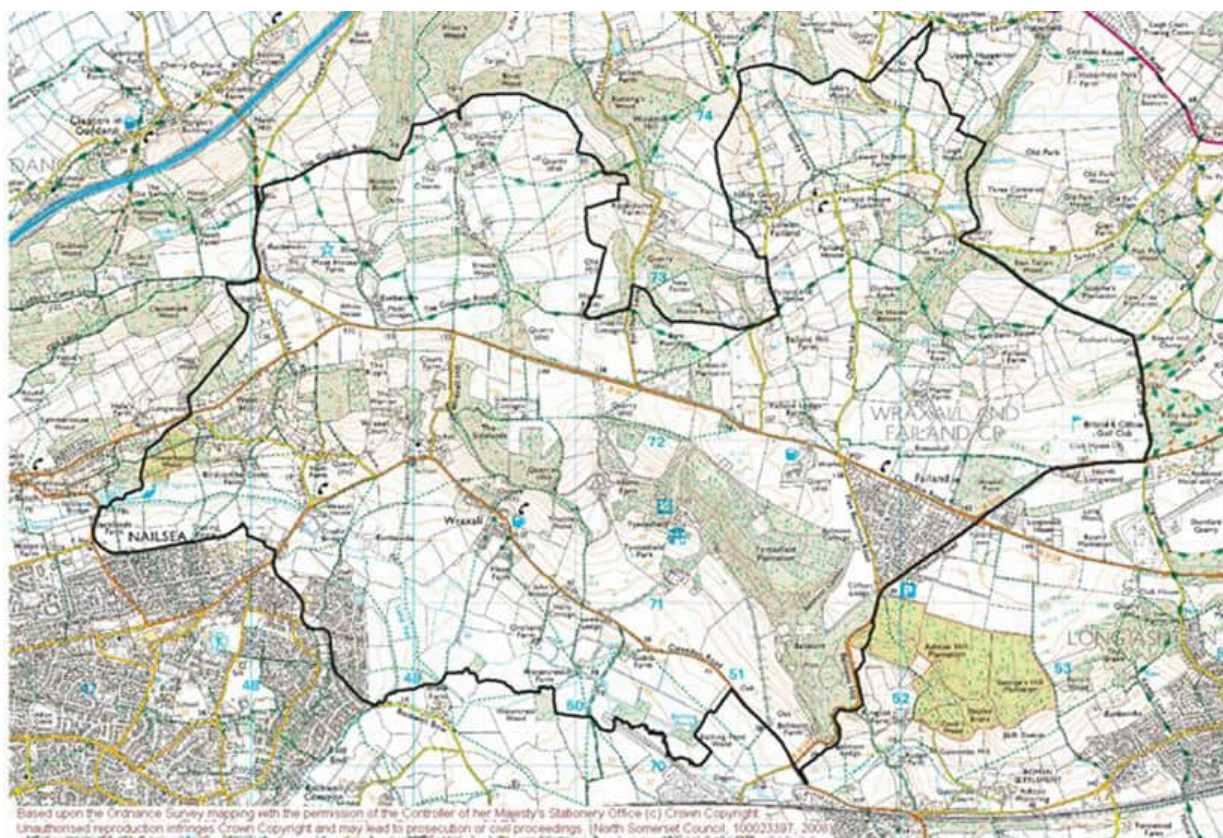


Figure 1: The Neighbourhood Plan Area

Preparation of the Neighbourhood Plan

- 1.11 Preparation of the draft Neighbourhood Plan was carried out between summer 2021 and spring 2023 including various consultation stages led by the appointed planning consultants working on behalf of the Neighbourhood Plan Steering Group and Wraxall and Failand Parish Council, Tetra Tech Planning and Polden Planning. The nature of this consultation is set out within Section 2 and 3 below.
- 1.12 The pre-submission Regulation 14 consultation draft of the Neighbourhood Plan was published in December 2022, with consultation running from 5th December 2022 until 1st February 2023 (an extended 8 week period to account for Christmas holidays). Further liaison and meetings were held in relation to specific comments where requested or deemed appropriate and this is documented later within this Consultation Statement.
- 1.13 The Regulation 15 submission draft Neighbourhood Plan has been submitted to North Somerset Council, together with the required supporting documents including this Consultation Statement, in full accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

2 Consultation Scope and Methodology

Introduction

- 2.1 Consultation in relation to the Neighbourhood Plan has been ongoing between summer 2021 and spring 2023. This was with the aim of establishing the issues and priorities affecting the local community and stakeholders and identifying a long-term vision and associated objectives to underpin appropriate local policies within the Neighbourhood Plan.
- 2.2 A full list of the persons and bodies who have been consulted about the emerging Neighbourhood Plan can be found at **Appendix A**, in accordance with Section 15(2)a of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Stage 1: Inception and Pre-Vision Consultation

- 2.3 Initiation of the Neighbourhood Plan was initially led by Wraxall and Failand Parish Council which selected a Neighbourhood Plan Steering Group made up of Councillors and residents. At the same time, in summer 2021, an application to designate the Neighbourhood Plan Area was made (discussed within Section 1 above) by Tetra Tech Planning, at that time the appointed planning consultants providing professional advice and inputs in relation to the Neighbourhood Plan.
- 2.4 Steering Group meetings have generally been held on a quarterly basis from 2021 onwards and discussions have been recorded and published on Wraxall and Failand Parish Council's website within meeting notes. These meeting notes are also included at **Appendix B**.
- 2.5 The geographic dispersion of the Neighbourhood Plan Area was recognised at the outset as a potential challenge to determine specific Area-wide priorities and aspirations. Many residents in Failand were not aware that they live in a parish shared with Wraxall village, and vice-versa. Different communities will have different views and priorities.
- 2.6 A postal community survey was arranged to give all residents and local businesses the opportunity to provide their views on local issues and aspirations. The survey was sent to all registered households within the Neighbourhood Plan Area in October 2021. Tetra Tech Planning prepared a Factual Summary Report (December 2021) which summarised the findings of both the community survey and housing needs survey, a copy of which is included at **Appendix C**.

Stage 2: Vision and Options Consultation

- 2.7 In May 2022, three face-to-face events were organised by Polden Planning, the planning consultants retained by the Steering Group which took over from Tetra Tech Planning. These events were held at The Cross Tree Centre, Wraxall and Failand Village Hall to provide a range of locations convenient to local residents and businesses. The events were advertised via:
- Posters covering all parts of the Neighbourhood Plan Area including Parish Council noticeboards and on Wraxall and Failand Parish Council’s website.
 - Emails and letters to local businesses and those who had provided feedback to the autumn 2021 community survey.
 - Emails and letters to statutory and non-statutory consultees and stakeholders, including North Somerset Council.
 - Community update posted on Wraxall and Failand Parish Council website.
- 2.8 Copies of the consultation exhibition boards and publicity material can be found at **Appendix D**.

Stage 3: Technical Evidence Base

- 2.9 The following evidence base has been prepared in connection with the Neighbourhood Plan policies:

Housing Needs Survey

- 2.10 The housing needs survey was conducted via a postal survey which was sent to all registered households in the Neighbourhood Plan Area. It was issued alongside the community survey in autumn 2021.
- 2.11 Tetra Tech Planning prepared a Factual Summary Report (December 2021) which summarised the findings of both the community survey and housing needs survey, a copy of which is included at **Appendix C**.
- 2.12 In March 2022, Steering Group Members met with Planning Policy and Housing Enabling Officers at NSC (via Microsoft Teams) to discuss the findings of the housing needs survey. Housing Enabling Officers also attended public consultation events in May 2022.

Local Green Space Assessment

- 2.13 The importance of recreation and open space to residents was first identified within the community survey in autumn 2021. This feedback prompted specific questions about the protection and enhancement of both community facilities and local green spaces within the consultation exhibition boards and materials that were presented at public consultation events in May 2022.
- 2.14 The identification of Local Green Space as a policy priority was highlighted from the feedback gained as at summer 2022. Candidate designations for local green space

were considered and assessed at this time, working closely with the Steering Group from September 2022.

- 2.15 In December 2022, following the identification of proposed local green space designations by both the steering group and Wraxall and Failand Parish Council, registered landowners of all the relevant land were consulted by email or letter in December 2022. This is consistent with advice in the Government’s Planning Practice Guidance which encourages consultation with landowners in relation to local green space designations at an early stage.
- 2.16 Specific meetings with landowners were undertaken upon request, either in person or via Microsoft Teams. These included appointments with landowners for WF0001 (The Elms Open Space) and WF0002 (Tower House Woods) which took place on 10th March 2023 and 5th January 2023 respectively. Where available outputs from the draft Local Green Space Assessment were circulated to aid discussions.
- 2.17 Email correspondence was received from the landowner at WF0003 in December 2022 and is discussed within Section 3.

Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening

- 2.18 In January 2023, North Somerset Council undertook a screening assessment and provided a screening opinion on the pre-submission Regulation 14 draft Neighbourhood Plan on behalf of the relevant body, Wraxall and Failand Parish Council. The Screening Opinion is submitted separately and confirms that a SEA and HRA are not required for this plan.

Stage 4: Regulation 14 Pre-Submission Consultation

- 2.19 The early consultation activity allowed the Steering Group to identify the preferred approach for Neighbourhood Plan policies and objectives. The pre-submission Regulation 14 draft Neighbourhood Plan was prepared by Polden Planning in liaison with the Neighbourhood Plan Steering Group between June 2022 and December 2022.
- 2.20 This pre-submission draft was approved by Wraxall and Failand Parish Council in a public meeting on 10th November 2022. The Regulation 14 consultation was held between 5th December 2022 and 1st February 2023, with a consultation period extended for 8 weeks to account for the Christmas holidays. Consultations were sent to those listed within **Appendix A**, which includes the organisations listed within Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and landowners affected by the proposed designations contained in draft Policies WF1 and WF2 (see above).
- 2.21 Separate meetings were held (on request) with the following organisations between January – March 2023:
- Individual landowner of Woodleigh, Tower House Lane
 - Wain Homes and John Alison Land Management

- Nailsea Town Council
- Studio Hive, who have an interest in the Battleaxes public house

2.22 Section 3 of this statement sets out the comments received by the persons and bodies consulted and describes how they have been considered, and where relevant addressed, within the Neighbourhood Plan.

3 Main Issues and Findings

Introduction

- 3.1 This section provides a summary of the main issues and concerns raised by the persons consulted along with a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan as required within the Neighbourhood Planning (General) Regulations 2012 (as amended), Section 15(2)c and Section 15(2)d.

Community Survey 2021

- 3.2 A community survey and housing needs survey were sent together, via post, to all addresses registered within the Neighbourhood Plan Area in September 2021. A total of 119 responses and 94 responses were received in relation to the community survey and housing needs assessment respectively, albeit not everyone answered every, individual question. Where the number of responses to an individual question(s) are lower than 100, an actual number has been provided rather than a percentage so as to be fully representative.
- 3.3 The consultation arrangements, promotion and timescales are set out in detail within Section 3 the Factual Summary Report prepared by Tetra Tech Planning (**Appendix C**) which also includes an analysis of findings at Section 4 of that report.
- 3.4 The finding analysis has been re-produced in **Table 1** below, which also explains where these findings have been addressed within the Neighbourhood Plan, where applicable.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

Feedback Received:	How has this been addressed within the Neighbourhood Plan?
Community Survey	
<p>The provision and maintenance of open space, the rural character of the countryside and access to the countryside were by far the issues considered most important by respondents. 88%, 89% and 92% respectively of respondents considered these issues to be "very important".</p>	<p>Addressed through Policies WF1, WF2, WF4 and WF7.</p>
<p>Retention and enhancement and provision of new community facilities and pedestrian road safety enhancements are the two most desirable additions/improvements identified for the Neighbourhood Plan Area.</p>	<p>Policies WF1, WF4 and WF5 in terms of the retention, enhancement and addressing the impacts of new development.</p>
<p>32 respondents (43%) considered that additions or improvements are necessary to existing facilities/activities/features.</p>	<p>Policy WF1 with regard to retention, enhancement and addressing the impacts of new development.</p>
<p>13 respondents suggested that new sports facilities such as tennis courts or a bowling green, and new play areas, would be supported.</p>	<p>Policy WF1 with regard to retention, enhancement and addressing the impacts of new development.</p>
<p>7 respondents would like to see the return of a Post Office locally.</p>	<p>Comments noted. Policy WF1 amended to include support for new local services.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

<p>6 respondents supported the refurbishment of Failand Village Hall and its improvement with better facilities developed in its outdoor space including a play area and publicly accessible toilets/washing facilities when the Village Hall is closed.</p>	<p>Addressed through Policy WF1.</p>
<p>4 respondents supported the potential re-opening of the currently closed Battleaxes Pub as a pub and/or to provide a much needed community hub for events.</p>	<p>Addressed through Policy WF1.</p>
<p>19 respondents (25%) wish to see pedestrian road safety enhancements across the parish. There was no 'stand out' scheme or problem area but the common themes were improvements to footways/footpaths and safe crossing points to reduce potential conflict with motorised vehicles thereby improving pedestrian road safety.</p>	<p>Policies WF4 and WF5 regarding addressing the impacts of development.</p>
<p>3 respondents suggested that public transport improvements are necessary, with 43 respondents (36%) considering that there is not enough public transport serving Failand.</p>	<p>Transport impacts from new development are addressed through Policy WF5.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

<p>Loss of Green Belt through new development as a perceived concern by 85% of the respondents.</p>	<p>Changes to the Green Belt can only be mandated through strategic policies contained with North Somerset Council’s Development Plan in line with the Government’s National Planning Policy Framework Section 13. Have regard to North Somerset’s current Development Plan the review of the Green Belt cannot be undertaken within the preparation of this Neighbourhood Plan which contains non-strategic policies only.</p>
<p>Loss of open space through new development raised as an issue by 81% of respondents.</p>	<p>Policy WF2.</p>
<p>Potential increased traffic congestion as a result of new development raised as a concern by 79% of respondents.</p>	<p>Policy WF5.</p>
<p>Strong response to indicate that respondents consider the type and mix of affordable housing in the Neighbourhood Plan Area is “about right”. 56% of respondents felt there needs to be more affordable housing within the Area; 37% felt the existing level is “about right”.</p>	<p>Comments noted and no further policy provisions included in the Neighbourhood Plan. This is on the basis of discussions with North Somerset Council’s Housing Enabling Team and the conclusions of the Housing Needs Assessment which did not find a significant affordable housing need for the Neighbourhood Plan Area.</p>
<p>65% of respondents consider that there needs to be more energy efficient housing stock within the Neighbourhood Plan Area as opposed to 33% of respondents who consider that the existing level is “about right”.</p>	<p>Policy WF9.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

<p>86% of respondents consider that there are priorities for developer contributions should development occur within the Neighbourhood Plan Area with children’s play facilities and a community convenience shop as the highest priorities.</p>	<p>Policy WF1 and WF8.</p>
<p>67% of respondents felt that a Neighbourhood Plan should encourage a modest or a lot more business/commercial development that provides local employment to reduce the need to travel (known as ‘self-containment’), support the local economy and engender a greater social cohesiveness increase ‘self-containment. The remaining 33% of respondents felt the Neighbourhood Plan shouldn’t encourage such development as it would be detrimental to the landscape character and residential amenity.</p>	<p>Policy WF6.</p>
<p>Small business units (rentable, temporary office or industrial space for start-ups) would be supported by 37 respondents and restaurants/food outlets supported by 26 respondents.</p>	<p>Policy WF6.</p>
<p>81% of respondents would support the diversification of existing farming and rural businesses. Farm shops, hospitality, light industry, arts and crafts and leisure/education businesses were the recurring suggestions.</p>	<p>Policy WF6.</p>

Housing Needs Survey	
<p>The vast majority of respondents are homeowners (with or without a mortgage), more of those respondents’ households contain older people (55+ years) than younger people (0-54 years), and most respondents are settled residents. 14% have thought about moving home in the future but will not need to do so in the next 5 years.</p>	<p>Findings noted, indicates that there is not a significant, immediate need for new affordable housing.</p>
<p>90 respondents indicated that they would support a small development of affordable homes for local people, if the need was identified in the parish. Some of this support has been caveated that it should not be on Green Belt land.</p>	<p>Provision of affordable housing within new developments is included within North Somerset Council’s strategic policies. Lack of significant local affordable housing needs suggests that a specific Neighbourhood Plan policy in relation to affordable housing deliver is not required.</p>
<p>There is an identified housing need within the parish and that need is greatest within the 19-33 year old age group. That need reflects a need to set up their first independent home, with a dominant desire to own the home.</p>	<p>Provision of affordable housing within new developments is included within North Somerset Council’s strategic policies. Lack of significant local affordable housing needs suggests that a specific Neighbourhood Plan policy in relation to affordable housing deliver is not required.</p>

Table 1: Summary and Response to Community Survey and Housing Needs Survey Feedback

3.5 In addition to receiving completed surveys, two separate letters about the emerging Neighbourhood Plan were received from groups of local residents. These two letters are contained in full at **Appendix E**. The comments received in these letters are set out and addressed within **Table 2** below.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

Comments Received:	How has this been addressed within the Neighbourhood Plan?
<p>This statement is submitted by members of the Committee that worked on behalf of Failand Residents in 2009/10 to fight a proposed development of 500 houses on Weston Road, Failand. Under the banner of "Hands Off Failand Green Belt", residents contributed funding which was supplemented by further funding provided by Wraxall and Failand Parish Council to employ experts to work with North Somerset Council to successfully defeat the proposed development at a 7-day Public Inquiry. The conclusions of the Inquiry published by the Planning Inspectorate remain valid today.</p>	<p>Comments noted. Appeal site located outside of the Neighbourhood Plan Area.</p>
<p>We are concerned that the questions posed in the latest Questionnaire by the Parish Council may result in conclusions being drawn that are not what Residents would agree with. It seems that many questions have been posed with potentially misleading pre-conceived answers rather than allowing residents to provide their actual views. For example, 'do you want developers to provide A, B or C for the development' rather than 'do you want development?'</p>	<p>Further consultation opportunities were subsequently planned as set out within Section 2 of this consultation statement. Concerns noted and addressed within paragraph 3.6 of this consultation statement.</p>
<p>We would ask that nothing be proposed in the Neighbourhood Plan that in any way conflicts with the findings of that Public inquiry (Case 2117326: Planning Inspector's report dated 8 June 2010).</p>	<p>The Neighbourhood Plan will be assessed by an independent examiner against the basic conditions for Neighbourhood Plans.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

<p>The previous Wraxall and Failand Parish Plan (2009-2019) was adopted and targeted 'towards maintaining a safe, sustainable, scenic and friendly rural community' and this (very successful) vision is what the new Neighbourhood Plan should continue to espouse.</p>	<p>The vision for the Neighbourhood Plan is based upon the latest consultation with the community undertaken in 2021/22. Notwithstanding, it is considered that the proposed Neighbourhood Plan Vision aligns with that contained in the Parish Plan.</p>
<p>Any change in the designation of the Green Belt to allow large scale development in or around Failand (such as currently being proposed by Harrow Estates) would have a very detrimental effect on the high quality landscape and attractive environs surrounding Failand. It would also not be Sustainable given the limited facilities and services in the immediate village, which would then lead to a higher incidence of private car usage, traffic flows and air pollution. Such large scale development needs to be located closer to existing Urban Centres where all facilities and services are already provided and where existing transport corridors are already established, ie Sustainable Development.</p>	<p>Changes to the Green Belt can only be mandated through strategic policies contained with North Somerset Council's Development Plan in line with the Government's National Planning Policy Framework Section 13. Have regard to North Somerset's current Development Plan the review of the Green Belt cannot be undertaken within the preparation of this Neighbourhood Plan which contains non-strategic policies only.</p>
<p>A Neighbourhood Plan (NP) is required to be formulated in compliance with the National Planning Policy Framework (NPPF) but it has insufficient protection for rural areas, for conservation areas, for green belt and local green spaces. It is urban orientated.</p> <p>This omission should be recognised by the Neighbourhood Planning Committee (NPC) when preparing the NP and guided by the following statement.</p>	<p>Agreed, Neighbourhood Plan must have regard to the NPPF. The adequacy or otherwise of NPPF policies in respect of rural areas, Conservation Areas, Green Belt and Local Green Space cannot be challenged or changed through the Neighbourhood Plan process.</p>

<p>The green belt should not even be considered for development. Any change in the designation of the Green Belt to allow large scale development in or around Wraxall, such as currently being proposed by Nailsea Holdings (LVA), would see an increase of circa 100% on the present number of properties in Wraxall. This would have a very detrimental effect on the whole area. It would be out of character and of a much greater density. It will be out of keeping with the spaciousness of the area. Rural villages should retain their individual character. It will lead to a higher incidence of private and commercial car usage, traffic flows and air pollution. This proposal will require major utilities infrastructure and reinforcement with constant delays and disruption to everyone's life for many years on our B roads. Such a large scale development needs to be located closer to existing Major Urban Centres where all facilities and services are already provided and where existing transport corridors and the provision of regular transport services are already established, i.e. Sustainable Development.</p>	<p>Changes to the Green Belt can only be mandated through strategic policies contained with North Somerset Council's Development Plan in line with the Government's National Planning Policy Framework Section 13. Have regard to North Somerset's current Development Plan the review of the Green Belt cannot be undertaken within the preparation of this Neighbourhood Plan which contains non-strategic policies only.</p>
--	---

Table 2: Comments received in relation to Community Survey

Consultation Events and Activities 2022

Overall Approach and Rationale

- 3.6 The community survey served as a starting point for consultation activities to directly reach all residents and businesses in the Neighbourhood Plan Area. A number of matters were raised through the Community Survey:
- Some users had issues accessing and completing the survey.
 - Within the letters attached at **Appendix E** and referenced above, there was concern that survey questions were limiting or too defined in nature.
 - No face-to-face consultation could be offered due to Covid-19 restrictions in place during 2021.
 - Despite extending the consultation timescales to take account of the summer holiday period, the overall response rate was fairly low, with a final response rate of approximately 10%.
- 3.7 It was considered by the Steering Group that the survey in itself was helpful in identifying a vision and priorities for the Neighbourhood Plan but that it provided an initial, rather than complete, picture. Further means of consultation was discussed to generate a wider and more detailed overall response to guide vision, objective and policy writing.
- 3.8 The following additional consultation activities were agreed:
- A number of face-to-face, public consultation events across the Neighbourhood Plan Area to take place in May 2022 now that Covid-19 restrictions had been lifted.
 - Further meetings with local landowners, businesses and organisations to be held by the Steering Group Chair.
- 3.9 It was considered that the above additional consultation, alongside the mandatory Regulation 14 and Regulation 16 consultations would represent a proportionate and comprehensive approach to developing the Neighbourhood Plan and its policies.

Public Consultation Events May 2022

- 3.10 Three, separate public consultation events were held in May 2022. A range of dates and venues were offered to maximise local interested parties and individuals' ability to attend. These are set out in **Table 3** below.

