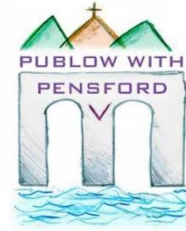


Publow with Pensford

Consultation Report



INTRODUCTION

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted;
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

A much greater level of consultation has been undertaken than the legislation requires, and this is set out in detail in the reports that are submitted in support of this Consultation Statement. It is not the intention of this Consultation Statement to replicate what is in these detailed reports.

The aims of the Publow with Pensford Neighbourhood Plan consultation process were:

- to 'front-load' consultation, so that the Plan was informed by the views of local people and other stakeholders from the start of the neighbourhood planning process;
- to ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- to engage with as wide a range of people as possible, using a variety of events and communication techniques; and
- to ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Parish Council's website) as soon as possible after the consultation events.

INITIAL CONSULTATION

Our aim has been to engage residents in the development of a sustainable community into the future.

Awareness raising to encourage local involvement was initially through articles in the Parish magazine which is distributed monthly to every household in the Parish.

This process continued throughout the period of developing our Neighbourhood Plan, with full page articles in nearly every edition of the monthly magazine. Past copies of the Magazine are available to view on the Publow with Pensford Parish Council website <http://www.publow-with-pensford-pc.gov.uk/pc/>. Examples of Neighbourhood Planning articles are to be found in the Magazines for the following months: February 2015 (informing residents of the official designation of the area); October 2015 (informing residents about the Questionnaire) and March 2016 (informing residents about the second series of Open Days)

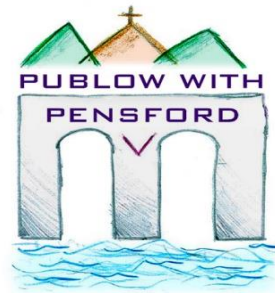
WHO WAS CONSULTED

Our Neighbourhood Plan is the result of consultation and engagement with all the residents and local businesses in the Parish of Publow with Pensford.

Our Steering Group, comprising local volunteer residents and Parish Councillors, is representative of our community, geographically and demographically. We have members from all parts of the Designated Area, with a range of ages, from 17 to over 70, and with a range of skills, interests and occupations, from

publican, Postmaster, college student, retired teacher and social worker, IT. Consultant and Church sidesman. We also received invaluable support from our local authority with whom we worked closely on all aspects of the Plan.

Our logo, by a pupil at the village school, is the result of a talk given to the pupils by the Chair of the Steering Group.



Our slogan which features in most of the Magazine articles and on our banners and posters is

**HAVE
YOUR NEIGHBOURHOOD PLAN
SAY !**

HOW PEOPLE WERE CONSULTED

There are 5 main stages, which can be summarised as follows:

- As already indicated regular articles in the Parish Magazine informed residents of the progress and process and encouraged engagement.
- The first public meetings (drop-in events) were held in May 2015, on a Friday afternoon and all day Saturday to encourage attendance.
- This was followed by a detailed Questionnaire in October 2015, based on the views expressed at the drop-in events in May. There was a return rate of 42%.
- A second drop-in meeting, again on Friday and Saturday, was held in March 2016 to enable residents to comment on the draft policies and on the issues raised by the responses to the Questionnaire.
- After further refinement following this meeting, our Draft Plan was hand delivered to every household and business, together with a Comments Sheet and letter of explanation. This was the start of the statutory 6 week period of final consultation. Because this was late June and the beginning of the holiday season we decided to extend this period to the middle of September.

All these consultation events were advertised through the Parish Magazine and also through banners and posters throughout the Parish. The Questionnaire and our Draft Plan were hand delivered to every household and business within the Parish.



As detailed above, consultation was through public meetings and a detailed Questionnaire. In addition the Parish Council website has a dedicated section for our Neighbourhood Plan which explains the process, provides updates on progress and publishes the Minutes of the Steering Group meetings.

