

## Parish Council Review of Regulation 16 Representations

| <b>Respondent Name</b>                         | <b>Respondent Organisation</b> | <b>Comment</b>   | <b>Attached file(s)</b> | <b>Parish Council comments</b> |
|--|--------------------------------|--|-------------------------|--------------------------------|
| Plan Section – What is the Neighbourhood Plan? |                                |  |                         |                                |
| Brian  | Failand Table Tennis Club      | As President of Failand Table Tennis Club, I am very sorry that we have only just picked up the awareness of this document and appreciate the opportunity to study it and respond before the 17th November deadline. |                         | Comments noted.                |

| Respondent Name            | Respondent Organisation    | Comment  | Attached file(s) | Parish Council comments                   |
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| Long Ashton Parish Council | Long Ashton Parish Council | <p>Long Ashton Parish Council acknowledges the hard work and thought that has gone into the various consultations along with the review of North Somerset's Emerging Plan before submitting your Neighbourhood Development Plan. As an adjacent Parish Council, we would like to offer our support for your stated objective of retaining the beautiful countryside we share as well as guiding any development or material changes within your Parish infrastructure for many years to come. We also appreciate that in this fast-changing world, it's not easy to address some of key issues raised during the consultations in a period that covers sixteen years or so and commend the vision to hold regular reviews to ensure the plan is up to date and reflects any changes in the Local Plan.</p> <p>Since our Parish Council is due to update its own Neighbourhood Development Plan, we have read this document with interest. Many of our residents visit Failand &amp; Wraxall and value the beautiful woodlands and high quality green and blue spaces offered by Tyntesfield and Lower Failand as well as greatly appreciating the nature recovery work and guided tours at Watercress Farm. The historic character of Failand &amp; Wraxall as well as the rural aspect are also much enjoyed by those living in Long Ashton. As a result, we have made a few comments on the plan</p> |                  | Support for the plan objectives welcomed. |

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| LANCE Trust   | The LANCE Trust                | The Long Ashton Nature, Community & Environment Trust (the LANCE Trust) was formed in 2021 to help maintain and enhance biodiversity within the parish of Long Ashton and beyond. As a result, we hope that Long Ashton Parish Council updates its local Neighbourhood Development Plan as soon as possible and would like to congratulate the Steering Group and other people that have been involved in updating the Wraxall and Failand Neighbourhood Plan. Apart from our general support, we have made a few comments in the appropriate sections. As a group that is keenly aware of the adverse impacts of climate change and biodiversity loss, we know that alongside our own work within the parish, collaborative effort with neighbouring parishes will benefit the wildlife and green spaces that we all enjoy in the long term. |                         | General support for the plan welcomed. |
| <b>Plan Section – Structure of the Neighbourhood Plan</b> |                                |   |                         |  |
| LANCE Trust   | LANCE Trust                    | Many of those that have been involved in the creation of the LANCE Trust have enjoyed visiting key areas within Wraxall and Failand for several decades. And we know, from the hundreds of residents both young and old that we engage with, that many residents of Long Ashton would acknowledge that we all benefit from the Tyntesfield Estate, the exciting and progressive nature recovery work at Watercress Farm and the network of footpaths in Lower Failand and elsewhere. As a result, we can appreciate that Wraxall and Failand are popular places in which to live and are supportive that the NDP seeks to protect and enhance the existing, important character of both places.   |                         | Support welcomed.                      |
| <b>Plan Section – Statutory and Supporting Documents</b>  |                                |   |                         |  |

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| Brian   | Failand Table Tennis Club      | Again, my apologies for lateness of response. I have noted the lists of individuals and organisations that have been consulted and we would like to be included in going forward. The Club has been in existence for 70 years based in the village and we see ourselves very much part of the community.   |                         | Comments noted.  |
| <b>Plan Section - About Wraxall &amp; Failand Neighbourhood Plan Area</b> |                                |  |                         |  |
| KRG22   |                                | I would like to add my complete agreement to the comments under this section and if I may make on additional point. What makes this area special includes the number of mature trees, many in the vicinity of The Elms where I live were kept as part of the development and others in the Parish add to its identity. I am however concerned that there has been insufficient identification and protection of these trees, in particular I reference the Lodge Lane property known as Lydcott where numerous large mature trees have been cut down by a developer, ahead of planning permission being sought, completely changing the pleasant semi rural nature of this part of Lodge Lane. I think WFPC should address the safeguards they have already in place or if not, what they propose. I am aware that Lydcott falls on the Nailsea side of Lodge Lane nevertheless the point remains valid. |                         | It is noted that the property Lydcott falls outside the Neighbourhood Plan area. Policy WF7 of the submitted plan sets out that proposals should, where feasible, avoid the loss of, or damage to, mature trees and hedgerows. Otherwise, the Tree Preservation Order process is considered to be the appropriate mechanism to afford protection where trees are considered to meet the relevant criteria. |
| Chris Jepson  |                                | In 2.62 the plan refer to a children's play area to be constructed in Failand. This play area is complete and was opened in April 2023 and is very popular with local children and parents making the need for an improved road crossing all the more urgent   |                         | Agreed. Considered text could be updated through minor amendment to reflect completion of the play area.<br><br>For information the new play area falls within the Failand Village Hall area identified on inset map 8 in relation to policy WF1.  |

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| DR_Wraxall      |                         | For clarity, it is considered that para 2.18 should be amended to read ' <i>(now Tyntesfield Registered Park and Garden (RPG), see paragraph 2.54 below for explanation)</i> ', as this is the first instance of the abbreviation.  |                  | Agree. Considered can be addressed through minor amendment to the text. |
| Dwara           |                         | <p>I would like to endorse the observation in the Neighbourhood Plan that people live in this Parish because of its green and rural nature, and abundance of green spaces. Also that visitors come here to enjoy that green, rural environment and benefit from it. It is a health-giving place to live and to visit, and the rural nature of the Parish is what draws people to it. Bristol is such a short distance away and, yet Bristol residents are also able to gain these benefits after a relatively short drive.</p> <p>Connectivity in the Parish is a problem - the mobile telephone signal is dreadful for large parts of Failand, and the bus service is very limited in Wraxall, and especially in Failand.</p> <p>An hourly bus service between Bristol and Clevedon, ending at 7pm, along a busy B3128 with no safe crossings to bus stops makes this sustainable form of transport a very limited option and is particularly bad for children and the elderly. Similarly, there is no bus serve between Failand and Wraxall, or Nailsea or Long Ashton.</p> |                  | Comments noted.   |