Venue:	Date:	Time:
Failand Village Hall	Saturday 7 th May 2022	10am – 3pm
Cross Tree Centre, Wraxall	Monday 9 th May 2022	3pm – 8pm
Cross Tree Centre, Wraxall	Saturday 14 th May 2022	10am – 3pm

Table 3: Public Consultation Event Timetable

- 3.11 The public consultation events were publicised via the Parish Council website, including notifications to those registered to receive them. Posters were placed on Parish Council noticeboards and in well-trafficked public locations. Emails and letters were sent to invite stakeholders, local businesses, neighbouring Town and Parish Councils. Those who have previously commented on the Neighbourhood Plan, and District and Local Councillors.
- 3.12 At the events, public exhibition boards were displayed explaining the Neighbourhood Plan process and progress. Information was given and questions posed as to the preferred scope and direction of objectives and policies proposed to be contained in the emerging Neighbourhood Plan. A draft vision was presented and comments sought. Feedback forms were available to complete. Both the exhibition boards and feedback forms were placed on the Parish Council website.
- 3.13 The events were each attended by between 30-50 local residents, businesses, Councillors and interested parties. 13 completed feedback forms were subsequently received.
- 3.14 Within the completed feedback forms, there were no comments made in respect of the proposed vision or objectives for the Neighbourhood Plan except where respondents agreed with the proposed vision.
- 3.15 All respondents either had no comments regarding settlement boundaries or were in agreement with the existing settlement boundaries, except one respondent who wished to see The Grove and the Battleaxes Pub included within a Green Belt inset and recognised settlement boundary. This is discussed further within **Table 4** below.
- 3.16 Some completed feedback forms included freehand comments. Separate emails were also received in relation to the information provided and discussions which took place at the events. Comments received on feedback form and within these emails are reproduced in **Table 4** below alongside how these have been addressed in the Neighbourhood Plan where appropriate.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

Comment ID:	Comment:	How has this been addressed within the Neighbourhood Plan?
001	<p>It would appear that for Failand the likelihood of major residential developments is now much less likely and has been covered by the North Somerset plan.... possibly to be modified in the light of future changes to legislation?</p>	<p>The most recent position in respect of North Somerset Council’s emerging Local Plan 2038 is contained within a press release dated 20th December 2022¹.</p>
002	<p>However as you will have heard from many residents of Failand (it is difficult to comment on Wraxall as I do not know it as well) the major concern is the gradual erosion of the semi rural nature of Failand by unsuitable infilling development and by the significant rebuilding of many of the original houses and bungalows.</p> <p>The basic objection is that most people who wish to live in the Failand Triangle move because, although not rural ,there are trees, hedges, low rise buildings giving a sense of green space and light and a semi rural character.</p> <p>There has been a recent rash of the conversion of small two bedroom bungalows or smaller houses into large 4 or 5 bedroom houses, raising the roof height by at least 50%, removal of hedges and trees, increases in hard standing and the relegation of the gardens to insignificance. To the first individuals who do this they still benefit from the trees and gardens of the surrounding</p>	<p>Design is becoming increasingly important at a national and local planning policy level and the same is true within the aspirations of both the Parish Council and community within the Neighbourhood Plan Area. In recent times, the area has been subject to good and bad examples of the design of new development as have surrounding neighbourhood plan areas within North Somerset. Specific issues have been raised concerning proposed residential extensions within Failand Triangle where new developments are not considered to blend well with the existing character and vernacular of the settlement. In considering the above in some detail, it became apparent that, in order to adopt meaningful policies which go above and beyond existing Development Plan policies in terms of local distinctiveness, a considerable evidence base would</p>

¹ <https://www.n-somerset.gov.uk/news/council-responds-secretary-states-planning-announcements>

	<p>properties and their new upstairs have a nice view over the roofs of the surrounding lower rise buildings. However if all the properties were to be developed in this way then we would all lose with much less green space, less light, less privacy etc for everyone.</p> <p>Now owners must be allowed to improve their properties or to rearrange accommodation to suit their circumstances. However if the NP could contain strong guidance on what would be acceptable and what would not be acceptable to preserve the current character of the village and minimise the loss of light, privacy and views of other residents this would benefit all the residents, longstanding ones and more recent residents. I would hope that with such guidance planning permission would not be given that clearly went against the guidance.</p> <p>People with more building and environmental knowledge and experience will need to translate this into meaningful building and landscaping guidance but areas that need guidance and limits include</p> <ul style="list-style-type: none"> - Building Height: There should be strong guidance that roof heights should be minimised with any new second storey being built into the roof using dormers or similar and roof angles kept as low as possible. This is particularly important where an existing plot is surrounded by other dwellings which were originally positioned to accommodate just single storey buildings 	<p>be required. Within any review of the Neighbourhood Plan, we would like to explore funding and technical support options to prepare a Local Design Code which would inform future Neighbourhood Plan policies on design requirements for all new development including householder extensions and the re-development of existing properties. We understand that this is a priority for communities particularly in Failand. It has not been possible to robustly evidence and therefore justify a specific approach for Failand in this first iteration of the Neighbourhood Plan. It has however been identified as a future aspiration within the review section of the Neighbourhood Plan (section 6).</p>
--	---	--

	<p>- Building footprint to plot size ratios: Extensions and rebuilding should maintain a reasonable footprint to plot size ratio to allow plenty of garden front and back. Many of the original houses and bungalows occupied only 25-35% of the plot but this is now increasing to 50% or more. So there should be a limit.</p> <p>- Front Gardens: There is an increasing trend to paving or concreting the whole front garden to allow parking for up to 5 cars right up to the pavement. There should be a requirement to keep a certain area of front garden, encouragement of hedges (native species) and not to turn gardens into parking lots.</p> <p>- Wildlife: The recent talks in Failand by environmentalist have highlighted the importance of using native species and having wildlife corridors to encourage the wildlife most of enjoy seeing. This links in with not making the front garden just parking but removing garden, grass and hedges and also minimising rear extensions that intrude into the wildlife corridors that a series of back gardens provide. So guidance could be given here.</p> <p>- Building Materials: There may be some need to encourage a harmonious use of materials but I am less concerned.</p> <p>Others may well wish to add topics to this list but I hope this starts off the conversation or adds to an existing conversation</p> <p>Overall although individual residents or developers might find some of these restrictions limit their developments in the end</p>	
--	---	--

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	there will be benefits for those living in the extended or redeveloped house as well as for the village as a whole	
003	<p>Property Boundaries: Those of you who attended Roger Martindale's talk to the Failand Society about small things which could be done to encourage and sustain wildlife, will recall his observations about street boundaries and how they can be a haven for wildlife - or a complete desert! He was particularly concerned about the increasing abundance in Failand triangle of boundaries with fences, walls or evergreen hedges such as laurel. Is that happening in Wraxall as well?</p> <p>Would the NP be able to have a provision that, where there is a new building erected, or a rebuild done, the builders should plant a deciduous hedge along the street boundary, for the benefit of wildlife? We could even specify a list of easy to obtain, easy growing native hedge species.</p>	Addressed through Policy WF7, including hedge-planting in new development.
004	<p>Losing Green Space and the rural feel: One consistent concern that has been raised is the way in which green open space and the countryside can be eroded by residents or developers who manage to expand building on their land by putting in one application, then adding an amendment, or waiting a few years and adding a bit more. Examples were given to me about a situation in Lower Failand where an empty field acquired a building for presumably agricultural or equine use, and eventually it is being turned into holiday lets. There are pros and cons to allowing this (it could be considered justified diversifying of rural businesses, or erosion of the countryside).</p>	Design is becoming increasingly important at a national and local planning policy level and the same is true within the aspirations of both the Parish Council and community within the Neighbourhood Plan Area. In recent times, the area has been subject to good and bad examples of the design of new development as have surrounding neighbourhood plan areas within North Somerset. Specific issues have been raised concerning proposed residential extensions within Failand Triangle where new developments are not considered to blend well with

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>Another couple of examples you will be aware of are the conversion of low ridge height bungalows in the centre of the Failand triangle to high two storey buildings. This, in particular, has aroused a great deal of concern and consternation, as the trend, if it continues, will drastically change the open, greenness among low roofs in the centre of Failand triangle, into streets of large, two storey buildings with small gardens. Two recent examples propose turning two bedroom bungalows into four / five bedroom houses. One is almost complete, dwarfs its neighbours and leaves little green around it. I am aware of and grateful to the Parish Council for objecting to the latest amendment to the Planning Application submitted on 23 Belmont Drive. I assume this is happening in Wraxall as well?</p> <p>A lot of people are dismayed at this trend and would like to see provision in the Neighbourhood Plan for restricting it, especially as it may be being driven by developers hoping for a profit rather than residents wanting to extend the home they live in to benefit their own family.</p>	<p>the existing character and vernacular of the settlement. In considering the above in some detail, it became apparent that, in order to adopt meaningful policies which go above and beyond existing Development Plan policies in terms of local distinctiveness, a considerable evidence base would be required. Within any review of the Neighbourhood Plan, we would like to explore funding and technical support options to prepare a Local Design Code which would inform future Neighbourhood Plan policies on design requirements for all new development including householder extensions and the re-development of existing properties. We understand that this is a priority for communities particularly in Failand. It has not been possible to robustly evidence and therefore justify a specific approach for Failand in this first iteration of the Neighbourhood Plan. It has however been identified as a future aspiration under the review section of the Neighbourhood Plan (section 6).</p>
005	<p>One suggestion has been put forward by Mark Lewis: "Proposals to add a second storey to an existing bungalow should be resisted where they would be inconsistent with the prevailing height and form of neighbouring properties and the overall street scene. This could have influence if an actual application is made, or if the permitted development rules change. 15 neighbours objected to the original proposal at 23 Belmont Drive and 5 so far</p>	<p>Similar provisions are adopted within North Somerset Council's Sites and Policies Plan at Policies DM36, DM37 and DM38.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>to the current proposal, so there we have evidence for support of some such policy."</p>	
<p>006</p>	<p>I am very conscious that recent legislation by the government has made it impossible to refuse the basic permission to build a second storey. Is it possible for the Neighbour Plan to include provision limiting the overall height of a conversion from single storey to double storey? Mark Lewis' comments that the number of objections to recent planning applications, indicate support for such a policy, does have some validity. Perhaps, for example, a NP could include a provision that the second storey should be built with dormer windows, In that case, the impact on the surrounding dwellings and the general "street scene" is significantly less than if the second storey goes up vertically plus a full ridge height roof on top.</p> <p>Many of the bungalows in the centre of the triangle have particularly low roof ridges - internal ridge height in the lofts being only around 1.5 metres. Indeed the deeds of some (including our own, as it happens) specifically forbid building upwards. This is no doubt overridden by the recent legislation but might perhaps be used as a way of limiting how high conversions can be built.</p> <p>Many of the bungalows in Failand, particularly smaller ones, are lived in by elderly people, and some by disabled people. One of the concerns nationally, I thought, is that older people should downsize so that younger families can move into larger</p>	<p>It is not considered possible to include prescriptive, "blanket" policies restricting the height of proposed new buildings because the National Planning Policy Framework requires all planning policies to be positively prepared and justified. Funding to prepare a Local Design Code to consider local design matters has been identified as a priority in the scope of future review of the Neighbourhood Plan (section 6). North Somerset Council's Sites and Policies Plan Policy DM38 addresses extensions to dwellings, including the need to have regard to the local area and street scene.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>houses. This can't be achieved if all small bungalows are converted to large two storey dwellings.</p> <p>In short, can the NP include some restriction on size and scale or numbers of conversions to double storey height, perhaps to the effect that:</p> <p>Bearing in mind the advantage of bungalows and low roof heights to create an open aspect even though there are a lot of dwellings, and a predominance of trees and greenery visible above the roofs, consistent with living in a rural area:</p>	
007	<p>There should remain in Failand and in other parts of the Parish where there are areas of bungalows, a certain number (a percentage or a specific number?) of single storey dwellings and small dwellings, in keeping with the character and original design of the area, to sustain the rural openness of the area and provide suitable accommodation for those who require smaller dwellings or single storey dwellings.</p> <p>Where bungalows are extended upwards, the second storey should have dormer windows, keeping the overall height low enough not to overshadow surrounding dwellings, and maintaining similarity of materials, and overall appearance.</p> <p>Where bungalows are extended upwards, attention should be paid to maximising the rural feel, not disrupting the existing outlook and habitat, keeping existing trees and maintaining gardens, for the protection of the countryside and benefit to wildlife, and residents' health and welfare.</p>	<p>Design is becoming increasingly important at a national and local planning policy level and the same is true within the aspirations of both the Parish Council and community within the Neighbourhood Plan Area. In recent times, the area has been subject to good and bad examples of the design of new development as have surrounding neighbourhood plan areas within North Somerset. Specific issues have been raised concerning proposed residential extensions within Failand Triangle where new developments are not considered to blend well with the existing character and vernacular of the settlement. In considering the above in some detail, it became apparent that, in order to adopt meaningful policies which go above and beyond existing Development Plan policies in terms of local distinctiveness, a considerable evidence base would</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>The overall footprint of new or extended buildings should not be greater than (?)30% of the total plot, in order to allow space for garden and green space around the property.</p> <p>Mark Lewis's suggestions about the consistency with the prevailing height and form of neighbouring properties and the overall street scene sound excellent, but I imagine the recently introduced Planning law would override that?</p>	<p>be required. Within any review of the Neighbourhood Plan, we would like to explore funding and technical support options to prepare a Local Design Code which would inform future Neighbourhood Plan policies on design requirements for all new development including householder extensions and the re-development of existing properties. We understand that this is a priority for communities particularly in Failand. It has not been possible to robustly evidence and therefore justify a specific approach for Failand in this first iteration of the Neighbourhood Plan. It has however been identified as a future aspiration under the review section of the Neighbourhood Plan (section 6).</p>
008	<p>Road Safety, Speed and Noise of Traffic: This is a major concern for most residents. People acknowledge that surveys by the Parish Council indicate that most traffic passes along main roads within 3 or 4 mph of the speed limit - 40mph around the triangle and along the main roads through and into Wraxall. The problem is that <u>40mph just feels too fast</u> if you're a pedestrian or cyclist, and even more so if you're an elderly or disabled person, or pushing a buggy or walking with a child. The vast majority of people I've spoken to would like to see speed restricted further and crossings put in. The survey carried out by Failand groups last summer 2021, while open to some criticism for its format, did attract responses from 228 residents, of which over 60% wanted some change creating greater road safety. Crossings also remain a high priority</p>	<p>Policies WF4 and WF5 of the NP seeks to address issues in relation to traffic and transport and the adequacy of the walking, cycling and wheeling network. This includes using contributions to address safety impacts.</p> <p>Neighbourhood Plan sets out the intention to prepare a Local Infrastructure List of priorities (paragraph 5.34), which will be informed by this consultation statement.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	for people. Could the NP include provision for using funds towards greater road safety.	
009	Road noise: is also very bad along the main roads - if this is due to Road surfaces, can a provision be included to insist on quieter surface? Again, this would help protect the countryside and preserve and encourage wildlife, as well as creating improved health and wellbeing for human residents.	<p>It is not considered possible for the Neighbourhood Plan to mandate resolving an existing potential issue regarding road surfacing. Policies WF4 and WF5 do however consider traffic and transport with regard to addressing the impacts of development. Other North Somerset Development Plan policies also address the issue of noise and other environmental impacts on sensitive receptors through the planning process.</p> <p>Neighbourhood Plan sets out the intention to prepare a Local Infrastructure List of priorities (paragraph 5.34), which will be informed by this consultation statement.</p>
010	Many people have expressed horror at the amount of litter discarded into our hedges and green verges. I don't know if there's anything that the NP could do about this but can we think of something, please?	Addressing an existing littering issue along hedges and verges is not considered as a land use planning issue within the scope of the Neighbourhood Plan. The concern has however been passed on to the Parish Council to explore if anything can be done through other routes.
011 Forestry Commission	Are there any issues relating to woodlands that you would like us to be aware of? For any issues relating to street trees or park trees you would need to liaise with the County Council Tree Officers. We wouldn't generally comment on planning / development matters	Comments noted.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	but can have input on general woodland management or woodland creation issues.	
012 North Somerset Council	<p>Settlement boundaries-there doesn't appear to be any explanation of their intended purpose and applicability to help people comment on this. Below is a link to the Local Plan evidence paper which sets out the rationale for the amendments that are being suggested in the Preferred Options Local Plan. But hopefully this isn't news. https://www.n-somerset.gov.uk/sites/default/files/2022-03/settlement%20boundary%20review%20topic%20paper%20-%20March%202022.pdf</p> <p>I also wonder if it might lead to confusion as I think the intention is to progress the Neighbourhood Plan under the Core Strategy timescale rather than the new Local Plan? The Core Strategy policy CS14 sets out the Spatial Strategy which includes the settlement boundaries. Whilst it would be perfectly permissible for a neighbourhood plan to adjust an existing settlement boundary it would be contrary to the Spatial Strategy to designate one where it didn't already exist (and therefore fail the relevant basic condition).</p>	<p>The existing and proposed settlement boundaries were presented at public consultation to ask whether respondents had any specific views on these. Settlement boundaries are non-strategic and are able to be reviewed within a Neighbourhood Plan.</p> <p>Comments noted in respect of conformity or otherwise with adopted, strategic policies. No changes to the adopted settlement boundaries are proposed within the Neighbourhood Plan.</p>
013 North Somerset Council	The existing DM68 policy protects existing community facilities although the definition isn't as broad as those locations in the list, some of which are afforded protection through other policies i.e. the area referred to as 9 the Elms Pastures pond is a wildlife site so	Existing protections noted.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>protected under CS4 and DM8. I think the only feature excluded would be 5 the woods around Tower House Lane.</p>	
<p>014 The Downs School</p>	<p>I also wholeheartedly support having a Neighbouring Plan in place, having been involved such a plan elsewhere (including the numerous 'hurdles' that need to be overcome to put it in place!)</p> <p>As you may know, the School employs around eighty people, and our Nursery another twenty, so I would imagine we are one of the bigger employers in the parish. As part of our overall charitable status, we are keen to engage with the wider community and ensure that we continue to provide elements of public benefit. Perhaps in particular we could focus on greater links with the primary school in the parish and also on traffic signage at the entrance to Charlton Drive. Picking up each of these in turn:</p> <ul style="list-style-type: none"> - School links: We are looking to build an enclosure around the School's swimming pool, enabling year-round use, so there may be opportunities for the Children at Wraxall CofE Primary School to make use of the pool? We have recently initiated discussions with the North Somerset planners on plans for this pool enclosure. - Traffic measures: I understand that the Charlton Drive junction is one of the key hot-spots that the PC are concerned about. Perhaps we can work together to establish improved signage and other traffic control measures? 	<p>Support noted and welcomed.</p> <p>Matters raised fall outside of the scope of the Neighbourhood Plan process but have been followed up separately by Parish Councillors.</p> <p>Neighbourhood Plan sets out the intention to prepare a Local Infrastructure List of priorities in the future (paragraph 5.34), which will be informed by this consultation statement.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

015 Sycamore Lodge	<p>Thank you for letter dated 22nd April outlining an invite to Have Your Say meetings, I will diarise meeting on the 9th and aim to attend.</p> <p>If you ever need to engage with Sycamore re anything community related please do not hesitate to get in touch.</p>	Comments noted and welcomed.
016	<p>My view on what would be appropriate in answering to questions 5 to 7 (of the feedback form) would depend on where the development would occur.</p>	Comments noted.
017	<p>The parish has different communities each with their own character, issues, heritage context (proximity to Listed Buildings), demographic, affluence and access to facilities, employment and public transport. The last three factors have an impact on the extent to which that community can be considered to be good from a sustainability perspective, which is important given NSC's priority for climate change and pledge to be carbon neutral.</p>	Comments noted and agreed.
018	<p>At the consultation on 9 May 2022, Rebecca Randall and I discussed whether a spatial strategy, similar to that being considered for the NS Local Plan 2038, would be appropriate. I believe that either a policy for spatial strategy, or policies which reflect spatial strategy are necessary and would make a positive referendum result easier to achieve.</p>	<p>Spatial strategies and related policies fall within the scope of strategic policies (see National Planning Policy Framework paragraph 20). Any spatial policies within the Neighbourhood Plan would need to be in conformity with North Somerset Council's adopted Development Plan strategic policies.</p>
019	<p>I would wish to see a policy that promotes development on land that is not of the highest quality agricultural land (Grade 1). Although NS Local Plan 2038 Policy SP11 'Green Infrastructure'</p>	<p>It is not considered possible to include prescriptive, "blanket" policies restricting all new development on Grade 1 agricultural land. When considering new</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>addresses this, it needs to be given greater weight and prominence, as it is important for resilience in the food supply to counter climate change and the impact of conflict and future pandemics.</p>	<p>development NPPF does however already require areas of poorer quality land to be preferred to those of higher quality.</p>
<p>020</p>	<p>Having reviewed two Neighbourhood Plans that are considered by ALCA to be good examples, I would recommend adapting/incorporating the following:</p> <p>Charfield policies:</p> <ul style="list-style-type: none"> 002 – Appearance of Dwellings 003 – Design of Buildings 004 – Size of Dwellings 005 – Housing Density 007 – Footpaths 010 – Allotments 011 – Street Trees 012 – Landscape Buffering 013 – Tree and Hedgerow Preservation <p>Thornbury policies:</p> <ul style="list-style-type: none"> 4 - Design Review 5 - Sustainable Design and Construction 6 - Energy Efficiency 7 - Renewable Energy <p>Of the above, I believe that the adoption of policy that mandates a Design Review for developments above of a certain size would give the Parish Council and residents the opportunity to influence the developer at an early stage.</p>	<p>Policies WF7 and WF9 address a number of the topics listed. Neighbourhood Plan Section 6 (potential scope for future review) also outlines topics to be considered in a future review, including on issues of local design.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

021	<p>1. Proposed Vision for the Neighbourhood Plan I was unable to recall what was stated on the consultation boards.</p>	Copies of the consultation exhibition boards were available subsequent to the events themselves on the Parish Council website.
022	<p><u>Areas that should be protected and enhanced by policies in the Neighbourhood Plan</u> I wish to include an additional area – the Elms Open Space, to the north of the estate. This is owned and managed by NSC. It is used extensively by residents of the Elms and Nailsea and crossed by a Public Right of Way. Re-wilding has occurred on parts of the open space but has recognised that the western section has been considered previously as a suitable location for allotments, which the Parish Council is obliged to consider should there be sufficient demand.</p>	The Elms is considered through Policy WF2. Support for allotments (food production) is included within Policy WF7 and could also be included within any future Local Infrastructure List where appropriate.
023	<p><u>Neighbourhood Plan policy for small scale development.</u> I consider that ‘Elderly housing’ is too subjective to be helpful, as it depends on fitness, mobility, financial situation and need to access facilities. Younger adults with a disability may need alternative housing options. Ideally, housing should be designed to facilitate wheelchair access (see Policy DP44 of the NSC Local Plan 2038) for all ages. New development should be inclusive. A retirement village that is without easy access to the rest of the community or facilities is not appropriate for the parish. Those who are living in social housing may not be able to afford a car and have to rely on public transport to access the facilities they need, eg doctor, dentist.</p>	It is considered that the comments raised are included for within North Somerset Council’s Sites and Policies Plan at Policies DM32, DM33, DM34, DM40 and DM42.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

024	It is important to provide an adequate provision, including a rented housing option, for agricultural workers who work in the parish.	Considered through Policy WF6.
025	<p><u>Elements of the design of any new development that are most important</u></p> <p>I would wish the design and materials to be used in new development to be sympathetic to the heritage context, ie within an expanded curtilage of Listed Buildings, eg using local stone as a facing. A spatial strategy policy could address this, rather than designating conservation areas.</p>	It is suggested that this comment is addressed within North Somerset Council’s adopted Sites and Policies Plan at Policies DM3 – DM7 inclusive.
026	Energy efficiency should be addressed by government policy and the NSC Local Plan 2038. However, I advocate consideration of policy that favours development above a certain size that uses a community heating (eg ground source heat pump) or power generation (eg solar PV and wind turbine) network.	Considered through Policy WF9.
027	<p><u>Priorities for spending on future Parish infrastructure</u></p> <p>My selection depends on the development that could take place either within the parish or that has an impact on the parish.</p> <p>New development in Nailsea & Backwell as proposed in the associated Broad Location Template supporting the NSC Local Plan 2038, would have a significant impact on the rural road network if the current commuting pattern were to increase proportionally. (The Stage 3 Transport Assessment dated 20 Apr 2021 for the NSC Local Plan 2038 states that for Nailsea & Backwell the majority of</p>	<p>Comments noted. No major housing allocations currently proposed within Neighbourhood Plan Area within adopted or emerging Development Plan.</p> <p>Neighbourhood Plan sets out the intention to prepare a Local Infrastructure List of priorities (paragraph 5.34), which will be informed by this consultation statement.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>people work in Bristol (Table 3-3 and Figure 11) and 77% travel by car from Nailsea (Table 3-1)).</p> <p>The Local Plan 2038 proposes active travel for commuting. Whilst this should be encouraged, I believe that this is aspirational and even e-bikes will only reduce commuting by car to a small extent. In these circumstances, given that funding for new road schemes is likely to be very limited, my priorities would be for mitigation measures that improve road safety within our parish for pedestrians and cyclists.</p> <p>However, if there were to be significant development around the Failand triangle, then it's important to improve facilities, such that the sustainability of the community is improved.</p>	
028	<p>Bus service – instead of/as well as X6 bus route, consider re-directing one of the Portishead buses to come up Clarkes Combe and go down Beggar Bush Lane – back to the normal route. This would involve moving the current Beggar Bush bus stop to the other side of the lights e.g. near Langwood House. Support would be increased for the playing fields and Bristol City Football Training Ground.</p>	<p>Public transport provision and improvements to existing routes are not within the control of the Neighbourhood Plan Steering Group and therefore cannot be specifically included for within any policies. Policy WF5 does however allow for contributions to mitigate the impacts of new development.</p> <p>Neighbourhood Plan sets out the intention to prepare a Local Infrastructure List of priorities (paragraph 5.34), which will be informed by this consultation statement.</p>
029	<p>The Battleaxes has the development potential to create a community hub and provide a heart to the centre of the village.</p>	<p>Addressed through Policy WF1.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>Any development should retain community access to the former pub by creating local facilities such as a farm shop/café, work space for local businesses, maintaining some of the current functionality. As a Grade II Listed building not in good condition, this will require a creative approach and enabling development to ensure investment in essential repairs and a long term regime to be put in place to ensure its future. Enabling development could take the form of appropriate housing i.e. appropriate size and tenure to support the future of the Battleaxes. In addition, encouragement of local businesses through provision of work space, creating local employment.</p>	
030	<p>The vision emphasises protection of the Green Belt which is supported, however, Wraxall needs to be “inset” and have its own settlement boundary to allow the village to evolve and ultimately thrive by enabling development as described above to come forward. The village and Parish will potentially decline if change is not enabled to provide facilities, homes, local employment and the Neighbourhood Plan needs to be positive in this regard.</p>	<p>A clear distinction in the approach taken to inseting for Wraxall village and Failand Triangle has been evidenced within North Somerset Council’s Green Belt Review to support its emerging Local Plan 2038. This evidence concludes that the dispersed nature of Wraxall village makes it difficult to inset and also that the existing settlement provides a rural, organic built form which contributes to the objectives of the Green Belt.</p> <p>It is considered that to inset Wraxall village (or any part of it) within the Neighbourhood Plan would be contrary to this evidence base. No changes to the settlement boundaries are proposed within the Neighbourhood Plan.</p>