Analyses of the views expressed through the public meetings and in particular through the questionnaire were published on the Parish Council website and were also made available in various public locations in the parish (Post Office, pub, Coffee Shop, Hairdressers)

The process of developing our Neighbourhood Plan has been the work of the Neighbourhood Planning Steering Group, which meets monthly. Its Minutes are published on the Parish Council website and a progress report is included on the Agenda of each Parish Council meeting, the Minutes of which are posted on the Parish Noticeboard and Council website.

In early 2016 Interest Groups were established, with the brief to analyse and propose policies for the four identified Key Areas.

OPTIONS STAGE CONSULTATION AND OPEN DAYS

Formal community consultation in May 2015 was through well attended “drop in” meetings to determine the key areas for inclusion in the Plan. We adopted the same approach for both drop-in meetings – in May 2015 and in March 2016. They were over 2 days (Friday and Saturday) to encourage attendance. The format was informal – no speeches – with displays to prompt thought and discussion. Residents were encouraged to comment by Post-it Note, anonymously – a method which proved popular. The individual Post-it Note comments were collected, collated and analysed, thus providing the evidence for the development of the Questionnaire.

Analyses of the Questionnaire responses, the 81 Comments Sheets returned and feedback from the Open Days in May 2015 and March 2016 are attached as Appendices to this document. Please note that for the March 2016 Open Days the comments were collated and analysed by the different Interest Groups, each of which adopted its own approach.



In October 2015 every household received a questionnaire, based on the findings of the May meetings, to further refine and research residents' views on the important issues. The return rate of 42% was above the local and national average and reflected our community's involvement in the Plan. The responses were collated and analysed and formed the basis of the draft policies which were presented to residents at the drop-in meetings held in March 2016.

MAIN ISSUES AND CONCERNS RAISED

Four key areas were identified from the community consultation process:

- 1) Housing and Development
- 2) Business and Technology
- 3) Environment and Leisure
- 4) Traffic and Transport

Within these key areas particular concerns and issues were identified and, have been included in our Plan, for example:

- Community renewable energy schemes
- Road Safety (eg A37, safe route to and from village school and to Playing Field)
- Creation of a Heritage Trail
- Improved and increased car parking
- Meeting the demand for Affordable Housing
- High Speed Broadband
- Providing street lighting in residential areas

HOW THE ISSUES AND CONCERNS HAVE BEEN CONSIDERED

Our Neighbourhood Plan builds on these key areas and identifies specific objectives and policies in relation to each. These form the bulk of the Plan.

Our Neighbourhood Plan includes two distinct groups of policies. The first group of policies (highlighted in green) relate to planning issues and land use, for example housing development, its location and character. The second group (highlighted in yellow), called Community Action Policies in our Plan and relate to issues identified through the consultation process as being important to the community, now and in the future, and where the community believes action is required. This action might come through local or national funding or pressure, for example pedestrian safety or improved public transport.

Each key area in the Plan has a brief introduction to describe relevant background and context and to identify:

- 1) **WHAT** we are trying to achieve (our objective)
- 2) **HOW** we plan to achieve it (our policy)
- 3) **WHY** we have the policy (reason/justification/rationale)

DRAFT PLAN CONSULTATION (REGULATION 14 CONSULTATION)

At the end of June 2016 a copy of the Pre-Submission Draft Plan, with Comments Sheet, was delivered to every household and business in the Parish. Due to the summer holiday period, the statutory consultation period was extended to 12 September. In addition copies of the Plan were available in public places (pub, café, Post office) and on the Parish Council website. Comment Sheets were received from 24 individuals and households. They are attached as an Appendix.