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| Brian                  | Failand Table Tennis Club      | <p>Paragraph 2.13 should include Sandy lane and Failand Lane as access roads to Lower Failand. Paragraph 2.34 should include "Failand Table Tennis Club is located in Sandy Lane opposite Failand Church". Paragraph 2.42 should state "in Hall in Lower Failand opposite Failand Church" - this will avoid any confusion with the Village Hall in Upper Failand.</p> <p>Paragraph 2.50 should say "a Hall opposite St Bartholomews Church and is the home of Failand Table Tennis Club".</p>   |                         | Comments noted. Considered points raised could be addressed through minor amendments to these paragraphs. |
| J McLaren              |                                | <p>We are a family with young children living in the Failand Triangle. It is fantastic that the playground at the village hall has now been completed, many thanks to all that were involved with achieving this. It is great to hear that a pedestrian crossing along the B3128 is being pursued. We would suggest that a reduction in the speed limit from 40 to 30 on all sides of the triangle is essential for the safety of all residents as well. Trips to the village hall and the Ashton Hill Plantation currently have to be carefully managed with our young children and is very difficult with bikes. We will often take our car to these locations just to avoid walking along the roads around the triangle.</p> |                         | Comments and support for a pedestrian crossing noted.   |

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| PJE             |                         | <p>The integrity of the Wraxall and Failand Neighbourhood is very much dependent on maintaining the green open spaces and the Green Belt. Any largescale intrusion into the Green Belt with housing development would be hugely detrimental to the well being of the Neighbourhood and the people residing in it</p> <p>Biodiversity would be negatively impacted. In particular the Yeo Valley is an area of great biodiversity and historic remains which should be protected for current residents and future generations. With the introduction on Net Biodiversity Gain the government recognises that this is an area of increasing importance and the Neighbourhood plan has my full support if one of the major aims is to support and increase the biodiversity in the Neighbourhood area.</p> <p>Furthermore the communication links within the Neighbourhood are unsuitable for increased traffic particularly the Bristol Road which is not wide enough in a number of places to support passing traffic.</p> |                  | Comments noted and support welcomed.  |
| Tamsin Rossiter | Belmont Estate          | <p>2.19 It is the Belmont Estate, not the Belmont Trust</p> <p>2.39 Activities are not centred around the Carriage House but take place at various parts of the estate including particularly the re-wilded and new created wetlands at Watercress Farm</p>   |                  | Comments noted. Considered changes to text can be addressed through minor amendments. |

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| Jessica                            |                         | <p>The process for the development of the plan has been well thought through and well executed by the group of councillors and residents who have managed this work. It's a solid plan that accurately describes the parish and reflects my views as a resident.</p> <p>I personally am not against development as I think we have to support a need for increased housing stock, which includes a mix of types of residences. But it is so important to protect the green spaces in the parish because that is part of the character of this place and connected to so many important aspects, not least reversing ecological decline and supporting residents' mental health.</p> <p>The land areas described in this plan as green spaces are actively used by residents of this parish, as well as those from neighbouring areas and I feel it is very important to keep them as they are - with potential improvements in terms of access access connectivity between them, as has been done with the "walk to school" path.</p> |  | Support welcomed.  |
| <b>Plan Section - Introduction</b> |                         |   |  |  |
| Exolum Pipeline Systems Ltd        |                         | Thank you for your email to Exolum Pipeline System Ltd regarding the above. Please find attached a plan of our client's apparatus. We would ask that you contact us if any works are in the vicinity of the Exolum pipeline or alternatively go to <a href="http://www.lsbud.co.uk">www.lsbud.co.uk</a> , our free online enquiry service.  | <a href="#">EXOLUM PLAN 1.pdf</a><br><a href="#">EXOLUM PLAN pdf</a> | Comments and plans noted. It is not considered the apparatus have any implications on the content of the Neighbourhood Plan. |
| Natural England                    | Natural England         | Natural England does not have any specific comments on this draft neighbourhood plan.   | <a href="#">Natural England resp.pdf</a>                             | Comments noted.  |



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| National Highways | National Highways       | <p>Thank you for providing National Highways with the opportunity to comment on the submission draft of the Wraxall and Failand Neighbourhood Plan. We are responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the M5 motorway which runs approximately 350m north west of the Plan area boundary. Based on a review of our records we do not appear to have been previously consulted on the draft Plan.</p> <p>Following our review of the submission draft we are satisfied that the proposed policies within the Plan are unlikely to result in development which will adversely impact the SRN and we therefore have no specific comments to make. This does not however prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.</p> |                  | Comments noted.         |

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| The Coal Authority | The Coal Authority      | <p>The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.</p> <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 should be given to the risks posed by these features and what measures are necessary to ensure the safety and stability of the development.</p> <p>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> | <a href="#">The Coal Authority.docx</a> | Comments noted.         |

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| Historic England (David Stuart)                   | Historic England        | <p>Thank you for your Regulation 16 consultation on the submitted version of the Wraxall and Failand Neighbourhood Plan.</p> <p>I can confirm that there are no issues associated with the Plan's policies and proposals upon which we wish to comment.</p> <p>We would reiterate the observation made previously to your authority in response to the associated SEA Screening consultation that we have not received a Regulation 14 consultation from the community (see attached). We also attach a copy of early liaison we had with the community on the preparation of its Plan.</p> | <p><a href="#">HE attachment 1 Wraxall and Failand Neighbourhood Plan SEA HRA screening report.pdf</a> <a href="#">HE attachment 2 Wraxall and Failand Neighbourhood Plan.pdf</a></p> | <p>Comments noted. Our records indicate Historic England were consulted at the regulation 14 stage. In any case the regulation 14 draft of the Neighbourhood Plan was shared with the SEA screening consultation to which Historic England provided comments. We note no concerns raised regarding the plans policies in relation to the historic environment.</p> |
| Plan Section – National Planning Policy Framework |                         |   |   |  |