<p>031</p>	<p>With respect to question 4: The centre of the Failand triangle is currently composed of bungalow style dwellings in a semi rural setting. Recent planning applications have shown that adding a full storey to these dwellings is now a likely event. this will result in the character of the neighbourhood being destroyed and the loss of dwellings suitable for older, or disabled residents. I would look forward to the plan including means of restricting such unsuitable overdevelopment.</p>	<p>Design is becoming increasingly important at a national and local planning policy level and the same is true within the aspirations of both the Parish Council and community within the Neighbourhood Plan Area. In recent times, the area has been subject to good and bad examples of the design of new development as have surrounding neighbourhood plan areas within North Somerset. Specific issues have been raised concerning proposed residential extensions within Failand Triangle where new developments are not considered to blend well with the existing character and vernacular of the settlement. In considering the above in some detail, it became apparent that, in order to adopt meaningful policies which go above and beyond existing Development Plan policies in terms of local distinctiveness, a considerable evidence base would be required. Within any review of the Neighbourhood Plan, we would like to explore funding and technical support options to prepare a Local Design Code which would inform future Neighbourhood Plan policies on design requirements for all new development including householder extensions and the re-development of existing properties. We understand that this is a priority for communities particularly in Failand. It has not been possible to robustly evidence and therefore justify a specific approach for Failand in this first iteration of the</p>
------------	---	--

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		Neighbourhood Plan. It has however been identified as a future aspiration under the review section of the Neighbourhood Plan (section 6).
--	--	---

Table 4: Public Consultation Comments

- 3.17 In May 2022, members of the Steering Group met with the Belmont Estate, owners of parts of the Tyntesfield Estate including Belmont House. Brief introductions to the Neighbourhood Plan process and the history and future of the Estate were discussed alongside opportunities to work together to drive benefits for the community.

Regulation 14 Pre-Submission Consultation 2022/23

- 3.18 Drafting of the pre-submission draft (Regulation 14) Neighbourhood Plan took place between June 2022 and December 2022.
- 3.19 The Regulation 14 consultation was carried out between 5th December 2022 and 1st February 2023 (an extended 8 week period to account for Christmas holidays). Comments received are set out in full within **Table 5** below, with an explanation of how these comments have been addressed within the Neighbourhood Plan were appropriate.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

ID	Name/ Organisation	Representation	NP Group Comments
032	Mrs Andrea Jeanneret	<p>1. To protect and enhance the Green Belt.</p> <ul style="list-style-type: none"> > We need to promote biodiversity and seek expert consultation (local expertise available at Belmont Estate and NAZF) <p>2. Retain and enhance important local facilities and green spaces.</p> <ul style="list-style-type: none"> > Spaces need to be accessible, promote community cohesion. > We need to promote & educate re biodiversity and planet sustainability > Can we aspire to fair trade status? 	<p>Support for biodiversity protection and enhancement included within Policies WF7 and WF9. Belmont Estate and Noah’s Ark Zoo Farm have been consulted throughout the preparation of the Neighbourhood Plan as set out within Appendix A. Specific meetings have taken place between the Steering Group Chairman and Belmont Estate.</p> <p>Free trade status relates to the grading of consumer products – this process cannot be influenced through the Neighbourhood Plan process.</p>
		<p>3. In circumstances where growth is identified, fund, provide and phase adequate strategic and local infrastructure.</p> <ul style="list-style-type: none"> > Phasing essential to reduce burden to existing community (eg. Melanie’s story of limited emergency access to homes on Belmont Drive in 2022/23) 	<p>Phasing of new development included within Policy WF8.</p>

4. Encourage high quality and locally distinctive design which blends with the local vernacular rather than competing.

> Please see attached “Housing type survey” which I conducted in Dec 2022. I am not an expert and have used common sense to assign type. It shows the majority of housing is bungalows with a couple of places tending to houses. The contour of the land also needs to be considered when assessing applications to extend an existing property.



No specific local design policies have been included within the Neighbourhood Plan – see Section 6 of Neighbourhood Plan for further explanation regarding this. North Somerset Council’s Sites and Policies Plan Policy DM38 addresses extensions to dwellings, including the need to have regard to the local area and street scene as part of the planning process.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>5. Support the expansion and diversification of existing and new local businesses and homes for local people.</p> <p>> What do you mean by diversification? This seems at odds with #4</p>	<p>In reference to Neighbourhood Plan objectives, diversification of local businesses should be able to be achieved using high quality and distinctive design.</p>
		<p>WF1 COMMUNITY FACILITIES</p> <p>I support statement re safeguarding and enhancing community facilities and youth services WF1.</p> <p>I would add that we promote inter generational community cohesion.</p> <p>Access on foot as well as car/bicycle should be promoted in order to support healthy lives and green agendas.</p>	<p>Support welcomed. Sustainable transport encouraged within Policy WF4.</p>
		<p>WF2 GREEN SPACES</p> <p>Include Ashton Hill Plantation (is it contained in LA plan?)</p>	<p>Ashton Hill Plantation is outside of Neighbourhood Plan Area and therefore cannot be designated.</p>
		<p>WF3 COMMUNITY COHESION</p> <p>I support this statement and would add that development takes account of rural road safety document. Use development as an opportunity to improve upon current layout and maximise use of</p>	<p>Support welcomed. Road safety is encouraged within Policy WF5.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>psychological strategies to slow and reduce traffic flow at natural road crossing points, including bus access.</p>	
		<p>WF4 CYCLING, WALKING, WHEELING NETWORKS</p> <p>5.20 The propensity for commuting based on 2011 census data is 5% - should the words <...commuting "by bicycle" ... > <i>be added for clarity.</i></p> <p>5.21 I support this proposal. There is a need to improve greener and healthier modes of transport. Failand residents rely too heavily on vehicles. I would like to commute to work in Bristol by electric bicycle. My teenagers would like to cycle to town for leisure and work. Limiting factors include no suitable alternative non-road route, road safety, lack of cycle lanes, no lighting and recurrent flooding.</p>	<p>Amendment made as suggested with wheeling defined within policy justification text.</p> <p>Support welcomed.</p>
		<p>WF5 TRAFFIC AND TRANSPORT</p> <p>This item is important for road safety, as highlighted, but also for environmental impact and supporting greener, healthier modes of transport. It is also relevant to community cohesion and access to community facilities, since it influences perceived safety by vulnerable road users.</p> <p>Bus transport needs to support commuter traffic incl schools</p> <p>Carbon impact of 11,000 vehicles through Failand</p>	<p>Agree regarding importance of road safety. Sustainable travel encouraged within Policy WF4.</p> <p>Bus improvements are delivered by transport providers. Transport's impact of development are considered through Policy WF5.</p> <p>Neighbourhood Plan sets out the intention to prepare a Local Infrastructure List of priorities (paragraph 5.34), which will be informed by this consultation statement.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>Proposal: to survey road users - would they use alternative modes if conducive environment (eg for cycling or crossing safely to the bus stop) and buses were available (currently only one bus per hour for Failand and takes little/no account of school start & end times)?</p>	
		<p>WF6 RURAL DIVERSIFICATION</p> <p>I understand the need to promote business in order to support the local economy. My concern in reading this section is that there is potential conflict with some of the listed items and other aspects within the plan. Community cohesion and erosion of permanent population (absent owners in holiday lets)</p> <p>Aesthetic building development and possible need for large buildings (warehouses?) for food production and other businesses.</p> <p>Type of businesses: can we steer towards greener, sustainable business eg sign up to be fair trade and green community?</p> <p>Additional traffic coming and going from business sites</p> <p>Please add more detail to this section to take account of other priorities in this plan.</p>	<p>Specific planning applications would need to be assessed on their merits taking into account their compliance with the Neighbourhood Plan and its policies as a whole - there may be circumstances where community cohesion policy objectives override rural diversification, and vice versa. This clarification has been added within the justification text for Policy WF6.</p>
		<p>WF7 GREEN INFRASTRUCTURE, BIODIVERSITY AND FOOD PRODUCTION I fully support this section!</p>	<p>Support welcomed.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>WF8 PHASING</p> <p>There needs to be strong oversight of all current and proposed developments to take account of impact of noise, temporary building equipment (eg skips) and additional traffic at each site on the whole area. Project management of all proposals is required to balance timelines and requirements of all developments at any given time. This has hitherto not happened meaning locals cannot access their driveways by car and emergency services would not be able to access some homes. This is unacceptable and must be avoided.</p>	<p>Agree. Phasing of infrastructure (including on site infrastructure such as access road) is considered through Policy WF8.</p>
		<p>WF9 BUILDING DESIGN AND SUSTAINABILITY</p> <p>I support this.</p> <p>The item “shading” seems out of place on the first list. Maybe better placed on second list as a consideration of development rather than a renewable source of energy.</p>	<p>Comments noted and Policy WF9 amended accordingly.</p>
<p>033</p>	<p>Chris Ambrose – Trustee & Vice Chair Avon and Bristol CPRE</p>	<p>Introduction</p> <p>This is, understandably, a substantial document supported by more substantial documents not readily available. This makes working through it on a screen very difficult as I lack the facility to immediately refer to other documents.</p> <p>My impression of the document content is that a lot of good work has gone into it which may have merit and may prove beneficial;</p>	<p>Comments noted. The consultation period for regulation 14 was extended to an 8 week rather than 6 week period to take into account the Christmas-New Year holiday period.</p>

		<p>however, I believe there are some omissions. I acknowledge that it is easier to criticise than to initiate.</p> <p>It would have been helpful if the consultation period had not been over the Christmas–New Year holiday. The following inevitably limited and selected responses are my attempt to comment or expand on some of those omissions.</p>	
		<p>Responses</p> <p>As an overriding position statement and objective; The Neighbourhood Plan (NP) should guarantee protection from developer’s appeals and speculative development. It should state in the strongest possible and unequivocal terms our determination to protect the countryside, our landscape and natural environment and our precious green belt and its boundaries. It should be setting out how to connect people to the countryside for the benefit of their health and wellbeing.</p> <p>However, Item 1.2 says the opposite -its objective and policies cannot be used to prevent development taking place –this makes it openly pro development.</p> <p>So how will the NP ensure (meaning Guarantee) that the shared vision and objectives of the community to reject development in the green belt will be enforced?</p> <p>Where are the particular interests of the local residents in the differing settlements stated in the plan?</p>	<p>The Neighbourhood Plan will form part of the adopted Development Plan and must be prepared having regard to the National Planning Policy Framework. The NPPF requires Development Plan policies to be “prepared with the objective of contributing to the achievement of sustainable development” and “be prepared in a way that is aspirational but deliverable”. It is therefore not possible to include policies which would place “blanket” restrictions on development types or locations, or statements which protect (in all circumstances) all areas of countryside. To do so would fail the basic conditions to which neighbourhood plans must comply, which include regard to the NPPF and compliance with North Somerset Council’s strategic Core Strategy policies, both of which allow only</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>Where are all the Statutory and Supporting Docs listed? Where is Item 1.5/1.6 the Consultation Statement? Where are the steering group members stated?</p> <p>I note that the NP is legally constrained by the dictates of the national policy frame work which is strongly influenced by the large developers and their consultants' intent on exploiting the situation to maximise profit which is only constrained by the lack of green field and green belt sites on which to build mediocre dwellings. W&F green belt is the focus for these predators.</p> <p>Where do the local residents get protection from these vested interests in the plan?</p>	<p>appropriate development within the Green Belt and open countryside.</p>
		<p>In support of this position; what is W&FPC's evidence for local housing need?(Item 6.15)The only evidence for the housing demand in W&F from my experience as a former Chair of W&FPC was, as I recall,6 affordable houses for local people and 5 outsiders wanting a 2 acre site on which to build a 5 bedroom house. The 6 affordable houses could be accommodated on the various farms without too much difficulty, the others should have no chance.</p>	<p>It is true that public consultation and survey alongside discussions with North Somerset Council's Housing Enabling Officers has led to a conclusion that there is limited need for a specific neighbourhood plan policy in relation to affordable housing delivery.</p>
		<p>2.18 The photo of the Battle Axes is appalling and does nothing to reflect a major gateway image of an historic listed building.</p>	<p>Agreed, photo amended.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>2.23 The Tower House Lane (THL) settlement should be mentioned and described in the text.</p> <p>Were the views of the THL residents sought? I can find no evidence of it.</p>	<p>Included within paragraph 2.26 as part of Wraxall village and residents of Tower House Lane attended public consultation events.</p>
		<p>2.66/67/68/69 Development pressure</p> <p>Item 2.69 States there will be a need to review the NP in the event of significant change in strategic planning policy.</p> <p>As I understand it a "Review" can only take place prior to the "Approval" and if required after that time, then another NP must be produced.</p>	<p>A Neighbourhood Plan review would take place following its adoption. Further explanation of priorities for a future review are discussed in section 6 of the plan.</p>
		<p>Item 2.53 -I do not support the designation of villages as having a boundary determined by an inset.</p> <p>This is a mechanism to overcome the green belt restrictions, to allow more infilling in excess of that which is presently permissible and to provide the legalability to expand the inset boundary in all the 360 degrees when special circumstances arise. This will inevitably happen. Failand is an example of what could happen. I find the following from national policy is the justification for an inset:</p> <p><i>"The decision to inset is based on the contribution that the village, as it stands today, makes to the openness of the green belt. This is based on the current built up nature of the village, its relationship to the wider green belt and the presence of defensible boundaries. It</i></p>	<p>Noted lack of support for settlement boundaries, No changes to existing settlement boundaries proposed within neighbourhood plan.</p> <p>No inseting proposed within the Neighbourhood Plan. Inseting of Failand Triangle is proposed within the emerging North Somerset Council Local Plan 2038 which requires separate representations.</p>

	<p><i>is not based on upon whether the village has been identified as having potential development areas around it.</i></p> <p><i>Instead, the identification of potential development areas around the village is a separate exercise.</i></p> <p><i>“The potential development areas are identified on the basis that, should exceptional circumstances warrant amending green belt boundary in order to accommodate growth that could not be suitably provided elsewhere, development here would not harm the main purposes of the green belt.”</i></p> <p><i>“If allocated, the inset boundary surrounding the village would be extended to incorporate the site. It is important to note that not all inset villages will necessarily contain site allocations.”</i></p> <p>This evidence supports and proves my view as stated above. This village should not have an inset introduced when washed over with green belt. It is a blatant attempt to circumvent the fundamental purpose of preventing urban sprawl and to assist in safeguarding the countryside from encroachment. There are developers with plans for all three sides of the Failand triangle.</p> <p>There are sections within the NP that could reinforce the views stated above e.g. Item 6.7</p>	
--	---	--

	<p>3.6 The financial inducement from the Community Infrastructure Levy (CIL) is a financial inducement for Parish Councils (PCs) to sweeten the PCs into allowing house building by developers without fear of challenge. This process is open to abuse or accusations of abuse.</p>	<p>The Neighbourhood Plan process has no influence on the provisions of the CIL Regulations.</p>
	<p>Item -4.2 Vision</p> <p>I commend the effort as Visions are always hard to encapsulate and be pithy.</p> <p>However, the sentence –.....“By 2038 the Parish will have built upon its existing distinctiveness to deliver the type of places that allow people of all backgrounds to live, play and work peacefully in the Parish”, implies it is not presently a peaceful and distinctive place to live, to play and work,</p> <p>an implication with which I totally disagree. If anything, the NP has the potential to cause dissention and split communities.</p> <p>a) The steering group will recognise that policies can have real consequences for a community which makes the process litigious.</p> <p>b) Compliance with basic conditions is a lesser test rather than the more rigorous soundness test applicable to local plans.</p> <p>c) It is a costly and complex process needing expert assistance and has an extended, burdensome and costly tail to completion.</p> <p>d) Does the PC have the resources to resist legal challenges? I doubt it.</p> <p>e) The PC can end up with a decision-making legal role in a planning application.</p>	<p>The proposed vision seeks to recognise the success of the existing Neighbourhood Plan Area by including the term “built upon” i.e. continues to.</p> <p>The Neighbourhood Plan includes Section 6 explaining when a review may be required.</p>

		<p>f) The role Government puts on the NP is constantly growing. g) The Government’s Housing White Paper is suggesting that neighbourhoods should be able to demonstrate that their site allocations will meet their share of local housing need. Who is accountable if this NP becomes a “problem”?</p>	
		<p>7 -Actions Going Forward Looking into a 20mph through Wraxall village</p> <p>This was looked at when the road was last resurfaced. The enforcement of 20 mph is difficult so it was agreed that the markings on the road were to be adjusted to create a sense of a narrower road by omitting the white centre line and easing in the white kerb side lines. These initiatives seem to have helped as traffic is often stationary in one direction when larger vehicles are about.</p> <p>The exiting from The Grove could be improved by the use of “requestable” traffic lights. It would also slow traffic.</p>	<p>Suggested community action noted. Relates to existing issues on the network, rather than the impacts of new development. Addressing traffic and transport impacts considered through Policy WF5.</p> <p>Neighbourhood Plan sets out the intention to prepare a Local Infrastructure List of priorities (paragraph 5.34), which will be informed by this consultation statement.</p>
		<p>Appendix C Cycle Network Maps A link from Wraxall to Route33 would remove many cyclists from the B3130.</p> <p>I trust this response is helpful.</p>	<p>New or enhanced cycle route enhancements supported by Policy WF4.</p>

<p>034</p>	<p>Environment Agency</p>	<p>The Environment Agency supports sustainable development, in particular the encouragement of resource efficiency, waste minimisation and recycling, and especially those adapting to climate change, flood risk, connecting open spaces, and creating opportunities for nature.</p> <p>We aim to reduce flood risk, whilst protecting and enhancing the water environment. We focus our detailed engagement where the environmental risks are greatest, therefore we offer the following advice on this Neighbourhood Plan (NP).</p> <p>Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: Planning for the Environment at the Neighbourhood Level.</p> <p>I can now make the following generic comments concerning this Draft Neighbourhood Plan:</p> <p>Flood Risk</p> <p>We support the reduction of flood risk and effects of climate change, which is embedded throughout the NP, however the following general comments are included for your information:</p> <p>National and Local Plan Policy approach is to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep</p>	<p>Noted and support for sustainable development welcomed.</p>
------------	---------------------------	---	--

		<p>development out of medium and high flood risk areas, and other areas affected by flooding. The plan should also seek flood risk management opportunities (e.g., natural flood management), and to reduce the causes and impacts of flooding (e.g., using sustainable drainage systems and natural flood management in developments). Local Planning Authorities' Strategic Flood Risk Assessments (SFRAs) should be the primary source of flood risk information in considering whether neighbourhood planning areas may be appropriate for development. Other important sources include the interactive maps of flood risk available on the Environment Agency's web site. Local Planning Authorities (LPAs) should make available to the Parish Councils any reports or information relating to the SFRA and share any other information relevant to flood risk (such as the application of the Sequential and Exception Tests to the Local Plan). There may also be specific issues or local policies, e.g., a Local Flood Risk Management Strategy or Surface Water Management Plan, which should be considered when assessing and managing surface water matters. If any development is proposed in flood risk areas, the Sequential Test should be demonstrated and if necessary, the Exception Test applied. Where areas under consideration for development are not consistent with growth identified in the Local Plan, further information will be needed to demonstrate that any development proposed by the neighbourhood plan passes both tests. Further guidance on the approach to individual development proposals, or where a Neighbourhood Development or Community Right to Build Order is proposed, in an area at risk of flooding can be</p>	
--	--	--	--

	<p>found at: https://www.gov.uk/guidance/flood-risk-andcoastal-change</p> <p>Works to any streamside walks may require Land Drainage Consent from North Somerset Council or the Internal Drainage Board.</p> <p>Biodiversity</p> <p>We support the NP aims to improve biodiversity and moves to address the biodiversity emergency, and the following comments are made for your information:</p> <p>The National Planning Policy Framework (NPPF) is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Similarly, the Government’s 25 Year Environment Plan (February 2018) has policy for embedding an ‘environmental net gain’ principle for development, including housing and infrastructure. Therefore, we expect all plans and policies to demonstrate how they will deliver this principle. Neighbourhood Plans have the potential to affect biodiversity or geodiversity. They should seek opportunities to work collaboratively with other partners, including Local Nature Partnerships, to develop and deliver a strategic approach to protecting and improving the natural environment based on local priorities and evidence. Equally, they should consider the opportunities that individual development proposals may provide to enhance biodiversity and</p>	
--	--	--

	<p>contribute to wildlife and habitat connectivity in the wider area. The NPPF states that the planning system should recognise the wider benefits of ecosystem services. Information about ecosystems services is in Biodiversity 2020: A strategy for England’s biodiversity and ecosystems services. An Introductory guide to valuing ecosystems services has also been published by Defra along with a practice guide, which could, where appropriate, inform plan-making and decisiontaking on planning applications. The National pollinator strategy: for bees and other pollinators in England is a 10- year plan to protect pollinating insects which support our food production and the diversity of our environment. Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include:</p> <ul style="list-style-type: none">-habitat restoration, re-creation, and expansion.-improved links between existing sites.-buffering of existing important sites.-new biodiversity features within development; and-securing management for long term enhancement.-green/blue infrastructure and recreational opportunities <p>Further guidance can be found at: https://www.gov.uk/guidance/natural-environment</p>	
--	--	--