CONCLUSION

This Consultation Statement and the supporting consultation reports are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

APPENDICES

- **Appendix 1 – Open Days May 2015 – Comments**
- **Appendix 2 – Questionnaire Responses October 2015**
- **Appendix 3 – Questionnaire Comments October 2015**
- **Appendix 4 - Open Days March 2016 – Comments**
- **Appendix 5 – Final Draft – Residents’ Comments**
- **Appendix 6 – BANES Comments on Draft**

Appendix 1 – Open Days May 2015 - Comments

PARISH LIFE			
You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
TRAFFIC / A37		Local Concerns	
And Old Road, Hillcrest and High Street – access only – No Through road	9	Local Concerns	Include in questionnaire
Extend speed limit on A37. Remove overtaking lane on A37. Rigorous enforcement of speed limits with cameras	3	Local Concerns	Include in questionnaire
How to deal with A37? It won't go away! But speed controls maybe?	1	Local Concerns	Include in questionnaire
Too many large lorries coming down thru village at high speed – especially near school!	2	Local Concerns	Include in questionnaire
Put in a roundabout on junction of A37 and B3130 to improve road safety	5	Local Concerns	Include in questionnaire
Mini Roundabout Pensford Hill Chew Magna Road Junction	10	Local Concerns	Include in questionnaire
12" high curbs on Pensford Hill	10	Local Concerns	Include in questionnaire
Send HGVs away from A37	10	Local Concerns	Include in questionnaire
Many parts of Pensford are dangerous to pedestrians, and others because of poor or absent pavements plus bad parking and high speeds for the conditions	6	Local Concerns	Include in questionnaire
Traffic! Please make the high st 20 mph! like Chew Magna	4	Local Concerns	Include in questionnaire
PLANNING			
The village should be protected for sprawl. The village edge should be just that. <u>NO</u> building for <u>ANY</u> reason should be permitted outside the current village. <u>NO MORE</u> development on the common!!	2		Include in questionnaire

PARISH LIFE

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Sell the Playing field for building and use money to erect new hall maybe behind old peoples homes at hillcrest	1		Include in questionnaire
No green space on allotments. This would stop any future building and they are under used	4		Include in questionnaire
New public footpath needed from Mem Hall to bus stop, shop and shops. This public right of way would enable easy access for school children to walk to the Memorial Hall & playground	7		Include in questionnaire
New Public Right of way from Tanyard to the village hall	3		Include in questionnaire
Buy land from Bruce Thompson opposite Memorial Hall to build bungalows for elderly!	5		Include in questionnaire
SCHOOL			
School and Memorial Hall + playing fields could be combined	3		Include in questionnaire
Relocate school to site of memorial hall & use as a community hall in evening/weekend. Use old school site to build housing/flats	1		Include in questionnaire
<u>School</u> Involve school children parents, teachers, others working there in explaining what they need and their experiences in getting to and from school safely	1		Include in Neighbourhood Plan research
Why does school not get more involved with community. Any school governor / teacher / PSA please XXXXXXXX	1		For attention and response by Pensford Primary School

PARISH LIFE

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Do we need to move the school? Lots of reasons why it shouldn't be where it is. Green spaces for the children, greater security from lorries & cars, pollution	1		Include in questionnaire
CAR PARKING			
Parking restrictions on Old Road outside George + Dragon – use the car park?	1	Local Concerns	Include in questionnaire
Parking near pub dangerous for pedestrians + other road users	1	Local Concerns	Include in questionnaire
Planning should not allow development which increases need for road parking	1	Local Concerns	Include in questionnaire
If the Parish Council are going to put double yellow lines down please find alternative parking for local people!	1	Local Concerns	For attention and response by Parish Council
Perhaps we need designated parking places for villagers who have no access to parking off street	2	Local Concerns	Include in questionnaire
Parking solution! Especially Church Street use rear land to cottages	1	Local Concerns	For attention and response by Parish Council
Definite need for village parking – but not to be a park + ride for Bristol	3	Local Concerns	Include in questionnaire
Need for parking in the village. ? Residents only or designated spaces	7	Local Concerns	Include in questionnaire
AMENITIES			
Use of public/shared spaces – could we think creatively around using spaces for multiple use e.g. bringing in Dr, Chiropodist, Citizen's Advice, JC+	3		Include in questionnaire
More social clubs at memorial hall	1		For attention and response by Parish Council / Memorial Hall
Drs Surgery? If you don't, or can't drive, how do you get to Keynsham or Chew Magna – closest? No direct buses.	1		Include in questionnaire

