

**From:** [CHEC Planning Ltd](#)  
**To:** [Celia Dring](#); [andy@poldenplanning.co.uk](mailto:andy@poldenplanning.co.uk); [Town & Parish Chairman Wraxall & Failand](#)  
**Subject:** Wraxall and Failand Neighbourhood Plan Examination  
**Date:** 05 January 2024 14:47:16

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Paragraph 1.10.5. in Part 2 of the *Neighbourhood Planning Independent Examiner Referral Service Guidance to service users and Examiners* advises that: *the independent examiner will initially undertake a high-level assessment of the plan documents. If there is an obvious and potentially fatal flaw, the independent examiner will write to alert the local planning authority and qualifying body.*

I have undertaken an initial high - level assessment and unfortunately I have identified that the Consultation Statement does not fully meet the necessary regulations.

Regulation 14 (a) in the Neighbourhood Planning (General) Regulations 2012 (as amended) states that before submitting a plan proposal to the local planning authority, a qualifying body must

publicise, in a manner that is likely to bring it to the attention of people who live, work or carry out business in the neighbourhood area:

details of the proposals for a neighbourhood development plan;

details of where and when the proposals for a neighbourhood development plan may be inspected;

details of how to make representations; and

the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.

Regulation 15 (2) explains that the Consultation Statement must explain how persons and bodies were consulted.

The Consultation Statement Document submitted with the Wraxall and Failand Neighbourhood Plan does not include all the necessary information regarding consultation on the pre-submission Regulation 14 Draft Plan, as required above.

Paragraphs 2.19 to 2.22 in the Consultation Statement refer to consultation on the pre-submission Regulation 14 Draft Plan. Whilst I note the list of those consulted and the meetings held with interested bodies, there is no information regarding how the local community was consulted on the pre-submission Regulation 14 Draft Plan. I would expect to see details of publicity of the plan to the local community - such as posters, social media, local newsletters and leaflets. I would expect to be provided with details of where the plan was available to view - both online and in paper copy. If there were any local open meetings or exhibitions, these should be detailed. In addition, information should be available as to how the local community was able to submit comments.

I would like to give the Parish Council the opportunity to submit a revised Consultation Statement that fully complies with the Regulations. This can be an addendum to the existing Consultation Statement.

Unfortunately these requirements will mean that a revised Consultation Statement will have to be subject to a further 6 week Regulation 16 consultation period. In these circumstances I will have to suspend the examination until the outcome of that consultation, although I would be happy to look at the revision to the Consultation Statement prior to consultation. I will not accept representations

on the content of the submission plan and those people who have already made representations on the plan do not need to re submit those representations.

In my email dated 4 January 2024 I asked for a two week period of consultation with regard to the new NPPF. I would suggest that both consultations now run over the same 6 week period

Please can this email be placed on North Somerset Council's webpage for the Plan.

Please can you confirm receipt of this email.

Kind Regards

Janet Cheesley