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| <p>The Trustees of Captain WDM Wills New Grandchildren's Settlement, C/o Savills</p> |  | <p>Schedule 4B of the Town and Country Planning Act 1990 (as amended) requires that in order for a Neighbourhood Plan to proceed to a referendum, the Examiner must consider whether it meets a set of 'basic conditions', including that of being in general conformity with the relevant Development Plan.</p> <p>Criterion 'e' of the basic conditions requires that neighbourhood plans should be in general conformity with the strategic policies contained in the adopted development plan for the area.</p> <p>For the reasons specified above, the draft NDP is not considered to be positively prepared or sufficiently aspirational, conflicting with the core principles of the NPPF and as such its evidence base (or absence of) and policies do not accord with the Basic Conditions set out in the Town and Country Planning Act 1990 (as amended). In our view the draft NDP and its evidence base does not currently provide an accurate basis upon which to proceed to Independent Examination.</p> <p>We consider that a modest green belt release will enable local housing needs to be met, and the Land north of Clevedon Road, Failand is suitable, available, deliverable and developable, and is well-related to the existing village. The land largely is free from any significant environmental constraints and is capable of accommodating a small-scale residential scheme in order to meet an identified need and demand for housing in the village.</p> <p>See additional information in attached document.</p> | <p><a href="#">Trustees of Captain WDM Wills New Grandchildren Settlement.pdf</a></p> | <p>We would disagree with the representations made. It is considered the plan meets the basic conditions, including having regard to national policy, as evidenced in the basic conditions statement. NPPF 152-156 is particularly relevant given the extent of Green Belt in the parish area.</p> <p>Contrary to comments a local housing survey was undertaken as part of its early evidence base work. Consideration of housing provision, including the housing survey work and advice from North Somerset Housing Enabling officers, is explained in paragraphs 6.14 onwards of the plan and the accompanying consultation statement. Whilst some need from newly forming households was identified, the vast majority of respondents identified that their needs could be met by the market (e.g. looking to own their own home). Without demonstrable affordable housing need, identification of a site within the Green Belt was not considered to be in conformity with Core Strategy Strategic Policy CS17. This approach was agreed with North Somerset Housing Enabling Officers.</p> <p>With regard to the site being promoted (land north of Clevedon Road), as well as the lack of evidenced local affordable housing need, it is unclear how this site could accord with Core Strategy Policy CS17, being not adjacent a settlement boundary in the adopted Development</p> |
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|                              |                           |   |                  | <p>Plan, and with no information provided in relation to justifying 'very special circumstances' within the Green Belt.</p> <p>With regard to the emerging North Somerset Local Plan (Autumn 2023 reg 19 consultation), part of the site falls within SHLAA ref: HE2010107, which was rejected as a potential allocation (see Sustainability Report, Appendix E).</p> <p>Whilst a different site, we would also draw the examiners attention to North Somerset Planning ref: 09/P/1486/O for 500 dwellings east of Failand. Following refusal, a subsequent public inquiry appeal was recovered by the SoS and dismissed, including on fundamental concerns regarding impact on the highway network, sustainability given reliance on private car, and harm to the Green Belt. It is considered similar concerns would arise in relation to land north of Clevedon Road.</p> |
| <b>Plan Section - Vision</b> |                           |   |                  |  |
| Brian                        | Failand Table Tennis Club | Failand Table Tennis Club fully supports this vision. |                  | Support welcomed.  |

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| Long Ashton Parish Council       | Long Ashton Parish Council     | Long Ashton Parish Council particularly endorses the vision that 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. Plus, of course, the commitment to build on your existing distinctiveness to deliver the type of places that allow people of all backgrounds to live, play and work peacefully in the Parish |                         | Support welcomed.  |
| LANCE Trust                      | The LANCE Trust                | Bearing in mind the aims of our charity, the LANCE Trust supports the NDP's wish to protect and enhance the area's rural character as well as maintaining and improving access to the Green Belt to promote healthy lifestyles and we would hope that with the rich mosaic of wildlife and habitats within your parish will, during the course of this plan, raise awareness of the importance of conserving and maintaining healthy ecosystems rich in wildlife to help mitigate the adverse impacts of climate change and biodiversity loss.                                       |                         | Support welcomed.  |
| <b>Plan Section - Objectives</b> |                                |  |                         |  |
| Richardb                         |                                | Agree with these objectives  |                         | Support welcomed.  |
| Chris Jepson                     |                                | Objectives 1 and 2 do not seem to be complete with the words "Belt' and 'spaces' missing   |                         | This objectives in the Neighbourhood Plan include this text. |

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| Dwara  |                                | <p>I presume that point 1. and post 2. read Green Belt and green spaces respectively.</p> <p>I cannot emphasise strongly enough the importance of both the Green Belt and Local Green Spaces to the quality of life of both residents of the parish and visitors to the parish. The fundamental character of the parish would be changed if the Green Belt is not protected, and if green spaces are not preserved and enhanced for the benefit of wildlife, human residents and visitors.</p> |                         | Comments noted.  |
| <b>Plan Section - Policy WF1: Community Facilities</b> |                                |  |                         |  |
| Brian  | Failand Table Tennis Club      | We would request that Failand Table Tennis Club is included in the list in Policy WF1. Failand Table Tennis Club is very keen to enhance its facilities to the benefit of the community. Re: Para 5.3 - Failand Table Tennis Club should be highlighted on Inset Map1 in Appendix B.   |                         | Comments noted. The PC would be happy for the plan to identify the table tennis club in policy WF1 and Inset Map 1. We understand the club has recently opened its membership to include a non-league/social players membership, reaching a wider audience in the community. |
| <b>Plan Section - WF2 Local Green Space</b>            |                                |  |                         |  |
| KRG22  |                                | As a regular user of The Elms open space I would like to confirm that this space is indeed of great value to residents and should be afforded protection.  |                         | Support welcomed.  |
| Chris Jepson   |                                | I would support the inclusion of all the green spaces identified and would support additional green spaces to added to this list where appropriate to conserve the green and rural nature of Wraxall and Failand   |                         | Support welcomed.  |