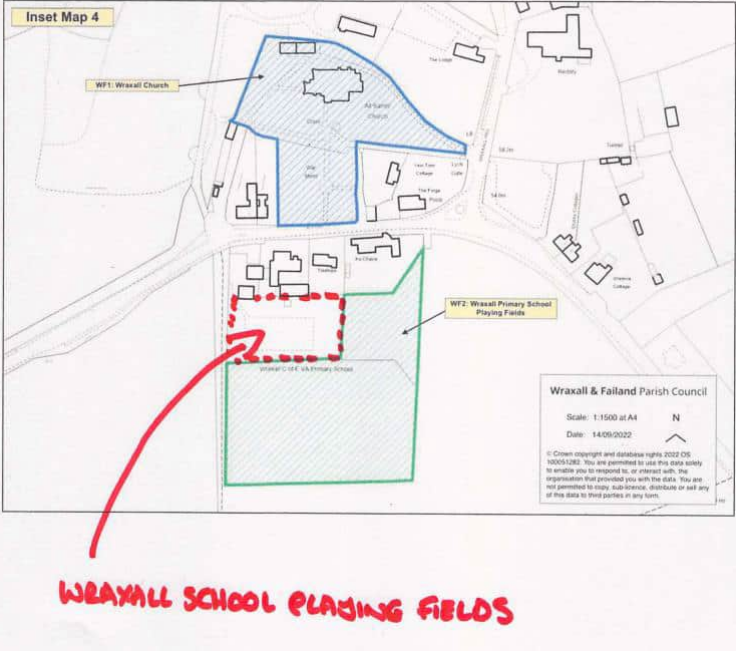
		<p>Flood risk areas should be turned into green spaces enhancing biodiversity and recreation, with wildlife corridors provided alongside watercourses.</p> <p>Water Quality and Resources</p> <p>Adequate water and wastewater infrastructure is needed to support sustainable development. A healthy water environment will also deliver multiple benefits, such as helping to enhance the natural environment generally and adapting to climate change. Protecting and improving water bodies may be relevant when drawing up a neighbourhood plan or considering a neighbourhood development order. It is always useful to consult the water company about whether water could be a concern. We would therefore advise you speak to your local sewerage infrastructure provider to understand any constraints in your local area. Wastewater infrastructure improvements are particularly encouraged as nutrient enrichment in the surrounding area is particularly sensitive and would be welcomed. We would encourage wetlands and reed beds for nutrient stripping, although it must be ensured that there is no increase of flood risk to third parties. Planning obligations contributing to phosphate stripping, carbon sequestration and biodiversity net gain should be required for all development. Water efficiency measures should be incorporated into development as this conserves water for the natural environment and allows cost savings for future housing occupants. Further information can be found at: https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality</p>	
--	--	--	--

	<p>Climate Change</p> <p>We support the Neighbourhood Plans move towards a carbon neutral neighbourhood to address the climate emergency. Further advice on the production of Neighbourhood Plans can be found at the Planning Advisory Service function of the Local Government Association, which has detailed advice on neighbourhood planning.</p> <p>Environment Net Gain</p> <p>We support and encourage the principles of Net Gain, (as well Community Infrastructure Levy and Section 106), to make contributions for environmental gains either on or off-site. This Net Gain aspiration is detailed in the National Planning Policy Framework and is further supported by the 25 Year Environment Plan. This sets an expectation for development, including housing and infrastructure, by all organisations and individuals, that will help deliver net gain. We would encourage 10% Biodiversity Net Gain as a minimum and recommend exemplar levels nearer 20% where practicable.</p> <p>Water Sensitive Urban Design</p> <p>The concept of Water Sensitive Urban Design (WSUD) is encouraged, and the following CIRIA guidance document provides useful information on the concept and how to apply it in urban planning – wsud_ideas_book.pdf (susdrain.org) If you wish to discuss any of the above, I can be contacted on the number</p>	
--	--	--

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		below. Please quote the Agency’s reference on any future correspondence regarding this matter.	
35	Michael Bradford	<p>I am in receipt of your letter dated 5th of December (attached copy).</p> <p>I’m must admit I was shocked to hear that my land was being designated as a Green Area – named as Wraxall School Playing Fields. However, when looking at page 53 of your plan I can see that the area has just been highlighted incorrectly, as Wraxall School’s playing fields have been missed completely.</p> <p>I have attached a copy of your map. My land is highlighted in green (and misnamed as Wraxall School Playing Fields).</p> <p>The actual Wraxall School Playing fields I have highlighted in red.</p> <p>I would appreciate your acknowledgement of this error and the correction of it in your consultation draft.</p> <p>Yours sincerely,</p> <p>Michael Bradford</p>	<p>Comments regarding error of land identified noted. Proposed Local Green Space Policies Map for Wraxall School Playing Fields amended accordingly.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		 <p>Inset Map 4</p> <p>WF1: Wraxall Church</p> <p>WF2: Wraxall Primary School Playing Fields</p> <p>Wraxall & Failand Parish Council</p> <p>Scale: 1:1500 at A4</p> <p>Date: 14/09/2022</p> <p>© Crown copyright and database rights 2022 OS 100000828. You are permitted to use this map solely to enable you to respond to, or interact with, the information that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of the data in third parties in any form.</p> <p>WRAXALL SCHOOL PLAYING FIELDS</p>	
36	Nailsea Town Council	<p><i>The following written statement is based on comments made at a Planning Sub-Committee held on the 22nd November 2022 and submitted to a Planning Committee on 25th January for approval to submit on behalf of the Town Council.</i></p> <p>The Wraxall and Failand Neighbourhood Plan is very dependent on Nailsea for access to facilities, and this should be acknowledged, especially in regards to transport. The document gives contradictory statements within it, advising that building</p>	<p>The proximity to Nailsea and its amenities is acknowledged in various places throughout the Neighbourhood Plan (examples include para 2.4, 2.10, 2.14 2.22, 2.56, 2.60).</p> <p>We are unclear where these contradictions are in the plan. The plan wording is overall considered consistent with national policy with</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>housing would be supported but not within any greenbelt locations, however there is only greenbelt available around Wraxall & Failand. The Neighbourhood Plan has claimed there is no need for affordable housing within their boundaries. Without bringing in new residents it will become a dormant town and the remaining facilities will close, with no others looking to replace them and therefore putting further strain onto Nailsea provisions.</p>	<p>regard to appropriate and inappropriate development in the Green Belt.</p> <p>Our understanding of affordable housing need has been informed by specific discussions with North Somerset Housing Enabling Officers.</p>
		<p>The Town Council regularly receives applications for allotments from Wraxall residents due to the lack of any available there, however due to their precept not going to Nailsea these applicants go to the bottom of the list and priority is given to Nailsea residents. The Chair of the Nailsea Allotments Association, who is a Wraxall resident, has approached Wraxall & Failand Parish Council with a number of other residents to request a site is provided to their residents, but this has not been addressed and there is no mention of any within the draft Neighbourhood Plan.</p>	<p>Limited consultation comments received overall in relation to the need and provision of allotments, although the views of Nailsea Town Council are noted. Policy WF7 includes support for allotments (food production) and such provision could be included for within any future Local Infrastructure List (Neighbourhood Plan paragraph 5.34).</p>
		<p>It was felt that both a parish boundary and Green Belt review is required. Paragraph 6.2 assumes that the Green Belt boundary will remain except for the Failand Triangle but Nailsea Town Council believes that the Green Belt boundary to the north of Nailsea should be amended to facilitate access to industrial sites and to permit residential development adjacent to the existing settlement boundary. Nailsea Town Council also considers that the residents of The Elms naturally orient towards Nailsea for social, cultural and economic facilities, as well as educational and</p>	<p>Amending Parish boundaries is a process that cannot be done through the Neighbourhood Plan. This is a separate process (community Government review), which has to be undertaken by the Unitary Authority.</p> <p>Green Belt changes at the Neighbourhood Plan level is not possible based on current</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>medical services, and therefore contrary to the assumption in paragraph 6.2 that boundaries will remain unchanged, The Elms should be a part of Nailsea due to its location and requirement on Nailsea facilities, and the lack of connection to the rest of Wraxall.</p>	<p>Strategic Development Plan policies, having regarding to NPPF paragraph 140.</p>
		<p>Two of the major road routes out of Nailsea are through Wraxall, and that is something that won't change, and with the possible expansion of Nailsea outlined in the Local Plan it will bring more traffic through these routes. There is a lack of a suitable footpath linking The Elms to Wraxall School.</p>	<p>Comments noted. Policy WF4 seeks new or enhanced connections.</p>
		<p>The playing fields at Greenfield Crescent are mostly used by Nailsea residents, and should be included as a Nailsea facility.</p>	<p>Would agree that given its location the facility will clearly be used by Nailsea residents. It has been identified in the Neighbourhood Plan because it falls within the Neighbourhood Plan Area.</p>
		<p>Policy WF7 refers to the need to avoid loss of, or damage to, mature hedges and goes on to refer to new hedge planting (deciduous); in this context, reference should be made to the preservation of the holly hedge alongside the B3130 which is a significant feature of the parish.</p>	<p>Agree. Reference included as an example in supporting text for Policy WF7</p>
		<p>Nailsea Town Council feels that more detailed conclusions could be drawn from the traffic surveys. It is believed that substantially more of the traffic on Wraxall Hill is serving Nailsea and the</p>	<p>Policy WF5 is considered to provide a mechanism for addressing necessary highway mitigation as a result of development.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>Council is surprised that the plan makes no proposals to improve the junction of Wraxall Hill with the B3128.</p>	<p>Neighbourhood Plan sets out the intention to prepare a Local Infrastructure List of priorities (paragraph 5.34), which will be informed by this consultation statement.</p>
37	National Grid	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p>	<p>Comments noted and welcomed.</p>

		<p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:</p> <p><i>Electricity Transmission</i></p> <p>Asset Description</p> <p>Hinkley Connection Project - https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/hinkley-connection</p> <p>A plan showing details of National Grid’s assets is attached to this letter. Please note that this plan is illustrative only. National Grid also provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none">• www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please see attached information outlining guidance on development close to National Grid infrastructure.</p>	
--	--	---	--

	<p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site- specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if they are not already included.</p> <p>National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.</p> <p>Electricity assets Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.</p>	
--	--	--

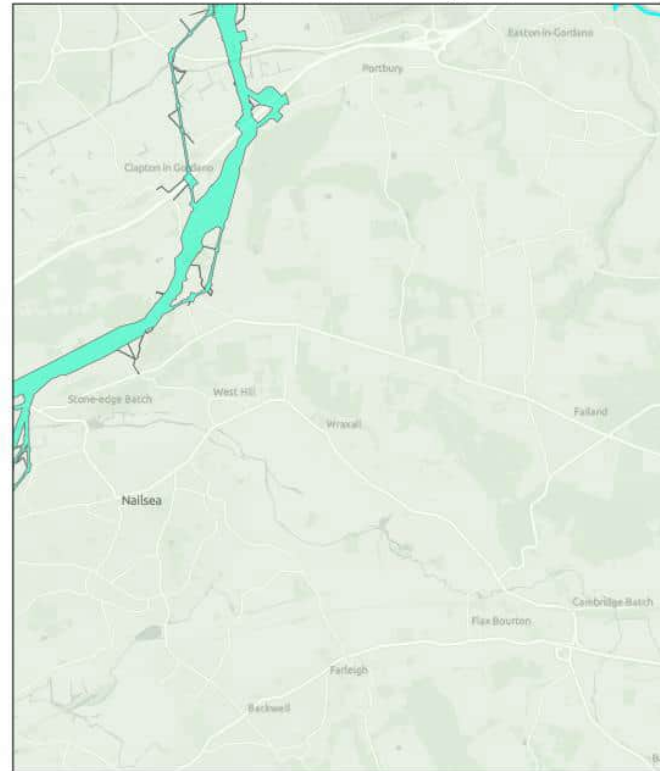
		<p>National Grid's <i>'Guidelines for Development near pylons and high voltage overhead power lines'</i> promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgridet.com/document/130626/download</p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.</p> <p>National Grid's statutory safety clearances are detailed in their <i>'Guidelines when working near National Grid Electricity Transmission assets'</i>, which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets</p> <p>Gas assets</p> <p>High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact</p>	
--	--	---	--

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.</p> <p>National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.</p> <p>National Grid's '<i>Guidelines when working near National Grid Gas assets</i>' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets</p>	
--	--	--

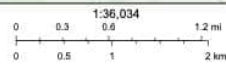
Wraxall & Failand Neighbourhood Plan – Consultation Statement

Wraxall and Failand Neighbourhood Plan Regulation 14 Asset Map



31/01/2023, 09:36:07

- Development_Plan_Monitoring_v2_7386
- Development_Plan_Monitoring_v2_977



Contains OS data © Crown Copyright and database right 2022
Contains data from OS Zoomstack

Web AppBuilder for ArcGIS
Contains OS data © Crown copyright and database right 2022 |

<p>38</p>	<p>National Trust</p>	<p>We would like to comment on the draft NP as follows:</p> <p>The National Trust is a conservation charity that looks after nature, beauty and history for the nation – for everyone, for ever.</p> <p>The Trust is the custodian of the Tyntesfield Estate, including the grade I listed, ornate Victorian Gothic Revival house. The estate features an extensive historic park and garden (grade II* registered), along with woodlands and orchards, and visitor facilities at Home Farm. As you are aware, Tyntesfield is a major tourist attraction in North Somerset, providing local employment and volunteering opportunities, and a resource for local people to enjoy culture and nature on their doorstep.</p> <p>We welcome the opportunity to review the draft Wraxall and Failand Neighbourhood Plan, which – when ‘made’ – will play an important role in helping to shape any development taking place within the Parish.</p> <p>Section 1 – Introduction</p> <p>We note and support para. 1.2, with its reference to “protecting and enhancing the existing, important character of Wraxall and Failand”, and its acknowledgement that the plan’s focus is not simply on preventing development taking place.</p> <p>Section 2 – The Neighbourhood Area</p> <p>We note and support the references to Tyntesfield (para’s 2.18, 2.19, 2.20, 2.38 & 2.56) including it being a nationally important</p>	<p>Support noted and welcomed.</p> <p>Reference at paragraph 2.54 amended to “Tyntesfield RPG” as suggested, and throughout Neighbourhood Plan where context requires.</p>
-----------	-----------------------	--	--

	<p>destination for visitors, providing local employment opportunities, and being one of many locations that contribute to the “distinctly green and rural nature of the parish”.</p> <p>We note and support the reference to the agricultural land and woodlands in the parish in para 2.59, including at Tyntesfield Estate. The agricultural land is an increasingly important resource in providing space for wildlife, to reverse the decline in nature, via nature-friendly farming</p> <p>Para 2.54 states that “Tyntesfield Estate is a historic Registered Park and Garden” and notes that many buildings within the Tyntesfield Estate and along the B3130 are listed. This is certainly the case, although it may be better to refer to the “Tyntesfield” RPG, which is an extensive designation including land owned by the National Trust and the Belmont estate (as acknowledged elsewhere in the plan).</p> <p>Para 2.53 notes that the emerging North Somerset Local Plan 2038 proposes insetting (removing) the Failand triangle from the Green Belt. The Trust is broadly supportive of the Green Belt designation. We will review the revised Local Plan when it is next out for consultation. As of December 2022, it appears that North Somerset Council is awaiting clarity on the national picture before it proceeds.</p> <p>In terms of travel, we agree with the statement in para. 2.54 that “Public access to these designations [SCNI’s & the RPG] is available via rural footpaths and bridleways but can be disconnected in safety terms given the need to travel along parts</p>	
--	---	--

of the B3130 and B3128 to access these areas”. Both roads are busy routes for vehicular traffic. From the Trust’s perspective, we would like to see improved active travel links into the parish (including to Tyntesfield) and in principle we would support local traffic management measures. As per para. 2.65, we agree to continued active dialogue with the Parish Council on our future plans.

Section 4 – Vision and Objectives

We note and support the draft plan’s vision and objectives. When combined together, the vision and the range of objectives appear to offer a balanced approach to any future development taking place within the Parish.

Section 5 – Neighbourhood Plan Policies

Regarding draft Policy WF1 and WF2, we are broadly supportive of the approach towards community facilities, and the approach to the protection – and where possible the enhancement – of the named Local Green Spaces.

Regarding draft Policy WF4 (Cycling, Walking and Wheeled Networks), we are supportive of efforts to safeguard and encourage active travel. This can help with people’s health and wellbeing and the urgent need to tackle climate change. As can sustainable travel more broadly, including travel by bus and train.

Regarding policy WF5, which relates to major development, we are broadly supportive of measures to minimise the impact of such development on the highway network and seek mitigation

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>measures where possible. In circumstances where developer contributions could be collected, it is assumed these would be managed by North Somerset Council as the planning and highway authority, but could be used to support local transport and travel priorities where appropriate. We are also supportive of road safety, not just for 'major' but for all developments.</p> <p>Regarding policy's WF6 and WF7, we are supportive of appropriate diversification projects, and protecting and enhancing the natural environment – including through the protection and enhancement of corridors for people and wildlife.</p> <p>Finally, climate change is one of the biggest issues facing the National Trust, and we are working hard to reduce our environmental impact. As the draft plan states, North Somerset Council has declared a climate emergency. We therefore welcome the focus on building design and sustainability in policy WF9 of the draft plan.</p> <p>In conclusion, the Trust supports many aspects of draft plan for the Parish and we trust the above comments are helpful.</p>	
039	Natural England	<p>Thank you for your consultation on the above dated 05 December 2022.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved,</p>	Comments noted.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Wraxall and Failand Neighbourhood Plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	
40	Blue Fox Planning on behalf of WainHomes	<p>On behalf of our client, Wain Homes (Severn Valley) Ltd, I set out below our comments in response to the consultation on the Regulation 14 version of the Wraxall and Failand Neighbourhood Plan (NP).</p> <p>Our comments are focused specifically on land controlled by Wain Homes, circa 28 hectares, adjoining the north-eastern edge of Nailsea, to the south of the B3130, Bristol Road. This land is identified in the Strategic Housing Land Availability Assessment (Site Ref: HE20223). To assist in identifying this land, we include a site location plan as an appendix to our comments.</p>	<p>These detailed comments have been taken into account in consideration of the Local Green Space designation within the finalised Local Green Space Assessment.</p> <p>Separate discussions with landowner’s agent and Wainhomes representations have been undertaken and referenced in the Local Green Space Assessment.</p> <p>Agree that the Neighbourhood Plan would benefit from some changes to the justification</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

	<p>Land at Bristol Road is being promoted by our client through the North Somerset Local Plan 2038 process and in support of our comments on the Reg 14 Neighbourhood Plan, we provide a copy of our most recent representations to the Preferred Options Local Plan consultation. In providing this information, it demonstrates how proposals for development to the south of Bristol Road, can be delivered in a manner which facilitates a sustainable pattern of development, whilst also providing for extensive areas of open space as part of development strategy which is sensitive and responsive to its setting and location. This is of particular relevance in the context of the main component of our comments set out below, this being the proposed designation of the Elms Open Space area as a Local Green Space in the Reg 14 Neighbourhood Plan.</p> <p>Plan Period of Neighbourhood Plan / Review</p> <p>The Reg 14 consultation document explains that the NP will provide a community-led framework to guide and shape development within the NP Area for the plan period 2022- 2038. This plan period aligns with the current proposed plan period for the North Somerset Local Plan.</p> <p>Paragraph 2.69 of the consultation document acknowledges that the strategic planning context, specifically the progress of the North Somerset Local Plan will impact on the longevity of the NP. Moreover, recently proposed national planning reforms are likely</p>	<p>text (paragraphs 5.9-5.13) to provide further clarity in relation to the Local Green Space designations.</p>
--	--	---

		<p>to impact on the strategic plan-making at North Somerset, which in turn may have implications for the NP.</p> <p>The NP has been prepared based on a number of assumptions, set out at paragraph 6.2 relating to the strategic planning context. This includes the assumption that no major housing or employment allocations will be made within the NP Area and that the current Green Belt designation will remain unchanged, except for the Failand Triangle which is currently proposed to be inset from the Green Belt. Any changes in the North Somerset Local Plan that effects these assumptions are likely to necessitate or full or partial review of the NP.</p> <p>Paragraph 6.5 of the consultation refers to paragraphs 31-33 of the NPPF and recommends that a review of the NP is undertaken every five years. Whilst this aligns with the national approach to Local Plans, given the stage of the North Somerset Local Plan, it is considered likely that any review will be required earlier in the NP period in order to ensure consistency with the strategic policies, vision and objectives to be established in the North Somerset Local Plan.</p> <p>Neighbourhood Plan Policies (Section 5)</p> <p>Section 5 of the consultation documents sets out proposed local policies that will apply to all new development within the NP Area and which will form part of the statutory Development Plan.</p>	
--	--	---	--

	<p>Our comments are focused specifically on Policy WF2 (Local Green Spaces) which proposes to designate land referred to as 'The Elms Open Space' as a Local Green Space (LGS). This proposed LGS designation includes land controlled by Wain Homes to the south of Bristol Road. The justification for this proposed LGS designation is set out within paragraphs 5.9 to 5.13.</p> <p>The justification acknowledges that the proposed LGS areas, including "The Elms Open Space", are all located in the Green Belt and therefore benefit from the high levels of protection established in national policy. Paragraph 5.10 also states that "Policy WF2 is consistent with strategic Green Belt and sustainable development policies". However, it is not clear what is meant by reference to the policies being 'consistent' with Green Belt nor is it clear what the NP considers to be 'sustainable development policies'. Further explanation is required to clarify this reference within the NP.</p> <p>Paragraph 5.12 explains that the protection afforded by LGS designation will contribute to the Vision of the NP, by protecting and improving the area's rural character, maintain and improve access to the Green Belt ,and promoting healthy lifestyles. It then goes on to explain that such designations will 'encourage' the delivery of the recommendations of the Local Green Space Assessment.</p> <p>There is concern that the justification that is provided within the Reg 14 consultation document (at paragraphs 5.11 and 5.12) does</p>	
--	--	--

	<p>not sufficiently explain the process through which land is proposed to be designated as LGS. It is difficult to reconcile how, by virtue of land being designated as LGS, it protects and improves the area’s rural character or promote health lifestyles.</p> <p>In preparing the NP it should be made clear that designation land as LGS does not result in new or improved access to, or use of, the land. It is clearly set out in the national Planning Practice Guidance that “Designation does not itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiations with landowners, whose legal rights must be respected.” There is therefore no obligation on landowners to facilitate greater public access above that which is already legally enshrined. Any justification for LGS designation should therefore not be based on any assumption related to improved access opportunities, particularly where there is no agreement with the landowner.</p> <p>In terms of ‘protection’ which is used as justification in the Reg 14 consultation as driver behind LGS, there is no explanation as to what this entails. The only protection that is afforded to land which is LGS, is the protection against new development which, in itself is not a basis upon which land can be designated as LGS.</p> <p>The ‘Local Green Space Assessment’ is also referenced at paragraph 1.5 as a document which has been prepared in support of the NP. However, the document has not been published as part of this Reg 14 consultation and it is understood that this will not</p>	
--	--	--

	<p>be published until after this current consultation, in support of future rounds of consultation.</p> <p>As a document which underpins decisions to identify land for LGS designations, the decision not to publish it as part of the Reg 14 consultation, means that it is not possible to provide comments on the detailed rationale to propose land identified within WF2. Accordingly, our comments on proposed LGS designations are focused on the requirements established in the NPPF.</p> <p>The NPPF sets criteria for the designation of LGS (paragraph 102), confirming that LGS designation should only be used where the green space is:</p> <ul style="list-style-type: none">a. In reasonably close proximity to the community it serves;b. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and,c. Local in character and is not an extensive tract of land. <p>Paragraph 5.11 of the consultation document states that “all of the areas designated as Local Green Space also hold intrinsic value because they contribute to the distinctive character of the Neighbourhood Plan Area.” It then states that over 85% of respondents to community consultation, identify the provision and maintenance of open space, rural character and access to the countryside as the most important issue locally.</p>	
--	---	--

	<p>However, this appears to be a generic response to the overall value attached to open space, rural character and access to the countryside. It is not clear if the survey results referenced in the consultation document relate specifically to those areas proposed to be designated as LGS. Furthermore, there is no analysis presented at this time, which explains what features</p> <p>of those areas proposed to be designated as LGS are demonstrably special to the local community or hold a particular local significance.</p> <p>Paragraph 101 of the NPPF confirms that designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. The National Planning Practice Guidance makes it clear that designating any LGS will need to be consistent with local planning for sustainable development. Local Plans must identify sufficient land in suitable locations to meet identified needs and the LGS designation should not be used in a way that undermines this aim of plan-making.</p> <p>The North Somerset Local Plan Preferred Options Consultation (March 2022) included the policy objectives related to the Spatial Strategy for the delivery of new development to meet identified needs. The focus being to give priority to new residential and mixed-use development in, or close to, urban areas where there is an existing range of services and facilities. Nailsea, as a major</p>	
--	--	--