PARISH LIFE

You Said		We Did	
Category / Comment	No.	X-Ref	Proposed Action
Street lighting, very dark when walking from bus stop at night to e.g. Wick Lane and the moon isn't out! – especially when there are pot holes in the road and you can't see them!	1		Include in questionnaire
Contribute to cost of running the Memorial Hall by putting £1 per house, per month, on Parish Council precept	3		Include in questionnaire
Something for young people in the park (I know this has been done and vandalised unfortunately)	3		Include in questionnaire
Running XXXX at Mem. Hall could collect revenue for providing overnight campervans facilities (C.U.)	2		For attention and response by Parish Council / Memorial Hall
ENVIRONMENT			
<u>Pensford Church Yard</u> <u>must</u> be kept tidy. Please Parish Council reconsider. Iconic centre of village. Much visited. It's what people will remember from village. Long grass and weeds!!??	1		For attention and response by Parish Council
BIRDS in decline. Please residents encourage not to use pesticides and insecticides.	1		For attention and response by Parish Council
<u>Litter</u> - is there a way to community can help with keeping village and lanes litter free. - Regular litter picking - Get school involved?	3	Local Concerns	For attention and response by Parish Council
Woodland Trust Area to be expanded if possible.	1		Include in questionnaire
Better recycling for the village	1		Include in questionnaire

PARISH LIFE

You Said		We Did	
Category / Comment	No.	X-Ref	Proposed Action
Village need to adopt Pensford Church Yard as 'Green Space' – take interest in maintaining this site	1		Include in questionnaire
Awareness of our wonderful wildlife + damage from pesticides etc	2		For attention and response by Parish Council
Would like to see more bins on dog walks locally, which may stop people throwing poo bags down in fields etc.	1		For attention and response by Parish Council
We want to keep our Green Belt	11		Include in questionnaire
<u>Important</u> Green belt Conservation Environment	3		Include in questionnaire
Playing field very important to all in the Parish for recreation. Build an area for teenagers to take part in sport	1		Include in questionnaire
UTILITIES			
Definitely high speed broadband required	1		Include in questionnaire
OTHER			
Pensford needs a fair everyone else has one	1		Inform community that there are regular village fairs. The next fair will be held Saturday, 18 th July 2015
Tennis courts a great village asset	2		No action
The lock-up has already been compromised by new houses around it!??	1		No action
Public footpath blocked from Woollard Lane to field next to Chew in Publow at Stratton Farm	1		For attention and response by Parish Council
Signage – improve signs + street furniture. Restore old cast iron signs	3		For attention and response by Parish Council

LOCAL CONCERNS

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
TRAFFIC / A37			
Make Pensford a 20 mph zone to slow down traffic through village rat runs	4	Parish Life	Include in questionnaire
By-pass for Pensford still needed	5	Parish Life	Include in questionnaire
Traffic control on A37. Too many incidents recently	7	Parish Life	Include in questionnaire
Road safety – A37, speeding and accidents	2	Parish Life	Include in questionnaire
High street / Old Road lack of footpaths, speeding cars	2	Parish Life	Include in questionnaire
Pavement on A37 not walkable. Put more bollards on side of pavement	2	Parish Life	Include in questionnaire
Make Pensford 20 mph. Vehicles driving too fast through the whole of the village and out of the village	2	Parish Life	Include in questionnaire
Make A37 a 40 mph limit to south of village including Whitley Batts for noise control	2	Parish Life	Include in questionnaire
Make Pensford a 20 mph – Old Road, High Street & by the school. <u>DO SOMETHING</u> about the A37 too many accidents some fatal.	4	Parish Life	Include in questionnaire
High Street to A37 has too many manholes on junction. Very dangerous in wet conditions, especially on 2 wheels	1	Parish Life	For attention and response by Parish Council
Cars are too fast on the High Street	2	Parish Life	Include in questionnaire
20 mph for all 8 foot lane network	2	Parish Life	Include in questionnaire
The High Street is dangerous for pedestrians	2	Parish Life	Include in questionnaire
Pensford a bottle neck alternative route needed	1	Parish Life	Include in questionnaire
Pedestrian safety – before accident	2	Parish Life	Include in questionnaire
Roundabout at Bellution	8	Parish Life	Include in questionnaire
Incorporate Parsonage Lane & A37 junction into a roundabout	1	Parish Life	Include in questionnaire

