

Wraxall & Failand Neighbourhood Plan

Consultation Statement – Addendum

January 2024

Introduction

This consultation statement addendum has been prepared following a request by the examiner for further information following their high-level assessment of the submitted Neighbourhood Plan. Specifically, the examiner has requested further information on compliance with regard to regulation 14(a) and 15(2) of the Neighbourhood Planning Regulation 2012 (as amended).

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.

This Consultation Statement Addendum supplements the other information already included in the previously submitted Consultation Statement (dated May 2023).

Regulation 14: Pre-Submission Consultation

Following the earlier non-statutory community consultation stages and face-face events the pre-submission Regulation 14 draft Neighbourhood Plan was prepared. 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 the consultation period extended to 8 weeks to account for the Christmas holidays. The following methods were used to publicise the plan and bring it to the attention of people who live, work or carry out business in the neighbourhood area:

- The Neighbourhood Plan was hosted on a dedicated webpage on the Parish Council's website throughout the consultation period.
- Posters publicising the consultation were placed throughout the Parish, including on Parish Council noticeboards.
- A news update was sent out via the Parish Council Newsletter mailing list, with details of how to view and comment on the draft plan. The Newsletter mailing list has approximately 260 subscribers.
- Individual consultation emails and letters were also sent out to known local businesses and organisations, and landowners affected by proposed designations (Policy WF1 and WF2). Consultation emails were also sent out to people within the community who had responded

during the earlier community consultation events where they had confirmed on the feedback forms that they would like to receive future email updates about the Neighbourhood Plan. Consultees listed within Schedule 1 of the Neighbourhood Planning (General) Regulation 2012 (as amended) whose interests were considered may be affected were also notified through this process. In total 115 consultation emails/letters were sent out at the start of the regulation 14 consultation.

- In addition to hosting the draft Neighbourhood Plan on the website, hard copies of the plan were made available on request, with details provided on the posters, news update and consultation emails/letters.

Consultation material set out that representations were sought on the draft Neighbourhood Plan, where it could be viewed, and how to request hard copies if required. It also set out that comments should be made in writing and these could either be made via email or by post to the address provided. The timescales for the consultation were included in the consultation material in terms of when representations should be received by.

Examples of the publicity and notifications carried out as part of the regulation 14 consultation are included in Appendix A.

Appendix A

Regulation 14 Consultation Poster:

WRAXALL AND FAILAND NEIGHBOURHOOD PLAN: REGULATION 14 CONSULTATION

5th December 2022 – 1st February 2023

Representations are sought in connection with the Wraxall and Failand Neighbourhood Plan Regulation 14 Consultation Draft (the "Draft Plan").

The Draft Plan is available to inspect at the following link:

<https://www.wraxallandfailand-pc.gov.uk/news/neighbourhood-plan-consultation>

Hard copies can be made available for inspection upon request and by appointment by contacting np@wraxallandfailand-pc.gov.uk or by telephone 07850 057 401.

Written representations must be submitted and received **no later than 5pm on 1st February 2023** by:

Email: np@wraxallandfailand-pc.gov.uk

Post: The Cross Tree Centre, All Saints Church, Bristol Road, Wraxall, BS48 1LB

Community Newsletter:

[View this in your browser.](#)

The latest news for Wraxall & Failand

NEIGHBOURHOOD PLAN CONSULTATION

WRAXALL AND FAILAND NEIGHBOURHOOD PLAN: REGULATION 14 CONSULTATION 5th December 2022 – 1st February 2023 Representations are sought in connection with the Wraxall and Failand Neighbourhood Plan Regulation 14 Consultation Draft (the "Draft Plan"). The Draft Plan is attached to this post Hard copies can be made available for inspection upon request and by appointment by contacting np@wraxallandfailand-pc.gov.uk or by ...

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Wraxall & Failand Parish Council

Notifications emails:

Wraxall and Failand Draft Neighbourhood Plan Regulati...

 Neighbourhood Plan <np@wraxallandfaila...>
To np@wraxallandfailand-pc.gov.uk 05/12/2022

Some people who received this message don't often get email from np@wraxallandfailand-pc.gov.uk.
[Learn why this is important](#)

Hello,

Representations are sought in connection with the Wraxall and Failand Neighbourhood Plan Regulation 14 Consultation Draft (the "Draft Plan").

The Draft Plan is available to view at the following link:
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Written representations must be submitted and received no later than 5pm on 1st February 2023 by:
Email: np@wraxallandfailand-pc.gov.uk
Post: The Cross Tree Centre, All Saints Church, Bristol Road, Wraxall, BS48 1LB

Kind regards, Wraxall and Failand Neighbourhood Plan Group.

Landowner Letter:

POLDEN
PLANNING

Our Ref: 013
Your Ref:
Date: 5th December 2022



Dear Sir/Madam

**DRAFT WRAXALL AND FAILAND NEIGHBOURHOOD PLAN: REGULATION 14 CONSULTATION
5TH DECEMBER 2022 – 1ST FEBRUARY 2023**

I am an independent planning consultant engaged by ~~Wraxall and Failand~~ Wraxall and Failand Parish Council in connection with the preparation of its Neighbourhood Plan. I am writing to you on behalf of the Parish Council to inform you that we are consulting on the draft Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

You are being specifically notified because, according to Land Registry records, some or all of land within your ownership is proposed to be designated as a Community Facility and/or Local Green Space within draft Policies WF1 and WF2 respectively, as set out within the draft Neighbourhood Plan consultation document.

The draft Neighbourhood Plan consultation document is available for inspection at the following link:

<https://www.wraxallandfailand-pc.gov.uk/news/neighbourhood-plan-consultation>

Alternatively, a hard copy for inspection can be made available upon written request and by prior appointment.

Any written representations that you may wish to submit about the draft Neighbourhood Plan must be received no later than 5pm on 1st February 2023 via:

Email: np@wraxallandfailand-pc.gov.uk

Post: The Cross Tree Centre, All Saints Church, Bristol Road, ~~Wraxall~~ Wraxall BS48 1LB

Should you have any queries about the contents of this letter, please do not hesitate to contact me using the email address above or alternatively by calling 07850 057401. |

Yours sincerely,



Rebecca Randall MRTPI
Chartered Town Planner at Polden Planning