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| DR_Wraxall             |                                | I strongly support Policy WF2, particularly for the 'The Elms Open Space' area, which is used extensively by residents from Wraxall and Nailsea for recreation and exercise. I believe that the Local Green Space Assessment for this area provides good justification for this area. However, I believe that it is important to retain the Scheduled Ancient Monument designation for the remains of Prideaux Colliery and the nearby earthworks (MNS1077 and MNS1988 on the Heritage Record).   |                         | Support welcomed. The reasons for not including the area of the scheduled ancient monument are set out in the Local Green Space Assessment (p. 16). However the PC would be open to inclusion of the area in the LGS designation, if it is judged through the examination to meet the relevant criteria. |
| Dwara                  |                                | Again, I would like to emphasise that this policy is crucially important to the character of the parish.  |                         | Support for the policy welcomed.   |
| J McLaren              |                                | The importance of the Wraxhall Piece woodland to local residents can not be overstated, as stated inappropriate development in this area should be resisted/refused.  |                         | Wraxall Piece is identified in policy WF2.   |
| LANCE Trust            | The LANCE Trust                | As recent reports show, species within Britain continue to decline with increasing numbers of birds, insects and mammals facing the threat of extinction. We'd urge key stakeholders of Local Green Space to look at how best to accommodate more ways of encouraging biodiversity with, for example, a focus on pollinators. Many insects are pollinators - not just honeybees - and many of our native bees need much help to survive. Alongside, moths, butterflies and other insects, they provide a foundation on which amphibian, mammal and bird life can thrive |                         | Comments noted.  |

Plan Section - Policy WF3: Community Cohesion



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| Richardb        |                         | <p>I believe that there should be a policy to preserve the character of existing development. This is particularly needed in the Failand triangle where the doubling of height of residential dwellings under "permitted development" rules would an area predominantly of bungalows would become essentially urban.</p>  |                  | <p>This concern at Failand was highlighted at reg 14 stage and NP para 6.11 onwards sets out the Councils approach to consider design codes and associated policies through a future plan review.</p> |
| Rachel Sandeman | EC-PR                   | <p>I support the point in policy WF2 that inappropriate development should be resisted. I think it unlikely that any development proposal for The Elms Green Space would in any way enhance the beneficial use of the Green Space.</p> <p>-It would be very detrimental to wildlife there. The area is on a flood plain and during lockdown, there were otters present there. The Local Wildlife Site and Site of Conservation Interest straddles the eastern boundary as noted in the Local Green Space Assaessment (May 2023).</p> <p>-It is an open space that people use to walk their dogs and exercise which is well used.</p> <p>-The Green Space gives this part of Wraxall a pleasant rural outlook as you drive up to the village. Any development would likely be right up against the fence, giving the feel that this part of Wraxall is actually a town, not a village.</p> <p>-As noted in the Local Green Space Assaessment (May 2023), there is a scheduled ancient monument (old colliery) located in the east of the area.</p> |                  | <p>Comments relate to WF2 rather than WF3. Support welcomed.</p>  |

Plan Section - WF4: Walking Cycling and Wheeling Networks

| Respondent Name | Respondent Organisation | Comment   | Attached file(s) | Parish Council comments   |
|-----------------|-------------------------|---|------------------|---|
| KRG22           |                         | Point 5.24 concerning Lodge Lane being "increasingly busy". As I live very close to Lodge Lane I would like to point out that traffic volumes increased markedly when the traffic calming measures were installed on Station Road Backwell. When that road was closed for the works to install the horrendous speed bumps we immediately noticed more cars on Lodge Lane and that has continued to be the case. It is the law of unintended consequences that an action taken in one place to reduce traffic speeds means that another route is adversely impacted. An action needs to be recorded to similarly add some traffic calming to Lodge Lane especially at the point where Festival Way / Green Pastures Road Bridleway cross Lodge Lane. |                  | The PC acknowledge concerns regarding this route and this is reflected in supporting text under paragraph 5.24. WF4 supports new or enhanced routes.                        |
| Chris Jepson    |                         | The absence of safe walking routes ( ie that can be walked at night or alone) from Failand to Long Ashton and Bristol has not been addressed  |                  | WF4 would support the provision/enhancement of such routes where feasible.  |
| DR_Wraxall      |                         | The NSC <i>Rural Lanes Action Plan</i> suggests that speed reduction of 20 mph should be considered for rural villages and the NSC <i>Safer Active Routes to School Action Plan</i> also recommends a 20 mph speed limit. The Parish Council has previously advocated that Quiet Lanes be considered on rural roads that form part of the National Cycle Network and, when consulted on the improvements to be implemented for Active Travel on the Festival Way, it has lobbied for a reduction in the speed limit on Lodge Lane in order to improve road safety.  |                  | Agree that speed limit reductions (e.g. through traffic regulation orders) can be an important part of addressing safety where there is potential for multi-user conflicts. |

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| Dwara           |                         | <p>The main concern for most residents is the speed of the traffic along the B3128 and B3130, sometimes also the B3129. The current speed limits are simply too fast for rural villages and greatly limit pedestrian use. This is bad for the climate and also for human health and fitness.</p>  |                  | <p>Agree. Please see comments above.</p>  |
| Tamsin Rossiter | Belmont Estate          | <p>Ref: The B3130: The volume and speed of traffic on this road has increased significantly in recent years - including various 2 and 4 wheeled vehicles that use it at VERY significant speed. Even the 'every day' traffic causes issues of noise and danger for residents and those whose properties lie on or near the road. There is also considerable and material detrimental impact on internationally significant bat populations (greater and lesser Horseshoe) through increased noise and light pollution (principally noise) in this North Somerset &amp; Mendip Bats Special Area of Conservation (SAC). All of this has been measurably exacerbated by the recent low cost surface dressing application.</p> <p>The volume of traffic should be limited, the speed reduced and the road properly surfaced with quiet tarmac to protect not just the quiet enjoyment of the countryside but also the biodiversity and protected species.</p> <p>Ref: Belmont Hill: The speed limit of 50mph remains too high and should be reduced. Cars continue to leave the road, through walls and into fields. Heavy goods vehicles continue to abuse the restrictions and the cars' speed and behaviour is a danger to cyclists</p> |                  | <p>Comments noted. The PC would welcome consideration of such measures to limit speed by the Highway Authority (e.g. Traffic Regulation Orders). This is identified as action in the traffic flow report appended to the plan (appendix D).</p> |