LOCAL CONCERNS

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
No more 20 mph limits – speed ramps	1	Parish Life	Include in questionnaire
Put high level traffic lights on Pensford Hill to let lorries go single file	1	Parish Life	Include in questionnaire
A37 @ Pensford too narrow for big trucks - ?by-pass	1	Parish Life	Include in questionnaire
SCHOOL			
Pensford school - concerned for risk of future closure? - need to support our school!	1		We would like to start a family here but there is no affordable houses!
PLANNING			
We would like to start a family here but there are no affordable houses!	1		Include in questionnaire
CAR PARKING			
- Dangerous to walk children to school - Parking problems	4	Parish Life	Include in questionnaire
Double yellow lines from lock-up to social housing car park – v Dangerous corner when cars parked there	2	Parish Life	For attention and response by Parish Council
Not enough car parking	2	Parish Life	Include in questionnaire
AMENITIES			
<u>Youth Services</u> Access youth services from B&NES and involve young people in setting up amenities <u>they</u> want. Consult with them – don't guess.	1	Parish Life	Include in questionnaire
ENVIRONMENT			

LOCAL CONCERNS

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Traffic pollution alongside school could be greatly alleviated by the introduction of hedging alongside the wall – Bamboo & all Evergreens are very effective elsewhere.	1		For attention and response by Parish Council / Pensford Primary School
Litter in rivers – how do we remove?	5	Parish Life	For attention and response by Parish Council
Natural screening to provide protection for pupils against traffic fumes / diesel	1		Include in questionnaire
No Fracking	10		Include in questionnaire
Air Pollution Dog Fouling No Fracking	1		Include in questionnaire
Litter generally on main roads	1	Parish Life	For attention and response by Parish Council
Why can't householders clear outside their houses? Pensford is being overtaken by weeds and has been described as the scruffiest village in the Chew Valley!!	4		For attention and response by Parish Council
<u>River Pollution</u> No sewerage scheme in Woollard and Publow	1		For attention and response by Parish Council
What fight will we make against fracking	1		Include in questionnaire
Why isn't there any mention of ecological concerns! Alternative energy sources Transition to Zero Carbon etc?	1		Include in questionnaire
No Glyphosphate spraying by council PLEASE	1		For attention and response by Parish Council
Protect and preserve historical monuments i.e. BONDING STONE outside Batten's old forge	1		Include in questionnaire
The weir is disintegrating – no good advert for scenic Pensford should be preserved monument valued	2		Include in questionnaire
Encourage farmers to encourage wildlife especially Skylarks. Habitats STRIPCLEAR for harvest	1		For attention and response by Parish Council

LOCAL CONCERNS

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
OTHER			
Need to support All Saints Church	5		For attention and response by Parochial Parish Council
Use local trades people	1		Include in questionnaire
Please continue to fight for the mobile library to remain	3		For attention and response by Parish Council