	<p>settlement within North Somerset is currently identified as a settlement which would provide 1,781 dwellings over the plan period (Policy SP8 Preferred Options 2022 Consultation Document). Nailsea is therefore a main town and a focus for growth as part of the emerging Spatial Strategy for North Somerset.</p> <p>It is acknowledged that in order to accommodate the scale of development at Nailsea this will necessitate the release of land from the Green Belt and this was confirmed within the 2022 Preferred Options consultation. This did not include land controlled by Wain Homes south of Bristol Road, but in our representations to the Preferred Options consultation we explain how land controlled by Wain Homes performs as well as land which was proposed to be removed from the Green Belt, based on North Somerset Council’s Green Belt Review Part 1.</p> <p>Furthermore, in representations to the Local Plan Preferred Options Sustainability Appraisal, we also demonstrate that land controlled by Wain Homes performs as well, in terms of sustainability objectives, as land which was identified as proposed allocations.</p> <p>We refer to our representations to the Local Plan Preferred Options consultation as these demonstrate that in both Green Belt terms, and against the Council’s sustainability objectives, land controlled by Wain Homes represents a site which performs as</p>	
--	---	--

	<p>well as those land areas which were identified as potential allocation in March 2022.</p> <p>As part of our Preferred Options consultation a Site Promotion Report and Vision Document was submitted which sets out the site specific constraints and opportunities, alongside an assessment of the sustainability credentials of development at this location.</p> <p>It is our conclusion that whilst there are constraints and land use considerations that will dictate the extent of development within this area, there is an opportunity to deliver a pattern of development that is sustainable, accessible and sensitive to its location and site specific circumstances. Our representations to the Preferred Options consultation in 2022, seek to demonstrate that this location is a genuine option for development as a positive response to meeting identified needs.</p> <p>As explained above, the designation of land south of Bristol Road as Green Belt should be considered against the Council's own assessment which concludes that this area makes a low</p> <p>to moderate contribution to the purposes of the Green Belt as defined in the NPPF. Such contributions to the purposes of the Green Belt are considered to be lower or equal to land which the Preferred Options consultation proposed to remove from the Green Belt to help meet identified needs.</p>	
--	---	--

		<p>It is acknowledged that the Local Plan process is at a relatively early stage and the recent proposed planning reforms may impact on the proposed Spatial Strategy to be established in the Local Plan and also inform the approach to the consideration of the release of land from the Green Belt to assist in meeting identified growth requirements.</p> <p>The proposed designation of land at “The Elms Open Space” as LGS, represents a significantly larger area than that which was proposed by the district council as part of the Preferred Options consultation. There is concern that the NP and its proposals for LGS, in advance of the North Somerset Local Plan and its confirmation of land allocations and spatial distribution of development over the plan period, will introduce a land use designation which will frustrate the potential delivery of sustainable development as part of the Local Plan spatial strategy and its focus of development at main settlements.</p> <p>The NPPF (paragraph 102) also confirms that an LGS designation should only be used where the green space is local in character and is not an extensive tract of land.</p> <p>There is no specific definition as to what constitutes an ‘extensive tract of land’, but in the context the proposed LGS designation at The Elms Open Space, there is concern that the proposed scale of this designation may amount to an extensive tract of land. Our initial high level mapping of the area proposed to be designated (as shown on Inset Map 7) would suggest that this designation</p>	
--	--	---	--

	<p>covers an area of approximately 16.2 hectares(40acres). It comparison to what was identified in the Local Plan Preferred Options, the NP proposals represent a significant and so far unjustified extent of land.</p> <p>There is currently no evidence presented to explain the basis of the extent of land which is proposed as a LGS or any justification as to why the specific land parcels identified warrant designation as LGS.</p> <p>Development Opportunities at Bristol Road</p> <p>Within our representations to the North Somerset Local Plan 2038 Preferred Options consultation a Vision Document was submitted which sets out how land controlled by Wain Homes at Bristol Road could accommodate development. This is based on an analysis of site specific constraints and opportunities, including ecology, landscape, heritage and flood risk.</p> <p>In preparing this Vision document, it seeks to demonstrate how future development responds positively to the site specific circumstances. In doing so, preserving large areas of open / green space (and providing significantly greater levels of public access) and responding to key features at this location, such as areas of ecological and heritage significance.</p> <p>Whilst we note that the NP seeks to designate this large area of land at The Elms, it is considered that our Vision document demonstrates how development can sit alongside significant areas</p>	
--	--	--

	<p>of green space and therefore contribute to the protection of and access to this area.</p> <p>Set alongside the need for the strategic plan making process to identify sufficient sites to meet development needs in a sustainable manner, we consider that proposals to the south of Bristol Road can support both the need to protect and enhance the landscape character and access to areas of open space, whilst providing for growth in a location which has good access to services and facilities and in a way that is consistent with the focus of development at the main settlements within North Somerset.</p> <p>Summary and Conclusions.</p> <p>We welcome the opportunity to comment on this Reg 14 Neighbourhood Plan consultation and our comments are provided specifically in respect of land controlled by Wain Homes at the north east of Nailsea (south of Bristol Road)</p> <p>It is noted that the NP proposes to designate a significant tract of land to the north east of Nailsea (Elms Open Space – WF2), including land controlled by Wain Homes which is currently being promoted through the North Somerset Local Plan as a potential development location.</p> <p>We do not support the proposed Elms Open Space on the basis that this represents an extensive tract of land and the justification for its potential designation has not been adequately demonstrated within this Reg 14 consultation. On this point, it is</p>	
--	--	--

		<p>noted that the Local Green Space Assessment referenced within the Reg 14 consultation document has not been published at this time. We are also concerned that the designation of this land as a LGS in advance of the North Somerset Local Plan, may frustrate the delivery of sustainable development which would be inconsistent with the NPPF.</p> <p>It is essential that the criteria set out for LGS designation, set out at paragraph 102 of the NPPF is satisfied. At this time, in the absence of the supporting evidence base, we do not consider that there is sufficient justification for the LGS designation at the Elms Open Space.</p> <p>Designation land as LGS does not confer any rights of public access over what exists at present and this should be an important consideration as the NP progresses. The legal rights of landowners must be respected and any decision to designate land for LGS should not be based on any assumption of improved access, where there is no agreement with the landowner.</p> <p>Through the North Somerset Local Plan process, we have promoted land at Bristol Road as a suitable, accessible and sustainable development opportunity. Our Vision document explains how development can be accommodated in manner which provides a well connected and accessible development location, set alongside extensive areas of open space, delivering development that is sensitive and responsive to its location and site-specific constraints.</p>	
--	--	--	--

		<p>Moreover, our Local Plan representations explain how this land performs against other site options identified as potential allocations, both in terms of the contribution to the purposes of the Green Belt set out in the NPPF and the Council's sustainability objectives. In both cases, confirming that land south of Bristol Road represents a development opportunity which performs as well as, and in some case better, than sites currently identified as potential allocations.</p> <p>We consider that there is an opportunity to deliver a sustainable pattern of development that supports the objectives and aspirations of the Neighbourhood Plan which sit behind the proposals to designate this land as LGS. In doing so, providing opportunities to facilitate access to greater areas of open space, alongside the protection of valued green spaces and preserving the rural character.</p> <p>However, as currently drafted, we object to the proposed LGS designation at The Elms for the reasons set out above.</p> <p>We would welcome the opportunity to discuss our proposals in more detail with the Neighbourhood Plan Steering Group and to work positively through the Neighbourhood Plan to discuss the objectives and rationale behind the proposed LGS designation at The Elms Open space. This will provide an opportunity to explain in more detail, how our proposals in this location can support the objectives behind this proposed LGS designation, whilst also providing a genuine and sustainable development opportunity to</p>	
--	--	--	--

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>deliver growth as part of the strategic objectives of the North Somerset Local Plan.</p> <p>Enclosed</p> <ol style="list-style-type: none"> 1. Land south of Bristol Road Location Plan 2. Wain Homes representation to North Somerset Local Plan Preferred Options consultation (including Promotion and Vision Document) 	
041	Coal Authority	<p>Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: mine entries and shallow coal workings. These features may pose a risk to surface stability and public safety.</p> <p>Where coal mining features are present within an area and new development is proposed consideration needs to be given to the risks posed by these features and what measures are necessary to ensure the safety and stability of the development. It is noted that the Neighbourhood Plan does not appear to allocate any sites for future development and on this basis the Planning team at the Coal Authority have no specific comments to make.</p>	Comments noted.
042	Hugh (received via email)	It is a good and far ranging report and we wish to make it more relevant for the situation we now find when the National Grid is	Support for small-scale renewable power added.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>paying customers not to use electricity. There is an energy crisis both in availability and cost.</p> <p>May we make the following recommendations:</p> <p>(i) Section 4.3, (Page 23) add: 6. Support small-scale renewable power.</p> <p>(ii) Policy WF6, (Page 31) add: 7. Small-scale renewable power</p> <p>(iii) Policy WF7, (Page 32) add: Developments are encouraged for small-scale renewable power</p> <p>Furthermore, what a loss if Tyntesfield House had never been built! May we also make the following recommendation otherwise Tyntesfield House would never be supported by this Plan:</p> <p>(iv) Section 4.3, (Page 23) change 4 to: 4 Encourage high quality designs reflecting the highest standards in architecture.</p>	<p>In order to mandate (through policy) “the highest standards in architecture” would need to be justified through evidence, which is currently not available within the Neighbourhood Plan Area, and in any case could likely only apply in specific circumstances. Current wording is considered consistent with the NPPF and in conformity with existing Development Plan strategic policies on matters of design.</p>
043	Kevin Gardner	<p>Firstly, I think this is an excellent piece of work and a credit to WFPC, it encompasses accurately my feelings about living here, and the pertinent issues, thank you to everyone who has evidently put so much work in to this document.</p>	<p>Supported noted and welcomed.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>Policy WF2 - The headline statement says "The following areas are to be designated as Local Green Space" (my underlining) but paragraph 5.13 then says "All areas designated as Local Green Space are defined..." without the 'to be' wording. My query is whether the spaces detailed have yet been designated LGS or not, or is their inclusion within the Neighbourhood plan sufficient to consider the designation process as complete?</p>	<p>The Local Green Space designated contained in draft Policy WF2 could not be afforded full weight when determining planning applications until and unless the Neighbourhood Plan has been through referendum and is "made" (adopted).</p>
		<p>Paragraph 5.17 - "Developments which create "satellite" places which function in isolation from the wider community will not normally be supported. "My suggestion would be to see the word normally removed because it creates ambiguity. If not, then define what broad criteria an exception would have to meet, which is likely to be quite hard to do, which is why I would remove "normally."</p>	<p>Agreed to remove "normally".</p>
		<p>Paragraph 5.34 - "To inform and support Policy WF8, a Local Infrastructure List could be prepared in the future."</p> <p>This strikes me as one of the key issues facing the parish, i.e. the impact on infrastructure by development outside the parish, thus I would prefer to see this statement as a "will be prepared" rather than "could be prepared". In that way it will be readily available to inform future planning discussions which impact the parish. It is within the control of WFPC and a target timescale can be set.</p>	<p>Agree to remove "could" and replace with "will", as suggested.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		I hope these comments are of interest, certainly not nit picking what is an excellent plan, Thank-you.	
044	Rhiannon Robinson	I have read through the draft neighbourhood plan, and found an unlikely statement regarding Noah's Ark in paragraph 2.41. I wonder if the authors and steering group of the Neighbourhood Plan consulted with the various organisations/ businesses quoted throughout the report? I think it would be prudent for you check the accuracy of all the statements you have made about Noah's Ark with them, if you did not already. It might also be sensible to revisit and check your statements about other organisations/ businesses too, and consult them about details you are proposing to include in the Neighbourhood Plan.	Local businesses (listed in Appendix A) were consulted at every stage.
045	Richard King	<p>I refer to the above and a letter we have received from Rebecca Randall at Polden Planning. This letter states that, according to Land Registry records, some or all of the land within our ownership is proposed to be designated as a Community Facility.</p> <p>I did telephone Ms Polden to discuss this further, but, to date, have not been able to speak with her.</p> <p>On examining the map, I assume that the land referred to is that annotated WF1 St Bartholomews Church. The area of land that is hatched and outlined in blue, is not, as far as I am aware, registered in our name. If it is or if the Plan is referring to other land, perhaps you would clarify, providing written details</p>	Specific emails and telephone calls with Mrs King have resulted in Inset Map 1 being amended to remove landownership registered to Mr and Mrs King.

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		including a copy of the entries at the Land Registry. I look forward to hearing from you.	
046	North Somerset Council	Contents: Could usefully include the list of policies and their page numbers – include the list of policies within the contents page and include their page number	Agreed, contents page amended accordingly.
		Foreword: First sentence third para reference to “strategic policies” is confusing and should be amended. Neighbourhood Plans should contain local policies, strategic policies are set at North Somerset Council level. Amend wording to remove current reference to “strategic policies”.	Agreed, reference removed from Foreword.
		Paragraph 1.3: The Neighbourhood Plan will become part of the Development Plan one it is "made". Could revise text as follows "...and sits alongside the adopted and emerging North Somerset Development Local Plan. Decisions on planning applications will be made in accordance with the Development Plan and the which will Include the Neighbourhood Plan unless material considerations indicate otherwise.	Wording amended to reflect PPG paragraph 003, reference ID: 41-003-20190509 as follows: <i>"a neighbourhood plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority. Decisions on planning applications will be made using both the local plan and the neighbourhood plan, and any other material considerations."</i>

		<p>Paragraph 1.5: Confusing to include this section in the Regulation 14 Plan, as none of these documents have been made available. The Plan in a number of places makes reference to the BCS as justification, but none of this justification is available for this consultation.</p>	<p>Comments noted and agreed. In accordance with Regulations 14 and 15 the Basic Condition Statement has been produced for the submission plan, at that stage the text within the Neighbourhood Plan will no longer be confusing.</p>
		<p>The Local Green Space Assessment should have been made available as part of the Reg 14 consultation to allow respondents to the consultation to make informed comments on the individual areas of proposed LGS.</p> <p>Oversight at this stage. The absence of the LGS assessment in particular prevents informed comment on the proposals for LGS within the Plan and is a significant shortcoming of the consultation. Upon submission the Consultation Statement needs to demonstrate that effective consultation has been carried out and the absence of the LGS evidence paper is significant. Have landowners affected by the proposed LGS been given the opportunity to comment? Paragraph 019 of Planning Practice Guidance states that landowners should be contacted at an early stage.</p>	<p>Consultation in relation to the Neighbourhood Plan has fully met the requirements of the Neighbourhood Planning Regulations. The Local Green Space Assessment tests the designations proposed against the 3 NPPF criteria. These criteria are contained within publicly available Government policy and guidance and were also clearly set out as part of the early public consultation events held to inform the plan (see Appendix D). On this basis it is therefore not agreed that lack of a finalised Local Green Space Assessment at Regulation 14 stage has prevented informed comment on the plan with regard to views on whether sites satisfy these key NPPF LGS criteria. In fact, detailed Regulation 14 comments received have been important in informing the finalised Local Green Space Assessment ready for Regulation 15 submission. As a result there are not</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

			<p>considered to be significant shortcomings with respect to effective consultation – the designation of Local Green Spaces has been a consistent component of local community engagement since Summer 2021 and their identification has been genuinely community led. This consultation statement also sets out where landowners of proposed designations under draft policies WF1 and WF2 have been consulted at an early stage.</p> <p>It is appreciated that publication of a finalised Local Green Space Assessment is a necessary and important aspect of Regulation 15 and 16, in terms of inviting representations on the final submitted plan.</p>
		<p>Paragraph 2.31: Is there also Failand Car Sales at The Triangle? Could add this to list of services/facilities in Failand?</p>	<p>Failand Car Sales are a privately owned, commercial venture visited by appointment only. Considered inappropriate to include, no changes made to the Neighbourhood Plan.</p>
		<p>Paragraph 3.18: Joint Waste Local Plan is also part of the Development Pan See https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-policy/our-local-plan/about-our-local-plan . Add the Joint Waste Local Plan to the list of development plan documents.</p>	<p>Agreed, paragraph amended to include Joint Waste Local Plan.</p>

		<p>Paragraph 3.20: Relevance? If referred to at all then should also mention the basic conditions that NDP’s need to comply with.</p>	<p>Agreed, basic tests included in full.</p>
		<p>Paragraph 3.22: For information, NSC issued a press release in December 2022 to indicate that the governments publication of amendments to the NPPF and the Levelling up Bill and their implications require consideration prior to the production of a revised Local Plan timetable.</p>	<p>Noted and referenced at paragraph 3.22.</p>
		<p>Paragraph 4.3: Will the NDP fund and provide infrastructure? Or is it an objective of the NDP to seek that growth delivers these things. Rephrase for clarity. Presumably it’s not the NDP which will fund etc infrastructure.</p>	<p>Reference to “funding” on the basis that the Neighbourhood Plan will result in additional meaningful contribution through CIL. Considered further and amended to “In circumstances where growth is identified, fund, provide and phase adequate strategic and local infrastructure” because the Neighbourhood Plan will not provide infrastructure directly.</p>
		<p>Policy WF1 Community Facilities: Does this policy specifically relate to the use of the land/buildings as a community facility? It does not explicitly state that the building/land should be retained in a community use.</p>	<p>Agreed, draft Policy WF1 amended to : “Development proposals affecting the following Community Facilities (shown within Appendix B and identified within the inset maps) should safeguard, and where practicable enhance, the facility for</p>

		<p>Query wording. "Hinder access" – what is meant by this - stop up a highway or footpath? Clarify wording and align with CS27.</p>	<p>community use concerned. Proposals for development which would hinder access to an identified Community Facility, or unacceptably detract from its amenity value and/or reduce public access, will not be supported.</p>
		<p>WF2 Local Green Spaces: Critically the LGS evidence paper is not available for scrutiny as part of the Regulation 14 consultation meaning the basis on which the sites have been designated cannot be scrutinised.</p> <p>NSC have published the rationale for how LGS has been identified through the Site Allocations Plan process in the Background Paper on LGS 2016 This interpretation has been tested through the Site Allocations Plan examination so it carries weight and ideally NSC would seek some consistency in how it is applied throughout the district, but recognise that Neighbourhood Plan groups can interpret this differently having regard to government guidance. Provided the Neighbourhood Plan can robustly justify the inclusion of sites at examination then an outright objection has not been raised to most of the proposed Local Green Spaces designations.</p> <p>Unclear representation. Should have one map and an accompanying list of LGS. Would be clearer and more implementable to include a schedule in the NDP which lists the LGS and the particular reason for its designation. Avoids the need</p>	<p>See previous comments above. NPPF criteria for LGS designation are a matter of Government policy and were also clearly communicated as part of early consultation material. It is not considered that lack of a finalised LGS assessment has prevented informed views at the Regulation 14 draft plan stage on sites that should be designated having regard to the NPPF. Informed by Regulation 14 comments, the Local Green Space Assessment has been finalised and published with the Regulation 15 submission, ready for appropriate scrutiny of the plan against the basic conditions through the Regulation 16 consultation.</p> <p>Comments in relation to the 2016 NSC background paper and recommended approach noted. LGS assessment has taken into account the NSC background paper, as</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>to cross reference to a document (LGS evidence paper) which has no policy status.</p> <p>NSC considers the local community are best placed to decide which areas of green space are important to them and why. The Council has therefore not considered these sites in detail, and has not visited them on site, so is not commenting regarding most of the LGS criteria in the NPPF, which are beauty, recreation, tranquillity, historical significance, and richness of wildlife.</p> <p>Prepare a separate thorough evidence paper for all of the LGS designations setting out on what basis each has been held to be important and how each meets the LGS criteria in the NPPF. List all of WF1 sites and maps first then list all of WF2 sites and maps. Include a schedule in the Plan which lists the LGS and the reason for its designation.</p>	<p>well as other key documents (NPPF, NPPG, locality guidance).</p> <p>Agree regarding amendment to include a list/schedule of the LGS and reasons for each designation as part of Neighbourhood Plan, to ensure policy status. This will be included as an appendix cross-referenced to Policy WF2.</p> <p>Given rural nature, wide geographic extent of Parish, and small extent of each LGS designation we are unsure how we could clearly show all the LGS designations on only one map. Hence why the Policies Map utilises inset maps on OS basemaps, to clearly show each designation extent, with a suitable key. We would be happy for the designations to be integrated into NSC interactive policies map, if and when the Neighbourhood Plan is made.</p> <p>Comments regarding community being best placed noted. Agree that designation of LGS should be local community led, in line with the NPPF.</p>
--	--	--	---

	<p>WF3 Community Cohesion and paragraphs 5.14-5.17: “Major development” includes 10 dwellings and more, so is the policy appropriate, or is more clarity needed? Policy quoted is WF1, should this be WF3?</p> <p>The application of this policy would depend on the location of any proposed development (none which is proposed in any adopted or emerging plan) and whether any functional geographic link to other part of the neighbourhood area is logical. Given the hypothetical nature of the policy is it perhaps unjustified to take this approach.</p> <p>5.15 - most up to date ref is Building for a Healthy Life 2020. Should state which aspects of BHL being referred to.</p> <p>Amend policy to include reference to their being a logical functional/geographical link which would prompt the application of the bullet points.</p> <p>Add which aspects of BHL are being referred to.</p>	<p>Justification for approach set out within Neighbourhood Plan paragraph 5.14. Whilst no major developments are allocated or proposed within the Neighbourhood Plan Area, if they were to be, the current Development Plan policies are not consistent with NPPF 38-46, being adopted prior to the NPPF.</p> <p>Suggested amendments in relation to (erroneous) reference to Policy WF1 and BHL agreed and included within paragraphs 5.14-5.17.</p>
	<p>Policy WF4 Wheeling and Walking Networks and paragraphs 5.18-5.23:</p> <p>Does this relate to all development proposals, even small scale domestic? What does “not be adversely affected including through increase levels of car ownership and reliance” mean? Perhaps rephrase to make clearer. Where is the policy link between increased car ownership and the protection of the walking and wheeling network? Examples might help to explain this?</p>	<p>Suggested the policy relates to all types and scale of development which all have the potential to impact upon sustainable transport networks.</p> <p>Comments in respect of policy wording noted and agreed, suggested to be amended to:</p> <p>Development proposals must demonstrate through proportionate transport</p>

	<p>Para 5.19 -unpaved? Both are “paved” roads is it rather “without pavement”? There is a footpath on the first lower section of Wraxall Hill, otherwise no pavement.</p> <p>5.20-“ The propensity for commuting based on the 2011 census data is 5%that have risen to the fore post-pandemic” unclear what the sentence means. Is it cycle commuting that is 5%? Is the policy trying to support an increase in walking and cycling commuting?</p> <p>5.21 “For the reasons above” , the reasons need to be made clearer and more explicit so that there’s a direct link between the policy objectives and the justification.</p> <p>5.22 first bullet-which route is unsafe? Which route are you highlighting in Appendix C here? A more comprehensive key is needed.</p> <p>Nor clear what is meant by “propensity for commuting” or what intention of the paragraph is. What is the intention in identifying the routes in the bullet points in 5.22 is. It doesn’t appear to be linked to the policy.</p> <p>Query why survey data supplied to the neighbourhood plan group last year isn’t used/mentioned, in preference to the more out of date 2019.</p> <p>NSC is currently consulting on Active Travel Action Strategies until 20 February, which provide the opportunity for Parish Councils to propose schemes which would enhance active travel opportunities within the parish and this would provide a proactive way for the Parish Council to enhance local active travel opportunities and</p>	<p>assessment how the safety, legibility and capacity of the existing walking, cycling and wheeling network will be impacted, and where appropriate, be-protected and/or mitigated to ensure that routes are not reduced in terms of these aspects. be adversely-affected-including-through-the increase-levels-of-car-ownership-and reliance. Development proposals will be supported where new or enhanced walking, cycling and wheeling connections will be delivered.</p> <p>Reference to Active Travel Action Strategies added within justification text.</p>
--	---	---