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| David C Neale                            |                         | <p>I am responding to Policy WF4 of the Plan which ends with the statement:</p> <p>"Development proposals will be supported where new or enhanced walking, cycling and wheeling connections will be delivered."</p> <p>My response concerns mainly the lack of safe cycling access to "National Trust Tyntesfield"..</p> <p>I recently attended a lecture by Tyntesfield's Head Gardener Paul Evans. Evidently car parking is insufficient at times of peak tourism, when the upper (north) entrance has to be closed to private cars. This results in hazardous fly- parking on the verges and carriageway of the B3128 Clevedon Road. Steps could be taken to prohibit fly parking, but I think it is clearly necessary to promote the development of attractive walking and cycling routes to the Visitor Centre from routes 33 and 334 of the National Cycle Network illustrated on page 82 of the Plan.</p> <p>I attach my network drawing SC375B and Token Estimates, both of which are known to NSC's Sustainable Transport Group and Sustrans.</p> <p>Of the 6 suggested route Options, my preference is for Routes U and W, although there is room for discussion. I suggest inclusion of both plans in the final Neighbourhood Plan in support of the basic concept.</p> | <p><a href="#">David Neale Tyntesfield Options Token Estimates.D.xlt</a><br/> <a href="#">David Neale SC375B Tyntesfield Network_4.JPG</a></p> | <p>These options would be supported by policy WF4. Whilst not considered necessary for the plan to meet the basic conditions, the PC would be open for a route options plan associated with the Tyntefield visitor centre being included as an appendix map in the NP, were this to be supported by the LPA/Highway Authority.</p> |
| Plan Section - WF5:Traffic and Transport |                         |  |  |  |

| Respondent Name | Respondent Organisation | Comment  | Attached file(s) | Parish Council comments  |
|-----------------|-------------------------|--|------------------|--|
| KRG22           |                         | <p>Since Tyntesfield was acquired by the National trust there has been no implementation of improved access to the estate from the very busy B3128. Despite the volumes of visitors this site attracts, visitors arriving from the M5 have to negotiate a difficult right turn from Portbury lane and then turn off the B3128 into a single width drive. Some who can't be bothered with the car park just park dangerously on the B3128.</p> <p>Action plan is needed for WFPC to raise with NT and Highways to get improved access to this site which should have been mandated at the outset of NT opening to the public.</p> |                  | Comments noted. The PC is committed to ongoing dialogue with the Tyntesfield Estate regarding future plans (as set out in paragraph 2.64 of the plan). |
| Dwara           |                         | Major development in this parish would impact hugely on the already busy access roads to Bristol, increasing the volume of traffic significantly, and increasing traffic jams on the roads as they near the city.  |                  | Comments noted.  |
| J McLaren       |                         | The volume, speed and type (large lorries to and from the quarry) of traffic along the B3128 is already problematic. Any development that could adversely impact on highway safety or increase traffic issues should be resisted.  |                  | WF5 seeks to ensure development that the highway impacts of development are appropriately mitigated.   |

| Respondent Name   | Respondent Organisation | Comment  | Attached file(s) | Parish Council comments  |
|---|-------------------------|--|------------------|--|
| Tamsin Rossiter   | Belmont Estate          | <p>Ref 5.28: The B3130: The volume and speed of traffic on this road has increased significantly in recent years - including various 2 and 4 wheeled vehicles that use it at VERY significant speed. Even the 'every day' traffic causes issues of noise and danger for residents and those whose properties lie on or near the road. There is also considerable and material detrimental impact on internationally significant bat populations (greater and lesser Horseshoe) through increased noise and light pollution (principally noise) in this North Somerset &amp; Mendip Bats Special Area of Conservation (SAC). All of this has been measurably exacerbated by the recent low cost surface dressing application. The volume of traffic should be limited, the speed reduced and the road properly surfaced with quiet tarmac to protect not just the quiet enjoyment of the countryside but also the biodiversity and protected species.</p> |                  | <p>Comments noted. The PC would support improvements that address existing highway safety issues and associated impacts.</p> |
| Plan Section - WF7: Planning for Green Infrastructure, Biodiversity and Food Production |                         |  |                  |  |

| Respondent Name            | Respondent Organisation    | Comment  | Attached file(s) | Parish Council comments  |
|----------------------------|----------------------------|--|------------------|--|
| Long Ashton Parish Council | Long Ashton Parish Council | <p>Long Ashton Parish Council fully supports your aim to implement measures to retain and improve connections between green spaces, wildlife corridors and habitats such as those within Sites of Nature Conservation Interest. Our Parish Council is currently working on its Local Nature Recovery Plan so we are very aware that it's important to work with adjacent parishes to ensure the best outcome for locally rare species and habit conservation.</p> <p>Perhaps you could add something along these lines? And maybe worth stating that as a parish, you recognise that the climate and biodiversity crises are accelerating with variable weather patterns becoming more common and with many species continuing to decline in both number and variety. Maybe add that as a vital component of North Somerset, you are aware that these trends must be stabilised and, during the course of this Local Plan, reversed in order to protect the younger generation to come</p> |                  | <p>With regard to biodiversity policy WF7 is focused on the role of new development in protecting and enhancing biodiversity in the parish and wording has been drafted mindful of the need to have regard to national policy and conformity with strategic policies. We are aware that a Local Nature Recovery Strategy is in preparation by the West of England Combined Authorities. Any strengthening of national policy or Local Plan strategic policies would be considered in a future review of the Neighbourhood Plan.</p> <p>Whilst not considered necessary to meet basic conditions, minor amendments to supporting text to highlight the wider context of the need to address biodiversity decline could be made.</p> |