TRAFFIC AND ACCESS

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Build a footbridge over the River Chew on the north side to link the school to the playing fields.	5	Local Concerns	Include in questionnaire
A37 Pensford Hill dangerous for pedestrians	6	Local Concerns	Include in questionnaire
Dangerous turning right from A37 into Parsonage Lane	1	Local Concerns	Include in questionnaire
Wednesday bus to go up to Hillcrest like it used to and as the Friday bus to Keynsham does	2	Local Concerns	Include in questionnaire
Put traffic lights at top/bottom of Pensford Hill to prevent heavy lorries mounting pavement.	4	Local Concerns	Include in questionnaire
Minibus from Chew Stoke Surgery once a week or more	2		Include in questionnaire
Not enough parking for the bus	1		Include in questionnaire
Park and Ride for many more	1		Include in questionnaire
Car park in field beside Tanyard beside water building to left of Publow Lane at Pensford Bridge junction. This would assist with school drop off/pickup and parking shortage in village.	2		Include in questionnaire
Need speed flashing signs at entrances to village	3	Local Concerns	Include in questionnaire
Need a way to prevent large lorries coming from Stanton Drew via Stanton Lane into the village. Large lorries cannot turn at the bottom by Bridge House. Damages property.	2	Local Concerns	Include in questionnaire
High St. Need mechanism to reduce speed of cars and stop it being used as a rat run	2	Local Concerns	Include in questionnaire

TRAFFIC AND ACCESS

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Reduce speed limit at top of Pensford Hill – NOT 40 – maybe 30 and 20 through village.	3	Local Concerns	Include in questionnaire
High St needs to be safe for pedestrians and look beautiful. It is a real village asset.	2		Include in questionnaire
Need for more bus routes from Pensford to Keynsham and Chew Stoke.	1	Local Concerns	Include in questionnaire
Footpaths are needed around the village	1		Include in questionnaire
Bypass	1	Local Concerns	Include in questionnaire
If Chew Stoke can have a 20 Limit surely we can. High St limit of 20mph and on bend on A37 past school	4		Include in questionnaire
6 foot sign prohibiting traffic at Wick Lane needs to be moved closer to Church St to cover Stanton Lane as well.	1		Include in questionnaire
We need street lighting from the Lock-up to the village Hall in the winter months.	1		Include in questionnaire
Speed reducing ramps in Old Road/High St – will give people and motorists a better chance to get out of bottom of Hillcrest.	3	Local Concerns	Include in questionnaire
Get rid of grass triangle to give better access for traffic at bottom of High St.	1		Include in questionnaire
Improve pavement on A37 to make it safer for pedestrians	1		Include in questionnaire
More bridleways would be great	1		Include in questionnaire
Old Road – access only to stop cut through	4		Include in questionnaire
Reduce speed limit through village	1	Local Concerns	Include in questionnaire
Is the speed camera turned on? Cars go too fast down Pensford Hill	4		Include in questionnaire
Speed camera by the garage just past Police Lane	4		Include in questionnaire
Old Road very dangerous – should be one way	3		Include in questionnaire
Mini roundabout at Chew Magna turn on A37	4		Include in questionnaire

TRAFFIC AND ACCESS

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Bus stop at Shorts Lane unsafe	1		Include in questionnaire
Bus service from Pensford to Keynsham so train can be used and local shopping	1		Include in questionnaire
Buses to Bath to come up Old Road to pick up.	1		Include in questionnaire
Pensford Hill access to Travellers Rest dangerous	1		Include in questionnaire
Bus services need to understand how essential a reliable and affordable service is to people living in rural areas.	2		Include in questionnaire
Wall on Pensford Hill overhanging and looks as though it is leaning more and more. It's dangerous	2		Include in questionnaire
Pensford Hill – make the road wider by taking down the walls and rebuilding on left side going up – 4 ft to 6 ft. Lorries, buses etc could pass without mounting the pavement and speed reduced to 20mph	5		Include in questionnaire
Bus fares for young people kept as cheap as possible.	1		Include in questionnaire
Encourage walkers to use buses into the village	1		Include in questionnaire
Double yellows should only be used to provide access adequate for emerging vehicles. There is a lack of parking for existing houses which must be considered.	1		Include in questionnaire
A 20mph limit on the lanes out of Pensford is desirable. Fast vehicles pose a danger to walkers.	2	Local Concerns	Include in questionnaire
I agree with the traffic/transport problems – any solutions welcome! Increased bus services at peak times would be useful – they get very full/	1		Include in questionnaire