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		<p>support the objectives of this policy. Is there potential for some of the items in the bullets points to 5.22 to be put forward?</p> <p>Perhaps rephrase this whole section to be made a little clearer, especially in relation to the policy link between any increased car use and protection of walking/cycling routes.</p> <p>Consider engaging in the Active Travel Action Strategies to achieve the network improvements which the Plan implies are necessary/desirable.</p>	
		<p>Map Recreation/Commuter Cycling Routes: Needs to also show neighbourhood area. No key for the blue spot, or any of the coloured lines. Full key needed. What is it showing and why?</p> <p>Add neighbourhood area and full key. Add explanation in related paragraph of what is being demonstrated. Vagueness of the arrows implies additional routes, which don't actually exist.</p>	<p>Comments noted and agreed, key added to map.</p>
		<p>WF5 Traffic and Transport: Major has the meaning of 10 dwellings or more. What is a significant impact? More explanation needed?</p>	<p>"Significant" has the same meaning as that included within NPPF paragraph 110d.</p>
		<p>Paragraph 6.2: Many of the policies are phrased as if expecting major development rather than assuming there won't be, so contradiction. General point.</p>	<p>The Neighbourhood Plan makes the assumption that there will be no major allocations but it cannot anticipate any planning applications for specific, major development proposals. Point clarified within paragraph 6.2.</p>

	<p>WF6 Rural Diversification: “consistent with other development plan policies” - too vague. Must be consistent with policies for the control of inappropriate uses in the Green Belt. Why list the acceptable uses when they are not exclusive. New development in the green belt is inappropriate unless for the limited type of uses set out in para 149 of the NPPF. The policy is contrary to NPPF para 149 as it does not exclude green field development or new buildings. It does not add anything to existing Core Strategy or Development Management Plan policies regarding appropriate development in the green belt.</p> <p>Does the policy intend to require proof that diversification is required to support rural businesses as the wording implies? Needs explanation of how this would be implemented.</p> <p>Consider if the policy is necessary.</p>	<p>Policy WF6 is seeking to address the rural economy and diversification, which were identified as a key local priority through the earlier consultation stages and as a result included in the Neighbourhood Plan Vision objectives. It is not seeking to be a new policy setting out appropriate or inappropriate Green Belt development or duplicate NPPF or other Development Plan policies in this regard. The intention to require proof that diversification is not implied, the policy is considered consistent with the approach of NPPF paragraph 84 which seeks to enable the support of rural economies.</p> <p>Para 149 sets out exceptions to inappropriate development in the green belt. We are unclear why there could not be circumstances to support the WF6 uses where they meet the exceptions listed in para 149 and in other existing Development Plan Green Belt Policies.</p> <p>It is however agreed that the policy should be re-worded to more precisely reflect that the uses supported would also need to comply with NPPF paragraph 149 and strategic Development Plan Policies in relation to the Green Belt.</p>
--	--	--

	<p>WF7 Planning for green infrastructure, biodiversity and food production: Although no outright objection to the policy, a number of amendments are suggested to clarify and simplify the wording and meaning.</p> <p>Although the Plan will be examined in the context of the Core Strategy and associated development plan documents, there are some beneficial changes which could be made to this policy which reflect the current draft Local Plan policy DP31. The NDP will be made in advance of the Local Plan meaning there will be no duplication of policy wording in the first instance. Helpful to make the point that provision should be commensurate with the nature of the proposed development.</p> <p>Changes are suggested to the policy and reasoning which retain but simplify the content. The addition of a definition of GI could be helpful.</p> <p>Reference to the NS and Mendip Bats SAC here is confusing as the relevant corridor (1) in the GI strategy is very long; the bit relating to the Bats SAC is in the south of the district.</p> <p>Suggested amended policy and justification wording.</p> <p>Development must make adequate provision for green infrastructure, including the enhancement of existing provision where appropriate. The scale and extent required will depend on the nature of the development and the existing quantity and quality of provision in the locality.</p> <p>Opportunities to retain, improve and/or create green infrastructure should be taken, having regard to the North</p>	<p>Comments noted and agreed. Draft Policy WF7 amended accordingly.</p>
--	---	---

	<p>Somerset Green Infrastructure Strategy which refers to strategic green infrastructure corridors, key green infrastructure assets, and the Nature Recovery Network. Examples of green infrastructure include the network of wooded paths in Wraxall and Failand.</p> <p>Measures to protect and enhance biodiversity and retain and improve connections between green spaces, wildlife corridors and habitats such as those within Sites of Nature Conservation Interest will be encouraged.</p> <p>Proposals should, where feasible, avoid the loss of, or damage to, mature trees and hedgerows, not only those subject to Tree Preservation Orders, and respect the pattern and form of the landscape.</p> <p>New development should enhance the quality of public spaces and the streetscape within built-up areas, including new tree and hedge planting (particularly deciduous) where appropriate.</p> <p>Sustainable drainage, and integrating drainage infrastructure into green infrastructure will be encouraged, including use of tree planting to help combat flooding.</p> <p>Developments are encouraged to provide opportunities for gardening, for wildlife and for food production within existing and new residential areas, including use of underutilised land where appropriate.</p> <p><i>Justification</i></p>	
--	--	--

		<p>The NPPF defines Green Infrastructure (GI) as ‘a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.’</p> <p>The Neighbourhood Plan is rich in biodiversity habitat and opportunities which range from the wide-scale initiatives of the Tyntesfield and Belmont Estates to small-scale domestic hedgerows and trees which form important local connections between habitats. This is evidenced within NSC’s Green Infrastructure Strategy which identifies strategic Green Infrastructure corridors including woodland, and the floodplain valley of the River Land Yeo, within the Neighbourhood Plan Area. Some areas of the Neighbourhood Plan Area benefit from designation as Sites of Nature Conservation Interest (SCNI).</p> <p>New development proposals within the Neighbourhood Plan Area should consider any direct or indirect impacts arising on these designations and give consideration to the potential for links between these designations that are important for wildlife habitat and commuting to ensure that their overall value is not degraded. It is vital that all new developments assess and understand both impacts and opportunities arising from proposals to protect biodiversity, trees and green infrastructure for the benefit of both wildlife and communities in line with the Neighbourhood Plan vision and objectives.</p>	
--	--	---	--

		<p>Paragraph 5.31: “give consideration to the potential links between these designations that are important for wildlife habitat and commuting to ensure their overall value is not degraded”. Unclear what the meaning is here and reference to “commuting”. Clarify meaning/reference to commuting.</p>	<p>Commuting refers to wildlife travelling between habitats and foraging areas. This clarification has been added to paragraph 5.31.</p>
		<p>WF9 Building design and sustainability: Building regulations now require all dwellings to be built to sustainable homes Level 4 with 19% of energy generated by renewables. A planning condition is used to enforce this. “Maximise energy efficiency” is a bit loose and the default would be whether the proposals would meet minimum building reg requirements, unless there is evidence produced to demonstrate a different standard.</p>	<p>Comments noted and agreed. Suggested amendment of draft Policy WF9 to: New developments should be designed are encouraged to maximise energy efficiency and by integrating the use of renewable and low carbon energy wherever feasible.”</p>
		<p>Basic condition issue – Flooding - Potential conflict with NPPF para 159 as a sequential test needs to be followed if development is proposed in areas at risk of (any) flooding. The starting point is to avoid areas indicated to be at greater risk of any source of flooding, including surface water flooding. Only when it is demonstrated that development can take place in a higher risk area, should mitigation be considered. The policy as written could be taken to mean that development proposals are acceptable in areas at risk of surface water flooding. Clarify “maximise energy efficiency”.</p>	<p>Comments noted and agreed. Suggested amendment of draft Policy WF9 to: Conserving water resources and minimising vulnerability to avoiding areas at risk of all forms of flooding.</p>

Wraxall & Failand Neighbourhood Plan – Consultation Statement

		Amend reference to minimising flood risk to be consistent with NPPF para 159. Or remove.	
--	--	--	--

Table 5: Pre-submission Regulation 14 Comments

4 Summary and Conclusions

Summary

- 4.1 Extensive consultation following the designation of the Neighbourhood Area has been undertaken to inform the vision, objectives and policies contained within the draft Neighbourhood Plan as explained within Section 2 of this consultation statement.
- 4.2 The main concerns and issues raised through consultation have been summarised and addressed where relevant within the Neighbourhood Plan, its draft policies and supporting documents at Section 3.

Conclusions

- 4.3 This consultation statement fulfils all of the legal obligations of Section 15(2) the Neighbourhood Planning Regulations 2012 (as amended) and has been submitted as such to support the submission and examination of the draft Neighbourhood Plan.

Appendix A

List of those consulted on the draft Neighbourhood Plan

Castacrete Concrete
Touts / Esso Nailsea
Noah's Ark Farm
Tyntesfield House (National Trust)
Bristol and Clifton Golf Club
Failand and Portbury Cricket Club
Failand Inn
Forestry Commission
Wraxall C of E Primary School
Downs Preparatory School
Downs Preparatory School
Bertie's Nursery
Charlton Nursery
Shaw Healthcare Sycamore Lodge
Lower Failand Farm
Manor Farm
Failand Farm
Honey and Ginger
All Saints Church, Wraxall
St Bartholomew's Church
Alliance Homes (The Grove)
Failand Village Hall & Society
The Courtyard Land Owner
The Belmont Estate
Forestry Commission
Land Value Alliance
Studio Hive
Wain Homes (c/o Blue Fox Planning)
Rob and Ali Jones
Sustainable Failand - Harrow Estates (c/o Dan Angell)
North Somerset Council
The Coal Authority
Homes England
Natural England
Environment Agency
Historic England
Network Rail
Highways England
Marine Management Organisation
Electronic Comms (Part 1(k))
Clinical Commissioning Group
National Grid - Electricity
National Grid - Gas
Wessex Water (sewerage)
Bristol Water (water)
Long Ashton Parish Council
Flax Bourton Parish Council
Backwell Parish Council

List of those consulted on the draft Neighbourhood Plan

Nailsea Parish Council
Tickenham Parish Council
Clapton in Gordano Parish Council
Portbury Parish Council
Pill and Easton in Gordano Parish Council
Abbots Leigh Parish Council
Cllr Paul Amos
Cllr Zoe Coupland
Cllr Robert Sheppard
Cllr Gillian Moon
Cllr Jessica Vallentine
Cllr Chablis Wolff
Ward Cllr - Stuart MacQuillan
Ward Cllr - Ashley Cartman
Wraxall and Failand Parish Council
R Bush
H Marks
C Wolff
C Ambrose
W Pearce
S Sykes
R Hellen
J Chapman
A Wyatt
T Wilcock
A Graham
D Jeanneret
Cllr Richard Delmas
Cllr David Robinson
C Evans
R Bateman
H Stablis
J Davis
K Gardner
M Biggs
R Blacknell
S Walrond
S Williams
C Jepson
D Jepson
J Macmillan
I Parsons
I Malpas
H Vowles
M Mason
Humphreys & Co.
Bath & Wells Diocese
R King

List of those consulted on the draft Neighbourhood Plan

The Official Custodian for Charities
North Somerset Agricultural Society
D Whitworth (c/o Blue Fox Planning)
N Drewitt (c/o Blue Fox Planning)
M Bradford
Wraxall and Failand Parish Council
The Woodland Trust
P Dyer
P Smith
R Ostrowski
D Wring
Street Solar Programme Ltd.

Appendix B

WRAXALL AND FAILAND NEIGHBOURHOOD PLAN:

Note of Steering Group Meeting

Date:	10 th March 2022
Time:	7pm
Venue:	The Cross Tree Centre, Wraxall
Attendees:	Ian Parsons (Chair - IP), Ian Malpas (IM), Dwara Jepson (DJ), Hugh Vowles (HV), Rebecca Randall (Polden Planning - RR)
Apologies:	Jess MacMillan, Gill Martin

This meeting note contains a summary of discussion topics and actions arising, it is not intended to provide a full suite of meeting minutes.

Members were updated by IP and introduced to RR.

IP updated Members in respect of a virtual meeting which took place on 08/03/2021 with the Housing Enabling Officer and Neighbourhood Planning Officer at North Somerset Council (NSC) and IP, IM and RR. Survey data had been shared with NSC officers (where data protection regulations allow). Discussions with NSC officers took place about:

- The timescales and evidence base available for the emerging Local Plan 2038.
- Timescales for preparation the NP and having regard to the adopted and emerging NSC policies.
- SEA and HRA processes – NSC would prefer to start this when a draft NP is available.
- GIS and data procurement – the Neighbourhood Plan Officer needs to put RR in touch with NSC’s Digital Team.
- Scope of the NP which is not anticipated to allocate sites for development.
- RR requested confirmation of NSC’s strategic and non-strategic policies, it was confirmed that Core Strategy policies are considered to be strategic.
- Affordable housing delivery, low response rate for housing need in the Parish, adopted and emerging local policy positions, affordable housing allocation site noted within neighbouring NP area.

Discussions took place in respect of the consultation feedback that had been provided by Tetra Tech Planning in its reports dated December 2021. Members noted:

- Lots of comments in relation to the green and rural character of the Parish.
- Survey response rate fairly low at around 10%.
- Design is a key area particularly for householder development at Failand Triangle.
- No development allocations within the NP Area within the Local Plan 2038 Preferred Options consultation, albeit sites continue to be promoted adjacent to Failand and Nailsea (north and north east).
- According to the surveys completed, concerns in relation to new development include the loss of Green Belt and traffic generation.
- Funding from Community Infrastructure Levy (CIL) which is passed to Parish Council will increase from 15% to 25% upon adoption of the NP.

Attendees discussed potential means to increase community response in relation to the NP. RR recommended that face-to-face consultations should be organised to provide a different means of

consultation which may garner a higher response rate. An online presence should be pushed alongside the website that IM has already set up. It was noted that face-to-face meetings were not permitted during 2021 due to Covid 19 restrictions which have now eased. The following items were agreed:

- IP, IM and RR to attend Failand Society meeting on 28th April with a table dedicated to promoting the NP.
- Face-to-face consultation events to take place on 7th May, 9th May and 14th May – 2no. at The Cross Tree Centre and 1no. at Failand Village Hall (given an event in Failand is being attended on 28th April). Alternative venues were discussed but discounted on the basis that those chosen are the best known by residents for events.
- Consultation events should include a range of times and days of the week to make sure there is a higher chance of people finding a time that is convenient.
- Consultation events to be advertised on the Np (Parish Council) website which sends automatic email updates, Facebook, posters, letters to local businesses, organisations landowners and developers, local newspapers.
- All Steering Group Members to attend events where possible.

RR will consider and put together a timetable and action plan to organise the above consultation events. A further Steering Group Meeting was agreed to take place on 26th May 2022 to allow Members to discuss the outcome of the consultation events and NP policy direction.

WRAXALL AND FAILAND NEIGHBOURHOOD PLAN:

Note of Steering Group Meeting

Date:	15 th June 2022
Time:	7pm
Venue:	Teams
Attendees:	Ian Parsons (Chair - IP), Dwara Jepson (DJ), Rebecca Randall (Polden Planning - RR)
Apologies:	Jess MacMillan, Ian Malpas

This meeting note contains a summary of discussion topics and actions arising, it is not intended to provide a full suite of meeting minutes.

IP noted that this is a later meeting to that originally intended to take place on 26th May 2022 and updated members that Gil Martin has left the group, Ian Malpas and High Vowles are unavailable for this meeting due to important commitments. IP suggested that the group seek interest for additional members to be added to the steering group and this was agreed.

RR updated members that the Locality grant application to fund the NP work has been successful. IP will check with the Parish Clerk in terms of payment of these funds into the Parish Council budget.

RR provided an update on the consultation events which took place in April and May 2022. Comments are being collated in a table and the intention is to respond to each within the NP Consultation Statement. RR recommended that an update is placed on the NP website so that attendees of the community consultation know that their feedback is being considered.

A discussion was had on the draft policies that RR had previously circulated in light of the consultation feedback and recent informal discussions with individual members and the following comments were noted:

Community Facilities should include the existing playing field to the north of Nailsea which is an important local facility.

Local Green Space list was agreed, and RR noted that an evidence base to demonstrate compliance with the relevant NPPF tests for Local Green Spaces should be prepared (Local Green Space Assessment). RR considers that land around Failand Triangle is unlikely to meet the NPPF tests because it involved extensive tracts of privately owned land and no evidence had come forward during the consultation to suggest that the land was “demonstrably special” as required. Members need to work together to produce inset maps of each area to be designated. RR has access to Land Registry records.

Thought needs to be given to design policies in the NP, there was a high response during the consultation about the inclusion of NP policies to promote high quality design with the existing green and rural character of the Parish being a high priority. RR to review adopted NSC policies and advise on whether there are any local policy gaps.

A NP policy in respect of community cohesion should be retained alongside a reference in the NP to future work to improve this within any further NP review. This aligns with the NP vision. It is important

that any future development links and complements the existing settlements rather than forming any "satellite" area.

Draft Policy 5 (pedestrian and cycle connections) needs to include identified locally important routes – IP to use PROW map to confirm these.

Draft Policy 6 (transport) needs to include reference to recent traffic surveys and reports.

Additions were made to draft Policy 7 to include reference to leisure, sports and recreation.

Draft Policy 8 (wildlife and green networks) needs further work to refer to SCNIs, link back to Local Green Spaces and protected species records and existing evidence base.

Actions arising:

1. RR to provide additional advice in respect of design policy(ies).
2. Local Green Space and Community Facilities require inset maps.
3. IP to advise on locally important cycle and ped networks.
4. RR anticipates a draft NP to be ready for circulation to the Steering Group for comment in July 2022.

WRAXALL AND FAILAND NEIGHBOURHOOD PLAN:

Note of Steering Group Meeting

Date:	22 nd November 2022
Time:	7pm
Venue:	Teams
Attendees:	Ian Parsons (Chair - IP), Dwara Jepson (DJ), Ian Malpas (IM), Matt Mason (MM), Hugh Vowles (HV), Rebecca Randall (Polden Planning - RR)
Apologies:	Jess MacMillan,
This meeting note contains a summary of discussion topics and actions arising, it is not intended to provide a full suite of meeting minutes.	

Introduction / Purpose:

The meeting was convened to address the motion agreed by Parish Councillors to approve the draft Neighbourhood Plan consultation document subject to discussion and approval of comments raised by Councillor Delmas and Councillor Robinson (attached to this meeting note).

Councillor Delmas Comments:

Comments in relation to NP paragraphs 2.9, 2.10, 2.11 and 2.18 agreed and amended in NP consultation document.

Comments in relation to NP paragraph 2.20 – agreed RR to check that this paragraph is factually correct and make changes as required.

Agreed that NP paragraphs 2.28 and 2.28 should remain as written because it is a lengthy document where some important points/themes require repeating. Likewise for comments in relation to NP paragraph 2.58.

Agreed to check factual accuracy of NP paragraph 2.34 and amend as required.

Comments in relation to NP paragraphs 2.44 and 2.45 agreed and amended in NP consultation document.

Comments within NP paragraph 5.2 responded to directly by IM.

Comments in respect of the NP Executive Summary are agreed and added to paragraph 2.62 of amended NP document for consultation.

Agreed to amend page 71 of the Traffic Report in the NP appendices in line with comments received.

Councillor Robinson Comments:

Agreed to amend wording within NP paragraph 2.26 to the Battleaxes being “currently closed and for sale” because this is the most factually accurate description.

Agreed to review NP paragraph 2.35 and check its factual accuracy in terms of using the words "facility", "service" and "amenity".

NP paragraphs 2.37 and 2.39 were agreed to be changed as suggested. NP paragraph agreed to remain unaltered because this level of detail is not considered to be required to be included.

NP paragraph 2.40 amended to refer to Tyntesfield being a "large" employer. The Downs School is referenced at paragraph 2.43 so agreed no need to amend this paragraph.

Suggested changes to NP paragraphs 2.41, 2.43, 2.44 and 2.49 agreed to be included.

It was agreed to include a context map showing the agricultural land classifications across the NP Area within the appendices of the NP and refer to it at NP paragraph 2.42.

Suggested amendment to NP paragraph 2.45 agreed to not be included because it was considered that this would not help to make the NP locally distinct.

Agreed with suggestion that The Courtyard, Wraxall Hill should be included on the context maps. RR to check that only employers within the NP Area (not those outside of it) are referenced for consistency. Finline should be mentioned.

RR to check consistency of whole NP document in referencing B-roads, Clevedon Road and Bristol Road. Agreed that B-names should be used because although these aren't helpful for the "layman", they are factually accurate and the change in name along roads, particularly at Tickenham Hill, would be confusing for an Examiner or anyone using the NP that does not live in the area.

Suggested changes to NP paragraphs 2.56 and 2.62 agreed to be included.

Agreed to change numbering within draft Policies WF1 and WF2 to bullet points.

Noted comment to extend the NP designations north of Vowles Close, this was already included in the draft NP circulated so no changes proposed.

Suggested changes to draft Policies WF3 and WF4 agreed and included.

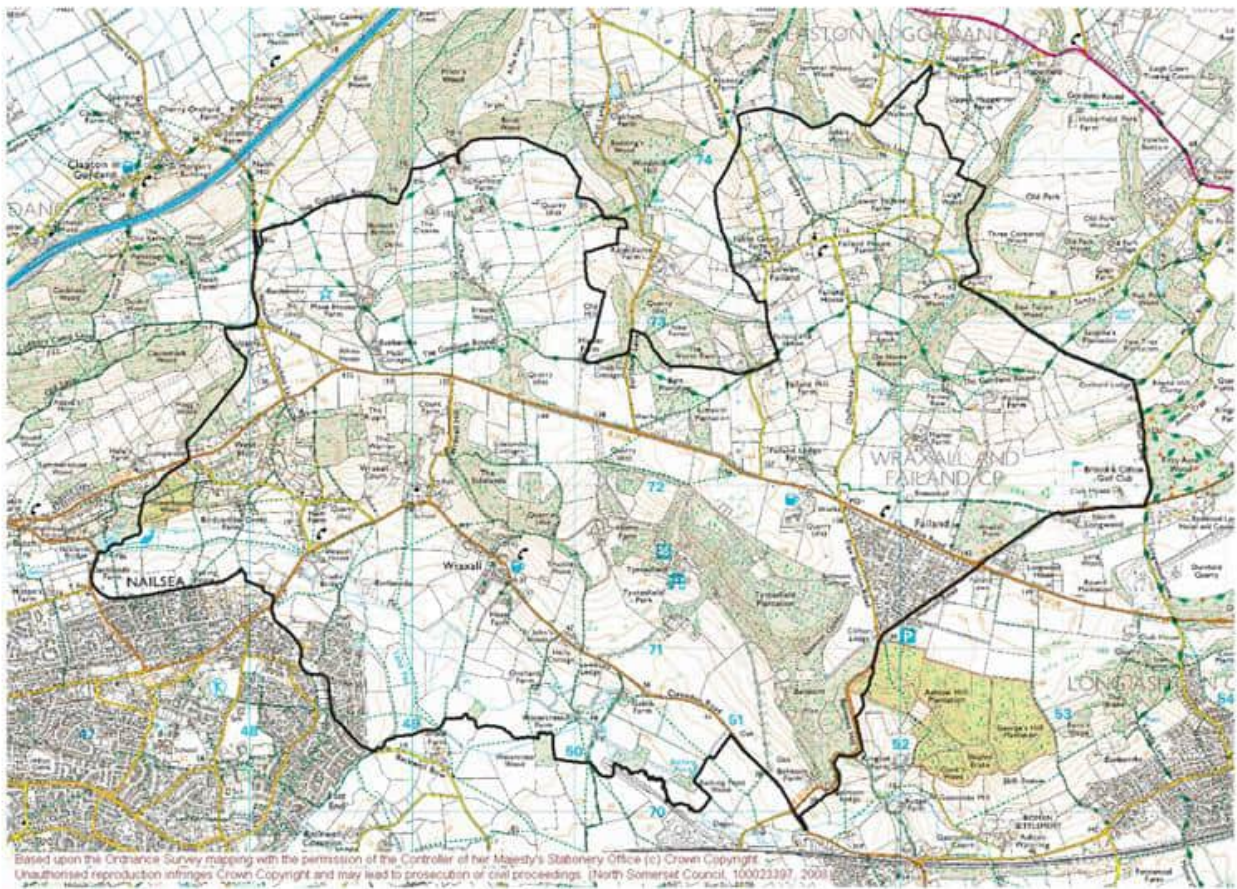
Noted suggested change to draft Policy WF6 but agreed not to include because the approach would not be in conformity with strategic policies and NPPF and is likely to fail NP Basic Conditions Test.

Noted comments in respect of proposed design policies, this matter has been discussed and recorded within previous Steering Group meeting notes. Again, discussed and agreed that the current approach is proportionate to the timescales and scope of the NP being progressed. No changes proposed.