| <b>Respondent Name</b> | <b>Respondent Organisation</b> | <b>Comment</b>   | <b>Attached file(s)</b> | <b>Parish Council comments</b>   |
|------------------------|--------------------------------|--|-------------------------|--|
| LANCE Trust            | The LANCE Trust                | The LANCE Trust welcomes the proposal to 'protect and enhance biodiversity'. In May 2023, Defra issued guidance on how local authorities could comply with their biodiversity duty as outlined in the Environment Act 2021. As a result, the LANCE Trust is currently helping Long Ashton Parish Council develop it's Local Nature Recovery Plan and Local Climate Action Plan with the first list of objectives scheduled for January 2024 as required by DEFRA. Local nature recovery strategies, species conservation strategies and protected site strategies are all under consideration. Perhaps there could be scope for both parishes/wards to work together to help species such as the red-listed swifts, redwings, tawny owls and many others recover their numbers during the duration of this NDP. Wildlife species move freely through the valleys, fields and woods so some degree of collaboration, sharing of knowledge and expertise could help us all |                         | Comments noted. The PC would welcome future collaborative working with adjacent parishes. We envisage the forthcoming Local Nature Recovery Strategy (being prepared by the combined authorities) will set a suitable framework for positive and effective action. |



| <b>Respondent Name</b>  | <b>Respondent Organisation</b> | <b>Comment</b>  | <b>Attached file(s)</b>                       | <b>Parish Council comments</b> |
|---|--------------------------------|---|---|--------------------------------|
| Environment Agency  | Environment Agency             | <p>Thank you for consulting the Environment Agency regarding the above Wraxell and Failand Neighbourhood Plan. The Environment Agency's comments remain as set out in previous correspondence dated 30 January 2023. Please see attached.</p> <p>It is noted that the NP concludes that there are no major development sites allocated within the plan area. We support the promotion of opportunities for greenspaces for biodiversity and integrated drainage infrastructure as encouraged within Policy WF7: Planning for Green Infrastructure, Biodiversity and Food Production.</p> <p>These provide multi-functional benefits for biodiversity, flood alleviation, Sustainable Drainage Systems (SuDS) water quality and recreation.</p> <p>Considered should be given to a connected network across the NP area, especially in flood plains. This will allow floodplains to be better connected and increase green spaces for people and wildlife.</p> | <a href="#">EA response Jan 23 Reg 14.pdf</a> | Support welcomed.              |
| <b>Plan Section - WF9: Building Design and Sustainability</b> |                                |   |   |                                |
| Environment Agency  | Environment Agency             | We support the inclusion within Policy WF9: Building Design and Sustainability and especially "avoiding areas at risk of all forms of flooding."  | <a href="#">EA response Jan 23 Reg 14.pdf</a> | Support welcomed.              |
| <b>Plan Section - When is a review required?</b>              |                                |   |   |                                |

|                             |                             |   |  |   |
|-----------------------------|-----------------------------|---|--|---|
| <p>Nailsea Town Council</p> | <p>Nailsea Town Council</p> | <p>Nailsea Town Council comments that the Wraxall and Failand Parish Plan makes no mention of the provision of housing within the plan.</p> <p>The land to the North of Nailsea (situated within the parish of Wraxall) is the most suitable location for low cost/affordable housing. The Town Council acknowledges that this is within the greenbelt and that this is unlikely to change unless there is exceptional circumstances. However this site could be developed to improve ingress and egress to the Southfield Road Industrial Estate, removing the need for vehicles to come out through The Willows and the centre of Nailsea and onwards towards Wraxall via Wraxall House. Developing the land to the North of Nailsea would allow for not only affordable housing and a new road taking traffic away from the Town Centre but could provide additional employment and recreational/sports opportunities too.</p> |  | <p>Consideration of housing provision, including housing survey work and engagement with North Somerset Housing Enabling officers is explained in paragraphs 6.14 onwards and the accompanying consultation statement.</p> <p>The potential of land north of Nailsea for large scale housing development would be a matter for consideration through the North Somerset Local Plan, including changes to strategic policies in relation to Green Belt. We understand that the land referred to relates to SHLAA ref: HE20136, promoted for circa 500 dwellings. The Autumn 2023 Local Plan 2039 consultation (reg 19) rejects the site as a potential allocation (see Sustainability Appraisal Report, Appendix E), in favour of sites to the west and south of Nailsea that are outside the Green Belt.</p> <p>As well as the site being rejected in the latest Local Plan review, the comments also fail to consider the impact of increased traffic through the villages of both Wraxall and Failand, both of which have road safety issues with existing traffic volumes.</p> <p>Even if such a scale of development could be justified in the Green Belt over other site options around Nailsea, it is not considered possible for the Neighbourhood Plan to make changes to the Green Belt, having regard to adopted Core Strategy policy CS6 and NPPF paragraph 145.</p> |
|-----------------------------|-----------------------------|---|--|---|

| Respondent Name                                    | Respondent Organisation   | Comment  | Attached file(s) | Parish Council comments  |
|--|---------------------------|--|------------------|--|
|  |                           |  |                  |  |
| Plan Section - Potential Scope of future review    |                           |  |                  |  |
| Dwara  |                           | I think that creating a design code in the future review of the Neighbourhood Plan should be a priority - as mentioned above, recent redevelopments within Failand are altering it very significantly, and detracting from its rural character.  |                  | Comments noted.  |
| Brian  | Failand Table Tennis Club | Paragraph 6.10 - just wondering how the Lower Failand community fit into this???   |                  | Wherever they were to be located community hubs would serve the whole parish community. Paragraph 6.10 refers to the need for improved connections as part of consideration of community hubs. |
| Plan Section - Map A.3 Key Services and Employment |                           |  |                  |  |
| Brian  | Failand Table Tennis Club | The notation "Lower Failand Village Hall" should be changed to "Failand Table Tennis Club" as this brings consistency with other sporting notations such as the cricket and golf clubs.  |                  | Agreed. Considered change can be made through a minor amendment to the plan.   |
| Plan Section - Inset Map 1                         |                           |  |                  |  |
| Brian  | Failand Table Tennis Club | As noted in WF1 Policy above - the Hall opposite Failand Church should be highlighted in blue and referenced as "Failand Table Tennis Club"  |                  | Comments noted. The PC would be happy for the plan to identify the table tennis club in policy WF1 and Inset Map 1.  |
| Plan Section - National Cycle Network              |                           |  |                  |  |
| HC90   |                           | I would appreciate safer commuting from Wraxall and Failand to Clifton, Long Ashton, and Bristol. A footpath and/or cycle path along beggar bush lane in particular would be amazing. Both villages feel quite isolated without a car, especially with children (cycling on the main road with children is not possible) |                  | Comments noted. Support for provision and enhancement of routes is set out in policy WF4.  |

| Respondent Name  | Respondent Organisation | Comment  | Attached file(s) | Parish Council comments   |
|--|-------------------------|--|------------------|---|
| Peter  |                         | <p>There's a general lack of consideration to cyclists in the plan. The topography of the planning area whilst not favourable to commuting cyclists isn't a real barrier to using this form of transport, not when considering the advances in electric bikes.</p> <p>The principle issues as a daily commuter cyclist living in Lower Failand are the speed and lack of dedicated cycle lanes on the Clevedon and beggar bush lane roads, both key routes connecting Bristol. A plan with ambitions and time horizon over the near 3-5 year term should seek to address these roads limitations.</p>          |                  | Policy WF4 seeks to protect existing routes and support the provision of new routes. The need for continued engagement on active travel priorities with North Somerset Council is recognised (para 5.23). |
| Plan Section - Wraxall and Failand Parish Council Traffic Flow Report April 2022 |                         |  |                  |   |
| KRG22  |                         | <p>I agree entirely with the point made (4) re Unintended Road Pinch Points with regard to Lodge Lane which I use daily. It is an accident waiting to happen because vehicles are allowed to park on the blind brow of a now very busy stretch of road. 23 years ago it wasn't much of a problem but recently leaving The Elms estate for the B3130 means a daily dice with head on oncoming traffic.</p> <p>The solution is simple and cheap, apply double yellow lines for the 50m of road at the brow of the hill. Please cary this forward to point 7 Actions Going Forward, it should be an easy fix.</p> |                  | Comments noted.   |

| Respondent Name            | Respondent Organisation    | Comment   | Attached file(s) | Parish Council comments  |
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| Dwara                      |                            | <p>Although traffic speed monitoring demonstrates that most of the through traffic does not exceed the speed limit, the passing traffic nonetheless makes walking along the B roads in the Parish very unpleasant. Passing lorries and buses create a significant draught, and the general sensation of traffic whizzing past deters most people from walking along these roads.</p> <p>For example, most parents drive their children to the Failand village hall (where the Parish council has, at the time of writing, already realised its aspiration and built a very popular playground). This fails to encourage children to walk but the traffic speed and noise, along with the lack of a pedestrian crossing, makes it a completely understandable choice.</p> <p>Similarly, it is deeply unpleasant and precarious for the elderly and disabled.</p> |                  | Comments noted.  |
| Long Ashton Parish Council | Long Ashton Parish Council | North Somerset's Emerging Local Plan has removed Woodspring Golf Course: 2,500 dwelling from the current proposals making their way through North Somerset's planning process   |                  | Yes. The traffic flow report refers to Woodspring being a potential development site set out in the Local Plan Preferred Options Feb 2022 consultation. A revised North Somerset Local Plan consultation is now ongoing. |

| <b>Respondent Name</b>  | <b>Respondent Organisation</b> | <b>Comment</b>   | <b>Attached file(s)</b> | <b>Parish Council comments</b>   |
|---|--------------------------------|--|-------------------------|--|
| LANCE Trust   | The LANCE Trust                | Suggest removing Woodspring Golf Course since the LANCE Trust believes NSC has withdrawn this site for consideration.  |                         | Comments noted. The document refers to Woodspring being a potential development site set out in the Local Plan Preferred Options Feb 2022 consultation. It is only referred to as a potential development site in the traffic report and the final content and allocations of the emerging Local Plan, following its submission and examination, are not yet know. |
| <b>Plan Section - Local Green Space Schedule</b>                                |                                |  |                         |  |
| Matt  |                                | Strongly support the proposed LGS  |                         | Support welcomed.  |
| HC90  |                                | This is great. Thank you. I particularly appreciate the protection of Wraxall Piece Woods.   |                         | Support welcomed.  |
| Peter Andresen  |                                | I agree with the green space schedule but it's a shame that there are not more areas for wildlife and public spaces in the schedule. I assume that this is because other candidates are privately owned.<br><br>Section W7 discusses green infrastructure but is rather vague in its wording. I would have liked to have seen more concrete conclusions as to what will be done and where. |                         | Local Green Space sites identified were considered ones capable of designation based on NPPF criteria.   |
| <b>Plan Section - Do you have any other comments on the Neighbourhood Plan?</b> |                                |  |                         |  |

| Respondent Name | Respondent Organisation | Comment   | Attached file(s) | Parish Council comments |
|-----------------|-------------------------|---|------------------|-------------------------|
| Chablis Wolff   |                         | I believe this Neighbourhood Plan has set out a very reasonable vision for our green spaces and the surrounding green belt. The authors have considered the uses of the spaces and their proximity to settlements carefully. The preservations of these spaces are essential to maintain our landscape and future proof our parish against global warming. This plan ensures this will be achievable for further generations. |                  | Support welcomed.       |

| Respondent Name | Respondent Organisation | Comment  | Attached file(s) | Parish Council comments |
|-----------------|-------------------------|--|------------------|-------------------------|
| Aleyna          |                         | <p>As a resident of 25 years, we moved here in the knowledge that the green belt restricted growth around Failand, giving us good access to green space to walk and enjoy nature. The village shop, pub and hall were also key to our decision to live here.</p> <p>I feel that it is important to keep a variety of housing in Failand, particularly including bungalows. The disruption during the last 18 month on Belmont Drive has been dreadful as 8 dwellings have had major works carried out. More vehicles are parked on the street preventing access and in this era of inclusivity, bungalows make appropriate housing available to residents of all ages. I feel that it is an issue that developers do not always follow the rules, for example of permitted development, turning a bungalow into a house in the knowledge that they can add windows in places outside the permitted development rules and not have to make it good when it is brought to official notice.</p> <p>Traffic is heavier and a more prolonged rush hour is developing on the three roads around the Failand triangle. This includes early morning airport runs from the motorway and traffic climbing and descending Belmont Hill to &amp; from Nailsea and Backwell, heading for the motorway junction. Increasing the number of dwellings owning multiple cars will not improve the traffic situation.</p> |                  | Comments noted.         |