Appendix C

Wraxall & Failand Neighbourhood Plan

Community Survey & Housing Survey



Report 1 - Factual Summary Report

Wraxall & Failand Parish Council

December 2021

Prepared on Behalf of Tetra Tech Environment Planning Transport Limited. Registered in England number: 03050297

Tetra Tech Wellington, Hawkrigge House, Chelston Business Park, Wellington, United Kingdom, TA21 8YA
Tetra Tech Environment Planning Transport Limited. Registered in England number: 03050297
Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER

Document control

Document:	Report 1 – Factual Summary Report		
Project:	Wraxall & Failand Neighbourhood Plan		
Client:	Wraxall & Failand Parish Council		
Job Number:	784-B023442		
Revision:	-	Status:	DRAFT

Contents

1.0	Introduction	1
2.0	Background to the Surveys	3
3.0	Neighbourhood Area Community Consultation.....	5
4.0	Analysis of Community Survey	7
5.0	Analysis of Housing Survey	11
7.0	Summary & Conclusions	13

APPENDIX A: Community Survey Summer 2021

APPENDIX B: Housing Survey Summer 2021

1.0 Introduction

1.1 Project Inception

1.1.1 In Winter 2020/21, Wraxall and Failand Parish Council decided to prepare a Neighbourhood Plan as part of the statutory Development Plan for the area. Once adopted or 'Made', the Neighbourhood Plan would be used to assist, support and influence North Somerset Council and the community of Wraxall and Failand in making decisions about the sort of place the parish should be in the future.

1.1.2 That Neighbourhood Plan would need to be prepared following national guidelines and satisfy a number of legislative requirements and could contain more detailed planning policies and proposals local to the community that will help meet identified local need and make sense for local people.

1.2 The Client Brief

1.2.1 In Spring 2021, Wraxall and Failand Parish Council appointed Tetra Tech Planning to help it develop the Neighbourhood Plan. The initial instruction (referred to as Stage 1 work) was to carry out a consultation exercise to gauge the community's feelings about the parish: what is important and valuable to those who live in the parish and what, if anything, needs to be improved within the parish, and to obtain a picture of the parish's housing stock and its community's housing needs, and to provide the results back to the Parish Council.

1.2.2 In Autumn 2021, the Parish Council further instructed Tetra Tech Planning to undertake an analysis of those consultation responses/results to identify the key themes raised through the consultation, areas for potential Neighbourhood Plan policy development, known as 'Policy Themes', and to assess what relevant evidence base material exists and what areas of relevant evidence base need to be developed to support Neighbourhood Plan policy, and other legislative provisions that take forward justifiable aspirations that are beyond the remit of planning policy.

1.2.3 One of the first tasks, after the Neighbourhood Plan Steering Group with representative of the Parish Council and community had been established, was to identify and designate the area that would be the subject of the Neighbourhood Plan; known as the 'Neighbourhood Area'.

1.3 Neighbourhood Area Designation

1.3.1 Working with the Parish Council, Neighbourhood Plan Steering Group, and North Somerset Council's Neighbourhood Plans Officer, an application to designate the full extent of the parish as the Neighbourhood Area was submitted on behalf of the Parish Council to North Somerset Council in June 2021. Supplementary information, expanding on the reasons for choosing the full extent of the parish was submitted later that month.

1.3.2 North Somerset Council consulted on and considered the application, and in August 2021 confirmed its approval and designation of the full extent of the parish as the Neighbourhood Area.

1.3.3 This report is the first in a series of three related reports relating to the emerging Wraxall & Failand Neighbourhood Plan. The three reports respond to the initial Neighbourhood Plan-related public consultation exercise, which was undertaken during the Summer of 2021 to gauge the community's views about the parish.

1.3.4 The series of three analytical reports covers the following broad topics:

- **Report 1 – Factual Summary Report** – What the Neighbourhood Plan area's community considers to be important about the area
- **Report 2 – Policy Themes Report** – What planning policy themes might be developed and incorporated into the emerging Neighbourhood Plan to help achieve the community's aspirations, and
- **Report 3 – Technical Survey & Assessment (Evidence Base) Scoping Report** – A schedule of currently available relevant evidence base and what, if any, additional evidence base material might be needed in order to support the planning policies and other legislative provisions to be taken forward and ultimately incorporated into the Neighbourhood Plan for application/implementation.

1.3.5 This report (**Report 1 – Factual Summary Report**) provides the background to the Wraxall & Failand Neighbourhood Plan project, the consultation exercise undertaken, and ultimately a summary of the responses and the issues/themes that have been identified from the analysis of the responses to the two surveys that were used to undertake the initial Neighbourhood Plan consultation exercise across the Neighbourhood Plan area.

2.0 Background to the Surveys

2.1 Introduction

2.1.1 This section of the report explains the background to the surveys and Neighbourhood Plan project so far, the client brief, the geographical extent of the Neighbourhood Plan area and its designation, and the preparation of the surveys for consultation.

2.2 Survey Preparation

2.2.1 The Neighbourhood Area designation mandated the Parish Council and Neighbourhood Plan Steering Group to continue to prepare the Neighbourhood Plan, and the preparation of a Community Survey and more specific Housing Survey, in collaboration with North Somerset Council's Neighbourhood Plans Officer and Housing Development Officer.

2.2.2 The Community Survey, a copy of which is included at **Appendix A**, covered the following broad range of topics:

- How people feel about living in the parish
- Future Development
- Housing
- Young People
- Leisure & Recreation
- Transport & Accessibility
- Families & Education
- Community
- Green Space
- Business & Employment
- Renewable Resources
- Heritage
- The Future
- Household Characteristics

2.2.3 The Housing Survey, a copy of which is included at **Appendix B**, comprised two parts.

2.2.4 Part 1 was a general housing survey for all respondents to provide details of their current accommodation and household with no personally identifiable information. This will help create an up to date picture of the parish's housing stock and its occupancy.

2.2.5 Part 2 was more specifically tailored to the purpose of identifying the level of current unmet housing need (as defined within the survey) and anticipated housing need over the next 5 years. This part of the Housing Survey was distinct so as to be able to separate out personally identifiable and sensitive data for the purpose of assisting North Somerset Council in its housing needs duties as the Local Housing Authority to help meet the housing needs of the

parish and its community.

2.2.6 The Housing Survey covered the following topics:

Part 1

- Parishioners' Current Homes
- Views on Affordable Housing

Part 2

- Housing Need within the Parish
- Housing Affordability
- Local Connections to the Parish
- Housing Needs for the Over 55's

2.2.7 The surveys were considered in detail and refined by the Neighbourhood Plan Steering Group during the drafting phase,

2.2.8 The structure and content of these surveys were based on previous Neighbourhood Plan experience, a wealth of local knowledge from Neighbourhood Plan Steering Group members, extensive liaison and a walk-over familiarisation tour of the parish with Parish Council representatives, and discussions and consultation on the draft surveys with North Somerset Council's Neighbourhood Plans Officer and Housing Development Officer.

2.2.9 The structure and content of the Housing Survey, was particularly influenced by discussions with the Housing Development Officer. This was so as to ensure consistent and useful responses were received particularly in respect of 'Housing Needs' that could be used by North Somerset Council as the Local Housing Authority in its efforts to meet identified housing need across the Neighbourhood Area and wider North Somerset Council area.

3.0 Neighbourhood Area Community Consultation

3.1 Introduction

3.1.1 This section sets out the detail of the consultation exercise that was undertaken to gauge the what the community considers to be the important issues within the Neighbourhood Area and what, if any, improvements it wishes to see.

3.2 Consultation Arrangements and Promotion

3.2.1 The format of the surveys and consultation medium, timing, duration and publicity of the consultation exercise were considered in detail and refined by the Neighbourhood Plan Steering Group at a number of meetings during the survey drafting phase.

3.2.2 It was agreed that in the interests of predominantly environmental sustainability the consultation exercise should be conducted online using the well-established Survey Monkey consultation tool. However, given the Neighbourhood Area's demographic, it was also agreed that a hard copy promotional flyer should be issued to every known residential address in the Neighbourhood Area as a prelude to the consultation exercise and the surveys going 'live' via a unique Survey Monkey webpage address. This was undertaken using the Royal Mail Door-to-Door delivery service immediately before the surveys went live.

3.2.3 As the Parish Council has a well-established, populated and viewed website with a dedicated Neighbourhood Plan page, an article publicising and promoting the Neighbourhood Plan consultation exercise and signposting the surveys using the unique Survey Monkey webpage address was also posted on the Parish Council website's Homepage and on its dedicated Neighbourhood Plan webpage in the lead up to and throughout the consultation period.

3.2.4 Furthermore, approximately 200 spare hard copy promotional flyers were made available to Neighbourhood Plan Steering Group members to be distributed in a focussed, responsive way to individuals or groups if and when required.

3.3 Timings and Duration

3.3.1 The surveys and consultation arrangements were finalised In August and due to lead-in times with the promotional flyer's delivery service, it was agreed the consultation period would run from 1st September through to 3rd October (just over 4 weeks), overlapping with the tail end of the Summer School Holidays. This was to afford the community maximum opportunity to engage in and respond to the consultation exercise.

3.3.2 In light of what was considered towards the end of the consultation period to be a relatively low consultation response rate, it was agreed the consultation period would be extended by a further fortnight until 15th October. A complementary advertisement was prepared and published in the local 'North Somerset Times' and notice posted on the Parish Council's website promoting and publicising the extension to the Neighbourhood Plan consultation

period.

3.3.3 Consequently, further consultation responses to the surveys were received resulting in an approximate response rate of 10%. In real terms, 119 Community Survey and 94 Housing Survey responses were received.

4.0 Analysis of Community Survey

4.1 Introduction

4.1.1 This section reports the number and approximate rate of Community Survey responses received and provides an analysis of the key themes represented by those consultation responses.

4.2 Response Rates

4.2.1 Towards the end of the initial consultation period, the overall response rate was approximately 6%. The extended consultation period attracted further consultation responses resulting in an approximate final response rate of 10%. In real terms, a total of 119 Community Survey responses were received.

4.3 Key Themes

4.3.1 From analysing the responses to the Community Survey consultation, the key themes that have come through particularly strongly are as follows:

1. The provision and maintenance of open space, the rural character of the parish, and access to the countryside.

Question 1 asked, “*What is currently important to you about living in Wraxall and Failand Parish?*” A wide variety of issues and community facilities were identified in the question including a free-field ‘Other’ option for respondents to cite an issue etc not listed.

These three issues were by far the issues considered most important by the respondents. 88%, 89% and 92% respectively of respondents considered these issues ‘very important’.

2. Retention and enhancement and provision of new community facilities, improvements to public transport, and pedestrian road safety enhancements.

Question 2 asked respondents to, “*Please also tell us if you consider any additions or improvements to the existing facilities/activities/features are necessary.*”, with a free-field answer box for responses.

Of the 75 free-field responses to Question 2 received, retention and enhancement and provision of new community facilities and pedestrian road safety enhancements are the two most desirable additions/improvements identified for the parish.

In respect of the retention and enhancement of existing facilities/activities/features, 32 responses (43%) consider additions or improvements are necessary to existing facilities/activities/features.

Significant numbers of those 32 respondents suggested:

- new sport facilities such as tennis courts or bowling green, and new play areas across the parish (13 responses).

- the return of a Post Office to the parish (7 responses)
- the refurbishment of the Failand Village Hall and its improvement with better facilities developed in its outdoor space, including a play area and publicly-accessible toilets/washing facilities when the Village Hall is closed (6 responses).
- the re-opening of the currently closed Battleaxes pub as a pub and/or to provide a much-need community hub for events (4 responses)

19 respondents (25%) wish to see pedestrian road safety enhancements across the parish. There was no 'stand out' scheme or problem area but the common themes were improvements to footways/footpaths and safe crossing points to reduce potential conflict with motorised vehicles thereby improving pedestrian road safety.

3 responses to Question 2 suggest public transport improvements are necessary, and Question 17 asked, "*Is there enough public transport serving Failand?*". In response to Question 17, 43 respondents (36%) consider there is not enough public transport serving Failand. 63 respondents to Question 17 'don't' know whether or not there is enough and only 12 respondents (10%) consider there is enough.

Although, this is not a conclusive response in itself, the free-field answers to the request for the perceived deficiency and its effects to be explained clearly highlight concerns regarding the limited, infrequent and unreliable nature of existing services, poor timings of services, paucity of bus stops and safe pedestrian access to and from them in the area.

3. Loss of greenbelt, loss of open space, and traffic congestion are the three top concerns about future development.

Regarding future development, Question 4 asked respondents, "*What concerns, if any, do you have about any future development in Wraxall & Failand Parish?*", and invited respondents to select all the respondent's concerns from an extensive list and offered a free-field answer box for any other concerns not listed.

Although there was a broad spread of concerns across those extensive concerns listed, loss of greenbelt was the greatest concern, raised by 100 (85%) of the 118 respondents. Loss of open space was the second greatest concern, raised by 96 (81%) of respondents. Traffic congestion was third greatest concern, raised by 93 (79%) of respondents.

4. The level of housing stock is broadly about right but some more Affordable Housing and a lot more energy efficient housing is needed within the parish.

Question 6 asked respondents, "*What do you think of the balance of housing in the parish?*"

There was a very strong feeling within the 119 respondents to this question that the numbers of 1-bed, 2-bed, 3-bed, 4+-bed houses and flats were 'About right'. More respondents felt the amounts of bungalows, low cost/starter homes, rented

accommodation, retirement housing, sheltered accommodation, and accessible housing were 'About right' than there were insufficient or too much. In respect of energy efficient housing, 65% of respondents felt there needed to be more energy efficient housing stock within the parish as opposed to 33% of respondents who felt the level was 'About right'.

Similarly, in respect of affordable housing, 56% of respondents felt there needed to be more affordable housing stock within the parish as opposed to 37% of respondents who felt the level was 'About right'.

5. Additional children's play areas and community convenience shop should be sought from/funded by developer contributions.

In respect of facilities and education within the parish, Question 18 asked respondents, "*Do you feel there are any priorities for any developer contributions which may come to Wraxall and Failand?*"

Follow up Question 19 asked respondents, "*If yes, please indicate your first, second and third priority.*"

Perhaps not surprisingly, the vast majority (86%) of the 86 respondents who answered this question, considered that there were such priorities.

29 of the 89 respondents to the follow up question considered additional children's play areas to be the top priority for developer contributions within the parish and overall received the highest number of combined 1st, 2nd and 3rd priority 'votes' (47 'votes'). 20 of the 89 respondents to the follow up question considered that a community convenience shop was the top priority for developer contributions within the parish, and overall received the second highest number of combined 1st, 2nd and 3rd priority 'votes' (44 'votes').

6. Small business/workspace opportunities are desirable and farm/rural diversification schemes are highly supported.

In respect of business and employment within the parish, Question 23 asked respondents, "*Should the Neighbourhood Plan encourage business/commercial development that provides local employment?*"

67% of the 115 respondents who responded to Question 23 felt that the Neighbourhood Plan should encourage a modest or lot more business/commercial development that provides local employment to reduce the need to travel (known as 'self-containment'), support the local economy and engender a greater social cohesiveness increase 'self-containment'. The remaining 33% of respondents felt the Neighbourhood Plan shouldn't encourage such development as it would be detrimental to the landscape character and residential amenity.

Allied to Question 23 above, Question 24 asked "*What kind of workspace do you think would be the most useful to provide within Wraxall and Failand?*"

Of the 98 responses to this question, the most favoured kind of workspace to be provided was small business units (rentable, temporary office or industrial space for start-ups), recommended by 37 respondents (38%).

The second most favoured kind of workspace was restaurants/food outlets, favoured by 25 respondents (26%).

Question 25 asked, “*Would you support farms and rural businesses diversifying into other businesses?*”

The overwhelming majority (81%) of the 113 respondents would support such diversification. Farm shops, hospitality, light industry, arts and crafts and leisure/education businesses were the recurring suggestions.

5.0 Analysis of Housing Survey

5.1 Introduction

5.1.1 This section reports the number and approximate rate of Housing Survey responses received and provides an analysis of the key themes represented by those consultation responses.

5.2 Response Rates

5.2.1 Towards the end of the initial consultation period, the overall response rate was approximately 5%. The extended consultation period attracted further consultation responses resulting in an approximate final response rate of 8%. In real terms, 94 Housing Survey responses were received.

5.3 Key Themes

5.3.1 From analysing the responses to the Housing Survey consultation, the key themes that have come through particularly strongly are as follows:

1. **The vast majority of respondents are homeowners (with or without a mortgage), more of those respondents' households contain older people (55+ years) than younger people (0-54 years), and most respondents are settled residents.**

Question 3 asked respondents to provide details about accommodation occupancy and 93% of respondents indicated that they own their home with or without a mortgage. Only 3% of respondents rent from a private landlord and the remaining approximately 3% either rent from a housing association, live in a shared ownership property or live with the owners.

Question 5 asked respondents about the age groups of household occupants and the results showed more households containing people in the older age groups (55+ years) than households containing people in the younger age groups (0-54 years). 28% of respondents' households contain people in the 55-65 age group and 43% of respondents' households contain people in the 66+ age group. Only 19% of respondents' households contain people in the 34-54 age group and only 9% of respondents' households contain people in the 0-33 age group.

Question 6 asked respondents, "*Which of these statements best describes your future housing plans?*"

The overwhelming majority (75%) indicated that they currently have no plans to move home, and only 14% have thought about moving home in the future but will not need to do so in the next 5 years.

2. There is considerable support within the parish for a small development of justifiable Affordable Housing for local people.

Question 8 asked, “*If a need for affordable housing is identified in the parish, would you support a small development of affordable homes for local people?*”

A clear majority (70%) of the 90 respondents to this question indicated that they would support a small development of affordable homes for local people, if the need was identified in the parish. Some of this support has been caveated that it should not be on Green Belt land.

3. There is an identified housing need within the parish and that need is greatest within the 19-33 year old age group. That need reflects a need to set up their first independent home, with a dominant desire to own the home.

This Key Theme relates predominantly to housing need information provided in Part 2 of the Housing Survey (Question 10 onwards).

Question 10 asked respondents who have identified a current housing need or one in the next 5 years under Question 7, which age group they fall within. Predominantly (46%) of respondents who have identified a housing need within their household, have indicated that need falls within the 19-33 age group.

Question 12 followed on to establish the reason for those in housing need needing their own housing within the next 5 years. 39% of respondents who indicated a housing need within their household did so on the basis that those in need will be setting up their first independent home.

Question 15 asked of those in housing need, “*Depending on affordability, which of the following do you believe would best suit your needs?*”

The vast majority (81%) of the respondents to this question indicated a desire to own their own home.

7.0 Summary & Conclusions

7.1 Introduction

7.1.1 This section provides a summary of the background to the Neighbourhood Plan project so far and of the Key Themes that have come out of the public consultation exercise on the Community and Housing Surveys.

7.2 Summary

7.2.1 In Summer 2021 the Parish Council undertook an extensive public consultation exercise to consult the parish on a Community Survey and Housing Survey. The consultation period lasted 6 weeks.

7.2.2 This report is the first in a suite of three reports that analyse the consultation responses, identify the Key Themes within the community for the Neighbourhood Plan and the 'Policy Themes' around which the Neighbourhood Plan will look to develop policies and finally to identify key areas of evidence base available to support the policy content of the Neighbourhood Plan and identify gaps in the evidence base needed and potential areas for evidence base work to be undertaken.

7.2.3 From analysis of the consultation responses, the following Key Themes have been identified from each survey:

Community Survey

1. Access to the countryside, the rural character of the parish, and the provision and maintenance of open space are the first, second and third most important aspects of living in the parish.
2. Retention and enhancement and provision of new community facilities, improvements to public transport, and pedestrian road safety enhancements are most desirable additions/improvements to the parish.
3. Loss of greenbelt, loss of open space, and traffic congestion are the three top concerns about future development.
4. The level of housing stock is broadly about right but some more Affordable Housing and a lot more energy efficient housing is needed within the parish.
5. Additional children's play areas and community convenience shop should be sought from/funded by developer contributions.
6. Small business/workspace opportunities are desirable and farm/rural diversification schemes are highly supported.

Housing Survey

1. The vast majority of residents within the parish are home owners (with or without a mortgage), represent older age groups and are settled residents.
2. There is considerable support within the parish for a small development of justifiable Affordable Housing for local people.

3. People living in existing households (predominantly people within the 19-33 year old age group are likely to need their own housing in the next 5 years as their first independent home, with a dominant desire to own the home.

7.3 Conclusions

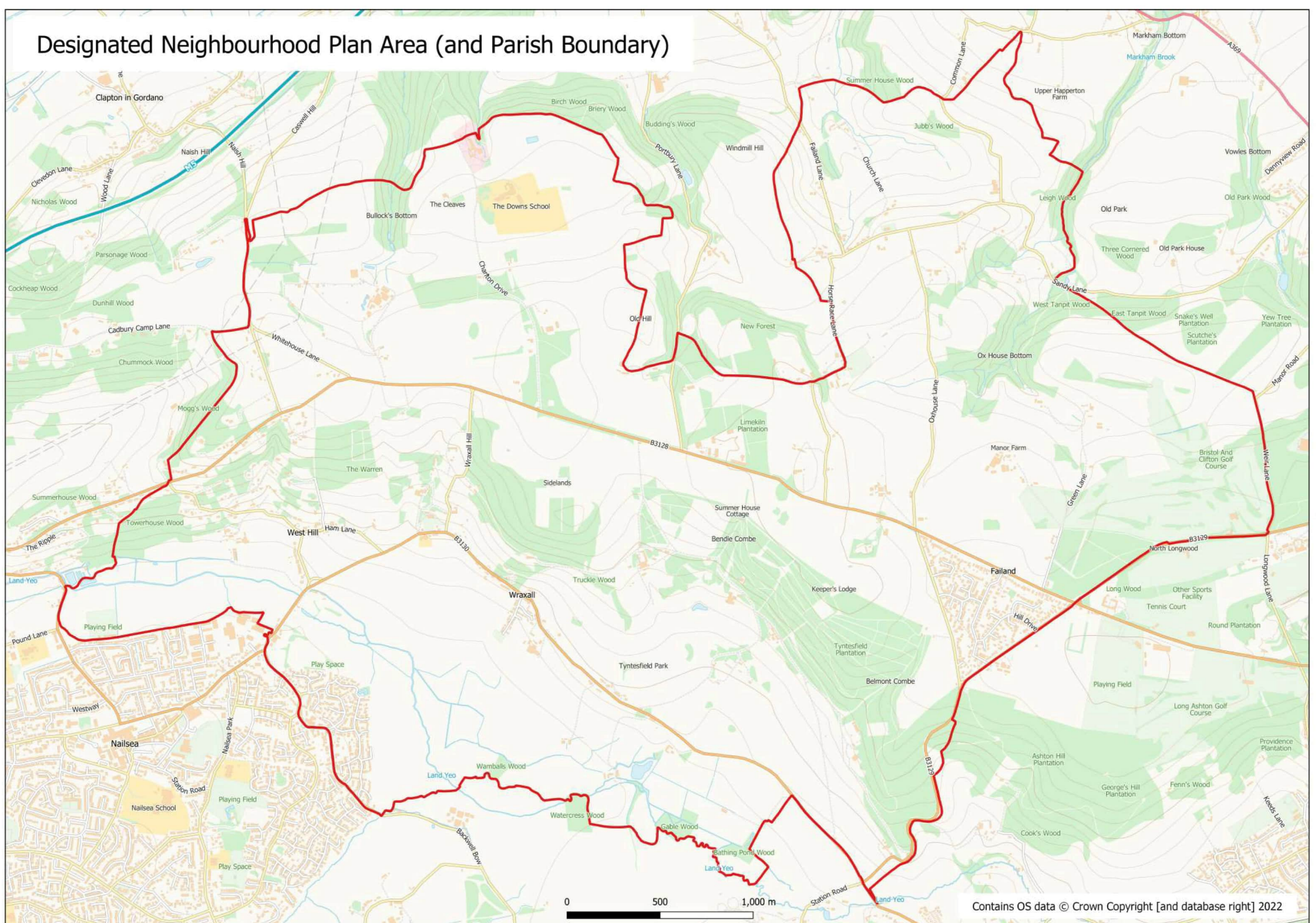
- 7.3.1 The identified 'Key Themes' represent the predominant issues reflected in the initial Neighbourhood Plan consultation exercise undertaken in the Summer and are taken forward into the second report in the suite referred to above ('Report 2 – Policy Themes Report')