|         |         |  |  |                 |
|---------|---------|--|--|-----------------|
| M.Wolff | Retired | <p>I am surprised once again. The council are having a consultation about building on green space. And initiating a policy statement. I do understand that this will restrict developers from building on valuable green space. What also surprises me that they would even consider in doing such criminal activity.</p> <p>I'm not sure if the council and the perspective developers have been watching our green planet on BBC. And the passion that David Attenborough and the viewers that watch the show and the majority of the population in the UK believe in our green space. And please no more further development.</p> <p>It might be considered by the council and the developers that there is a 35% occupancy in offices in London and the surrounding areas. Now that people's working practices have changed, there is a less demand for officers. It is time that all the councils communicate with each other and discuss how best to move forward on this issue.</p> <p>Developers do not want to come develop on brownfield sights as the costs are much higher than when they just come bulldoze somebody's field.</p> <p>It is about time the developers and the council work together so we can make our inner cities full of good accommodation and also consideration to bring in green space. This means that some buildings built post war come down and community greenspace could be put in place.</p> <p>By making maximum development in the inner cities, it allows then the green space to remain . The people can catch buses and and enjoy walks looking at the trees and the fields and wildlife. Not some ghastly houses built with solar panels on top.</p> |  | Comments noted. |
|---------|---------|--|--|-----------------|

| <b>Respondent Name</b> | <b>Respondent Organisation</b> | <b>Comment</b>  | <b>Attached file(s)</b> | <b>Parish Council comments</b> |
|------------------------|--------------------------------|---|-------------------------|--------------------------------|
|                        |                                | Cemented driveways and minimal gardens. I'm really do not believe that is what anybody wants Left to our children's children.   |                         |                                |
| Anonymous parishioner  |                                | The Neighbourhood Plan is so important for our Parish and forms a fundamental part of the planning system for years to come. What is especially important is the protection of Local Green Spaces within our parish, which are used by all to walk, exercise and general well being.  |                         | Support welcomed.              |
| SJ                     |                                | Having read in detail the document I am very supportive especially in terms of the local green space eg on the edge of the Elms . As a protected open space for all to use  |                         | Support welcomed.              |
| Joy                    |                                | It was fascinating to read this document and see the detailed work that has gone into its preparation. As a resident of Failand, I wanted to reiterate the sentiment of all Failand residents who want to do all they can to protect the Green Belt of this much valued part of North Somerset. The growing need of our society to be able to have the opportunity to be immersed in nature or even simply to see these green spaces is just one of the many reasons why this Neighbourhood plan is so important. We owe the Green Spaces to our children and their children as a protection for the mind, body and soul. |                         | Support welcomed.              |
| DR_Wraxall             |                                | The vision and objectives and the NP policies are supported, particularly Policy WF2 Local Green Space.   |                         | Support welcomed.              |

| Respondent Name  | Respondent Organisation | Comment   | Attached file(s) | Parish Council comments   |
|------------------|-------------------------|---|------------------|---|
| Mr John Winstone |                         | <p>1.I was unable to find any landscape assessment report. Such a study is necessary to guide any development proposals across landscapes and the identification of special landscape features. Such considerations ususally include coutours for their implications on the impact of development, and sadly these are often deliberately disregarded by developers and their agents. Please prepare the study before the NP is fianlised.</p> <p>2.I was unable to find any list of locally listed heritage assets. It may be that these have not been completed for thisneighbourhood plan area. Locally listed heritage assets are an important local criteria in any future development or local plan policy. Please ensure the local lists are commissioned before the NP is finalised.</p> <p>3.I was unable to find any list of SMR items. Please add these in an appendix to the NP.</p> <p>3A. It may be that the SMR is backing up due to staff shortages. Please add a note if this is the case, detailing the number of SMR items that have been made, but are still awaiting adoption.</p> <p>Thank you.</p> <p>JW</p> |                  | <ol style="list-style-type: none"> <li>1. New landscape evidence was not prepared for the NP, however policies have been informed by relevant existing studies. For example the Local Green Space Assessment took into account North Somerset's Landscape sensitivity assessment.</li> <li>2. From review of the Historic Environment Record there are currently not any locally listed assets identified in the parish area.</li> <li>3. We believe SMR may be referring to 'Sites and Monuments Record', now known as the 'Historic Environment Record'. It is publicly available information and it is not considered necessary to duplicate the HER/SMR as part of the Neighbourhood Plan mapping, particularly given it is regularly updated.</li> </ol> <p>For information, designated heritage assets have been shown on map A.4 in the Context Maps to the plan (Appendix A).</p> |

| Respondent Name | Respondent Organisation   | Comment   | Attached file(s) | Parish Council comments |
|-----------------|---------------------------|---|------------------|-------------------------|
| MW              |                           | <p>Think North Somerset has seen enough recent building.<br/>As currently seen cannot cope with rainfall as more and more flood plain is lost. The county cannot cope and already at risk of flooding (global warming which more building etc is contributing to)</p> <p>Erosion of natural habitat- many native species of wildlife are in serious decline due to destruction of their habitat such as hedgehogs for instance.</p> <p>Also not enough dentists and GPs - Bristol is short for instance. In essence it cannot cope with any more large increases.</p> |                  | Comments noted.         |
| Brian           | Failand Table Tennis Club | <p>We at Failand Table Tennis Club acknowledge this excellent document and all the hard work that has gone into its preparation. The Club has been in existence for 70 years and we are very keen to enhance our standing in the community. I again acknowledge that we have been very late in commenting on the proposed Plan and would welcome the opportunity to be more involved.</p>   |                  | Support welcomed.       |