Appendix D

Welcome

Your Plan

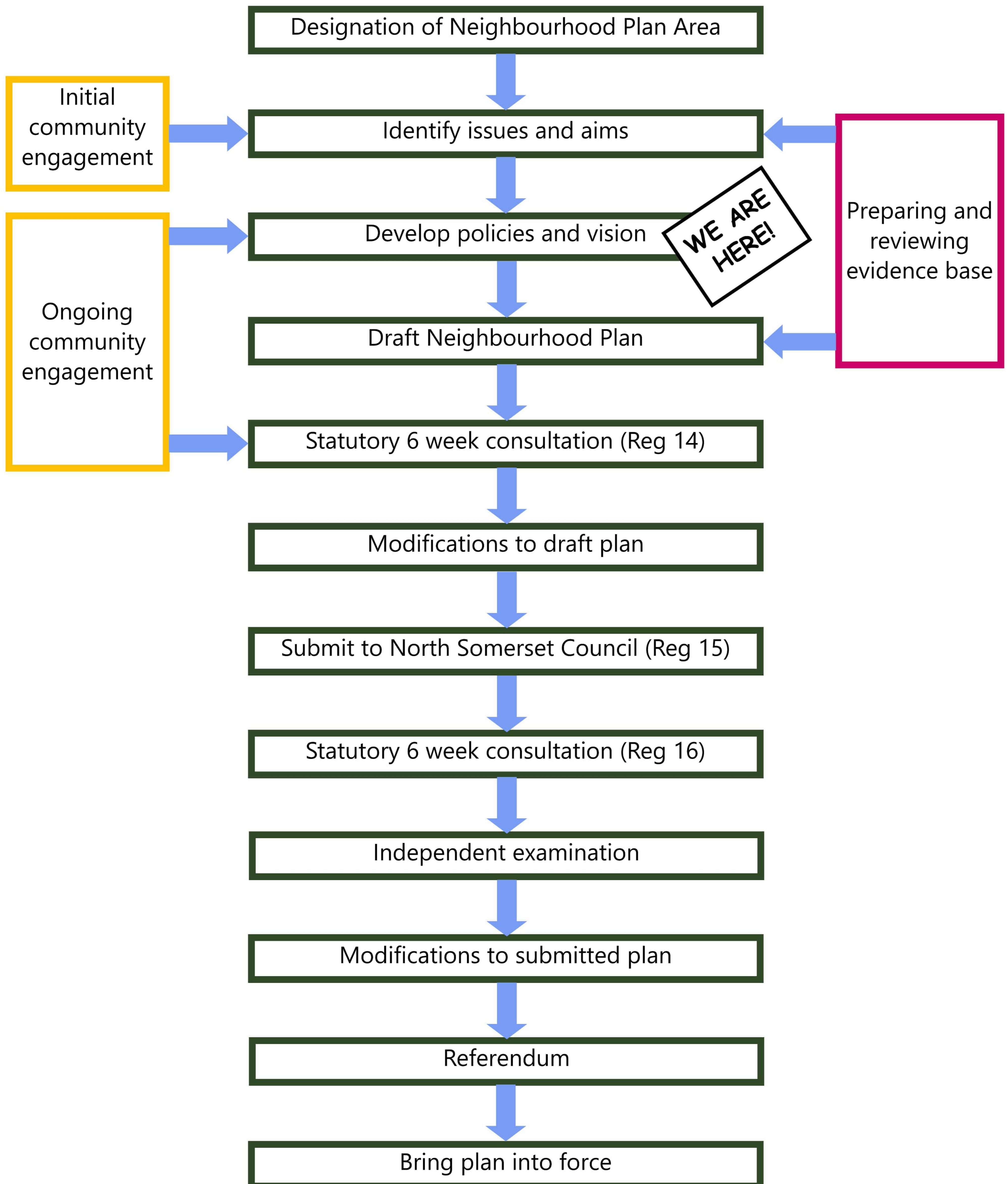
The Wraxall and Failand Neighbourhood Plan will contain local planning policies and a community vision that will be guided by your feedback today. When adopted it's policies will be used to decide planning applications in the area. The neighbourhood plan is therefore a powerful tool to ensure the community get the right type and quality of development in the right locations. Policies/designations can only apply inside the Neighbourhood Plan area:



Your Say

We invite you to review the information on display today. Please sign up to our neighbourhood plan updates and complete our feedback form to help shape your neighbourhood plan moving forward.

Process and Milestones



What we know so far

Initial Consultation and Community Survey

Initial consultation carried out in late 2021 has suggested that policies to be included in the Neighbourhood Plan should address the following issues:



Are there any other issues that the Neighbourhood Plan should address?

The Neighbourhood Plan will also include a review of existing settlement boundaries to ensure that they are up to date.

Neighbourhood Plan Vision

Purpose of the Vision

Neighbourhood planning gives communities direct power to develop a shared positive vision for their neighbourhood. Achieving the Neighbourhood Plan vision will be a central objective of the plan's policies and for measuring the success of the plan overall—so it is important that we get it right.

What do you think of our proposed vision?

Proposed Vision:

“Wraxall and Failand will continue to seek protection and enhancement of the area’s rural character, maintaining and improving access to the Green Belt to promote healthy lifestyles and bringing the community together through the provision and improvement of local services and engagement with local residents. By 2038, the Parish will have built upon its existing distinctiveness to deliver the type of places that allow people of all backgrounds to live, play and work peacefully in the Parish.”



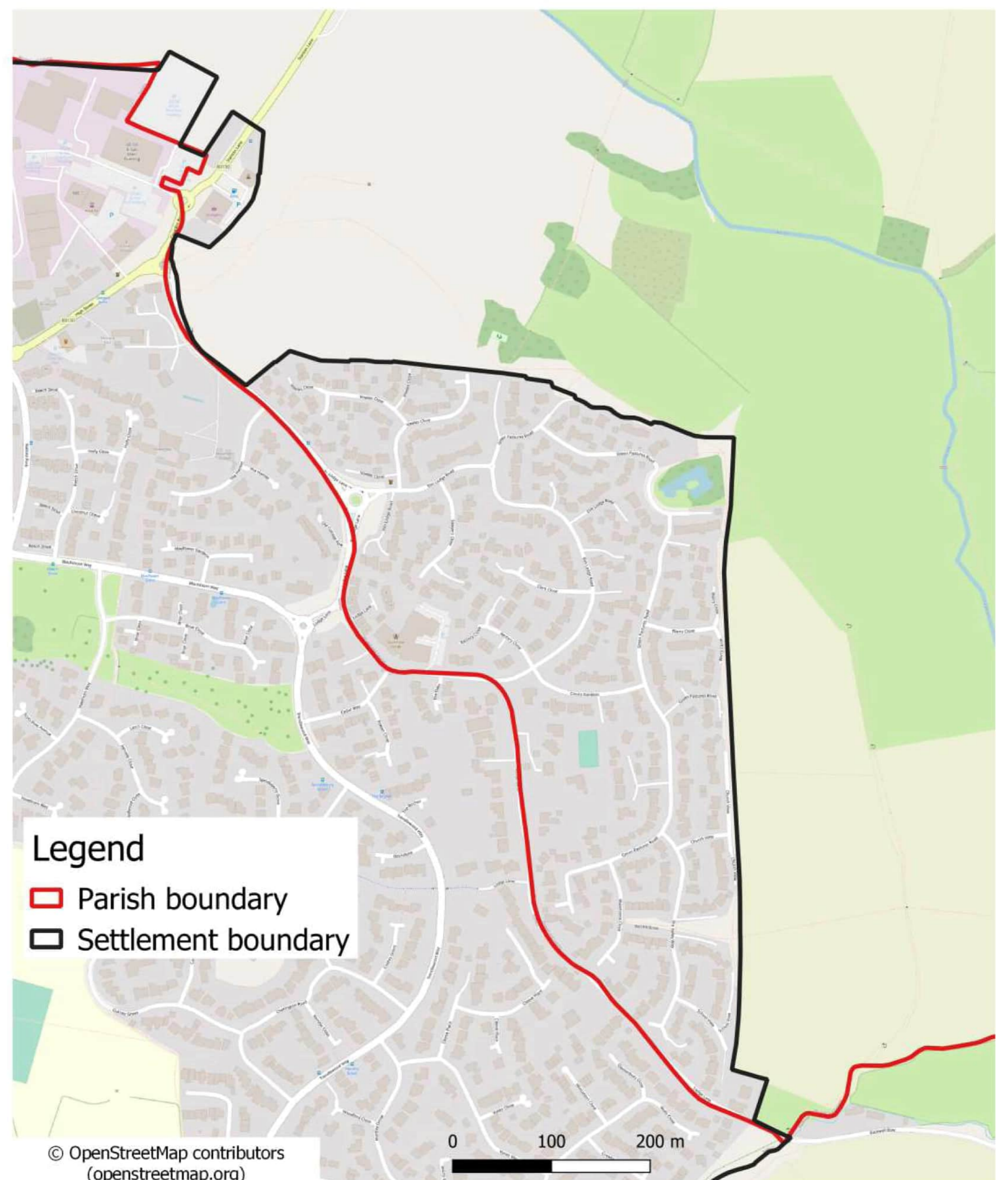
Settlement Boundaries

What are settlement boundaries?

Settlement boundaries are a planning tool for defining the extent of towns and villages where new development is generally acceptable in principle. Their primary function is therefore to prevent sprawl and concentrate development within settlements. Outside of settlement boundaries the approach is more restrictive in terms of what sort of development is acceptable.

In the adopted Local Plan Nailsea is the only settlement boundary currently in force in the parish.

Does the settlement boundary accurately reflect the extent of the town?



North Somerset Council have recently consulted on putting in place a settlement boundary in Failand.

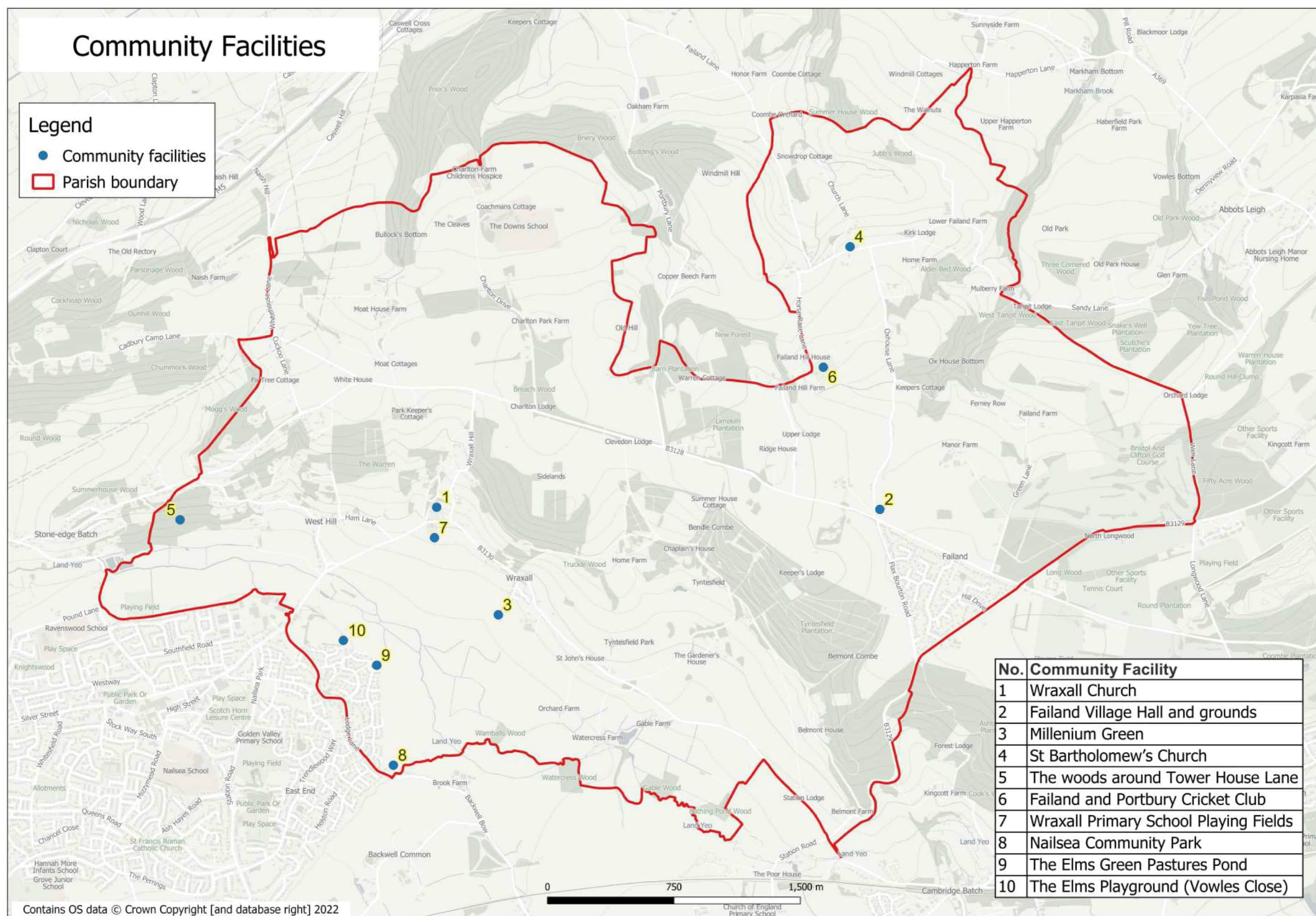
Should the Neighbourhood Plan align with this?

Are there other areas of the parish where settlement boundaries should be identified?

Important Facilities and Green Spaces

Based on feedback from consultation so far we are considering identifying the following locations as community facilities, with associated policies to ensure their protection and support their enhancement.

Do you think these are the right locations to include in the Neighbourhood Plan?



We are also considering formally designating some areas as **Local Green Space**, providing them with additional protection. As well as some of the outdoor facilities identified above previous consultation has suggested the following further areas:

- Land north of Failand Triangle (between Oxhouse Lane and Green Lane)
- Land between Flax Bourton Road and Tyntesfield
- Land between Nailsea and Wraxall (south of Bristol Road)

To be identified as Local Green Space an area must be in reasonably close proximity to the community it serves, be demonstrably special to a local community, and be local in character and not an extensive tract of land.

Where should the Neighbourhood Plan designate as Local Green Space?

Developing the Policy Themes



Green Belt

What is most important to you about the Green Belt that is specific to the parish?

Infrastructure

What is the priority for parish council spending on community infrastructure?



Housing

Is there a need for local or community led housing for existing residents and their families?

Employment

What business expansion or diversification would you support?



Design

How should new development be designed to be locally distinctive?

How Can I Help?

How to comment

Please complete a feedback form and return it in one of the following ways:

- Hand you completed form to a steering group member or **place it in the box** provided.
- Email your completed form to: **np@wraxallandfailand-pc.gov.uk**
- Post your completed form to:

Wraxall and Failand Parish Council
Neighbourhood Planning Team
Cross Tree Centre
Bristol Road
Wraxall
BS48 1LB



Next Steps

We will use all feedback to develop policies when writing the plan. We anticipate the draft plan to be available in Summer 2022 with a further consultation in Autumn 2022.

Thank you for attending and have a safe journey home!

WRAXALL AND FAILAND NEIGHBOURHOOD PLAN

FEEDBACK FORM

Thank you for attending our event.

Please answer as many of the questions below as you can. Your feedback will help us to make sure that the Neighbourhood Plan reflects the views and priorities of those that live and work in the Parish.

Name:	
Address:	
Email:	
Would you like to receive email updates about the Neighbourhood Plan and other activities in the Parish via our Parish Council website updates?	
Yes <input type="checkbox"/> No <input type="checkbox"/>	

Your personal details will be held securely and will not be divulged to any third parties. The completion of the above section is optional, however, your name and contact details are helpful for any future consultation about the Neighbourhood Plan.

1. Do you agree with the proposed Vision for the Neighbourhood Plan (see consultation boards)?

Yes No

2. Please rank the following objectives of the Green Belt in the Parish that are most important to you (with 5 being "most important" and 1 being "least important").

Prevent towns and villages merging into one another.....

Access to the countryside.....

Preserve rural character and setting.....

Keep urban sprawl in check.....

Protection of the countryside.....

3. Do you agree with the settlement boundaries?

Yes No

4. Which of these areas should be protected and enhanced by policies in the Neighbourhood Plan (you can choose more than one)?

- Wraxall Church
- Failand Village Hall and grounds
- Millenium Green
- St Bartholomew's Church
- Land between Flax Bourton Road and Tyntesfield
- The woods around Tower House Lane
- Failand and Portbury Cricket Club
- Wraxall Primary School Playing Fields
- Nailsea Community Park
- The Elms Green Pastures Pond
- The Elms Playground (Vowles Close)
- Land between Nailsea and Wraxall (south of Bristol Road)
- Land north of Failand Triangle (between Ox House Lane and Green Lane)
- Other (please specify)
- None of the above

5. Would you support a Neighbourhood Plan policy for small scale development of any of the following kind (tick if yes)?

- Elderly accommodation
- Community-led housing (self-build/design by local people)
- Starter or discounted homes prioritised for local people
- Rented (either through local authority or Housing Provider)
- Shared ownership

The Parish Council cannot prevent planning applications from being submitted but will use policies in the Neighbourhood Plan to influence development proposals in line with community views.

6. If a residential or householder planning application were submitted, please rank the following elements of the design of any new development that are most important to you (with 7 being "most important" and 1 being "least important").

- Materials i.e. brick, stone, local detailing, etc.
- Layout i.e. positioning within the site
- Scale i.e. storey height, size of building
- Amenity space i.e. garden and parking provision
- Landscaping
- Energy efficiency
- Ability to improve surrounding facilities i.e. footpaths, play areas, etc.

The Parish Council cannot prevent planning applications from being submitted but will use policies in the Neighbourhood Plan to influence development proposals in line with community views.

7. Please rank the following priorities for spending on future Parish infrastructure (with 8 being "most important" and 1 being "least important").

- | | |
|---|--------------------------|
| New play areas..... | <input type="checkbox"/> |
| Traffic/speed improvements..... | <input type="checkbox"/> |
| Education improvements..... | <input type="checkbox"/> |
| Improved or new foot and cycle paths..... | <input type="checkbox"/> |
| New or improved community facilities i.e. village hall, shops, etc..... | <input type="checkbox"/> |
| Doctor's surgery..... | <input type="checkbox"/> |
| Education (early years)..... | <input type="checkbox"/> |
| Sports facilities..... | <input type="checkbox"/> |

Thank for you for taking the time to complete this Feedback Form, your views are really important to us and will help to shape the Neighbourhood Plan and its policies.

Further feedback on issues not covered in this form is welcomed by writing any comments you have on the back of this page. If you are submitting this feedback form electronically, please put any further comments in your covering email.

This Feedback Form can be returned in the following ways:

Place a copy in the boxes provided at this consultation event or pass to a member of the team.

Email your completed copy to np@wraxallandfailand-pc.gov.uk

Post your completed copy to: Wraxall & Failand Parish Council, Neighbourhood Plan Team, Cross Tree Centre, Bristol Road, Wraxall BS48 1LB

Appendix E

Submission to the Wraxall and Failand Neighbourhood Plan Committee.

A Neighbourhood Plan (NP) is required to be formulated in compliance with the National Planning Policy Framework (NPPF) but it has insufficient protection for rural areas, for conservation areas, for green belt and local green spaces. It is urban orientated.

This omission should be recognised by the Neighbourhood Planning Committee (NPC) when preparing the NP and guided by the following statement.

This statement is submitted to the Parish Council (PC) Neighbourhood Planning Committee (NPC) by representatives of the group that work on behalf of those affected in both Nailsea and Wraxall in particular and all residents of Wraxall and Failand and surrounding areas in general, to fight a proposed development of 600 houses on Green Belt land, bounded by Southfield road to the south and the land Yeo to the north and to the east and west, the B3130, all in the parish of Wraxall and Failand (Note: not part of Nailsea) This statement is also intended to include other sites in the green belt identified for possible development.

The previous Wraxall and Failand Parish Plan (2009-2019) was adopted and targeted 'towards maintaining a safe, sustainable, scenic and friendly rural community' and this (very successful) vision is what the new Neighbourhood Plan should continue to espouse. The green belt should not even be considered for development.

Any change in the designation of the Green Belt to allow large scale development in or around Wraxall, such as currently being proposed by Nailsea Holdings (LVA), would see an increase of circa 100% on the present number of properties in Wraxall. This would have a very detrimental effect on the whole area. It would be out of character and of a much greater density. It will be out of keeping with the spaciousness of the area. Rural villages should retain their individual character. It will lead to a higher incidence of private and commercial car usage, traffic flows and air pollution. This proposal will require major utilities infrastructure and reinforcement with constant delays and disruption to everyone's life for many years on our B roads. Such a large scale development needs to be located closer to existing Major Urban Centres where all facilities and services are already provided and where existing transport corridors and the provision of regular transport services are already established, i.e. Sustainable Development.

At a 7-day Public Inquiry regarding a similar proposal in Failand in 2010, the Planning Inspector rejected the proposal and many of the conclusions published by the Planning Inspectorate for that case are relevant and valid for any proposals for this site.

We are concerned that the limited range of questions posed in the latest Questionnaire by the Parish Council may result in conclusions being drawn that are not what residents would agree with. We ask that nothing be proposed in the Neighbourhood Plan that in any way conflicts with the 2009-2019 Parish Plan and all relevant findings of Failand Public inquiry (Case 2117326: Planning Inspector's report dated 8 June 2010), and that no proposals in the Green Belt shall be presented.

Signatories

Sally Ambrose BA (Hons)

Chris Ambrose CEng, FCIBSE, former Chairman of W&FPC, Trustee & Vice Chair Avon and Bristol CPRE

Deborah Hayman

Mark Hayman

Danielle Carruthers

Declan Daly ARIAM, ABRSM, PGDip, AGSMD

Bridget Pilley

Rob Pilley BSc MSc ICD Zoologist

14102021

Submission to the Parish Council concerning the Wraxall and Failand Neighbourhood Plan

This statement is submitted by members of the Committee that worked on behalf of Failand Residents in 2009/10 to fight a proposed development of 500 houses on Weston Road, Failand. Under the banner of "Hands Off Failand Green Belt", residents contributed funding which was supplemented by further funding provided by Wraxall and Failand Parish Council to employ experts to work with North Somerset Council to successfully defeat the proposed development at a 7-day Public Inquiry. The conclusions of the Inquiry published by the Planning Inspectorate remain valid today. We are concerned that the questions posed in the latest Questionnaire by the Parish Council may result in conclusions being drawn that are not what Residents would agree with. It seems that many questions have been posed with potentially misleading pre-conceived answers rather than allowing residents to provide their actual views. For example, 'do you want developers to provide A, B or C for the development' rather than 'do you want development?'

We would ask that nothing be proposed in the Neighbourhood Plan that in any way conflicts with the findings of that Public inquiry (Case 2117326¹: Planning Inspector's report dated 8 June 2010).

The previous Wraxall and Failand Parish Plan (2009-2019) was adopted and targeted '*towards maintaining a safe, sustainable, scenic and friendly rural community*' and this (very successful) vision is what the new Neighbourhood Plan should continue to espouse.

Any change in the designation of the Green Belt to allow large scale development in or around Failand (such as currently being proposed by Harrow Estates) would have a very detrimental effect on the high quality landscape and attractive environs surrounding Failand. It would also not be Sustainable given the limited facilities and services in the immediate village, which would then lead to a higher incidence of private car usage, traffic flows and air pollution. Such large scale development needs to be located closer to existing Urban Centres where all facilities and services are already provided and where existing transport corridors are already established, ie Sustainable Development.

6 October 2021

Michael Poole B.Sc. (Hons) MRICS – Failand Resident
Simon Lee BA(Hons) LL.M MCI Arb – Failand Resident
Chris Ambrose C Eng FCIBSE – Former Parish Council Chair
Tom Sage ARPS – Failand Resident and former Parish Councillor
John Chapman BSc MSc – Failand Resident and former Chair HOFGB

¹ Planning Inspectorate Bristol. File Ref: APP/D0121/A/09/2117326