BUSINESS

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Heritage trail is a good idea with highlighted eateries and walks and monthly farmers market	7		Include in questionnaire
High speed broadband would encourage business	5	Local Concerns	Include in questionnaire
A small business park could attract small business eg the unused allotment area or old mine site – classy not tatty	1		Include in questionnaire
Encourage local trades people to work on improvement projects	2		Include in questionnaire
Bring workshop units onto brownfield sites	1		Include in questionnaire
Designate land for business units	1		Include in questionnaire
No change of use for garage. Make it into business units	2		Include in questionnaire
Life/work units	2		Include in questionnaire
Nowhere to park	1		Include in questionnaire
We need a fish and chip shop not a coffee shop	1		Include in questionnaire
What about the Bath Bakery (or similar) having a front shop in the disused shop by the bus stop?	1		Include in questionnaire
Local History Group possibility of producing brochure to encourage tourism	1		Include in questionnaire
More scope for shops needs an expansion in Pensford population	2		Include in questionnaire
Bring in First Bus to promote trips to Pensford for walking, using amenities and pubs.	2		Include in questionnaire
Keep business properties as business, proportional weight to new business properties same as housing	1		Include in questionnaire
Encourage organic businesses – for wildlife protection etc.	1		Include in questionnaire
Lobby bus company to extend inner zone to whole of Pensford	1		Include in questionnaire

HOUSING

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Small affordable homes needed behind allotments close to village centre	9	Local Concerns	Include in questionnaire
New housing in small developments – 5-10 houses at a time – no large estates. Social housing for local people – keep ownership or partial ownership by Council	3	Local Concerns	Include in questionnaire
Release land near village for suitable development	2		Include in questionnaire
Land offered by Mike Newey to build some houses with access through allotments	6		Include in questionnaire
Build affordable housing where OAP bungalows are – move sheltered housing near allotments or on Bruce Thompson’s bit of land – NOT in Green Belt	25	Local Concerns	Include in questionnaire
The Common should be protected from ANY MORE development	4		Include in questionnaire
Green Belt should be sacrosanct	4	Local Concerns	Include in questionnaire
Buildings constructed using local materials to retain character; in keeping with the village	9	Local Concerns	Include in questionnaire
We need housing for villagers – shared or low cost – to keep young people here. Must be low for the young to rent. Joint ownership.	11	Local Concerns	Include in questionnaire
No Housing Development Boundary review in the Green Belt and no building in the Green Belt.	8	Local Concerns	Include in questionnaire
Develop large gardens of houses on estate – small units for young local people.	1		Include in questionnaire
Affordable housing – 3 bedrooms if possible	4		Include in questionnaire
What is more important – housing for young people or Green Belt. Answer Both	1		Include in questionnaire

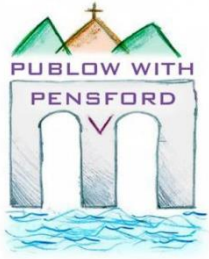
HOUSING

You Said			We Did
Category / Comment	No.	X-Ref	Proposed Action
Housing Development Boundary only changed with local consent.	3		Include in questionnaire
Control development of developers/house builders who increase the size of the build and then apply for retrospective Planning Permission.	4		Include in questionnaire
Must be some building on Green Belt or village will die	1		Include in questionnaire
Car sales site on A37 – excellent position for new houses	6		Include in questionnaire
Pensford needs a facelift, it's dowdy and dated. Needs new life.	2		Include in questionnaire
Pensford has potential to be a beautiful, thriving village but is being held back.	2		Include in questionnaire
Why should only the rich be allowed to build in the Green Belt?	6		Include in questionnaire
Young families need houses to grow into – otherwise we lose a generation – then we lose schools, shops etc	1		Include in questionnaire
Houses in the level areas of the village so the oldies don't have to move away.	3		Include in questionnaire
Several dwellings have been built on infill sites; less than half the allotment field is being used: low cost houses could be built in the unused area as well as further infill.	3		Include in questionnaire
Stop PVC windows in Conservation Area.	2		Include in questionnaire
Children's Play Area should be protected	2		Include in questionnaire
We need to expand the population of Pensford village through social housing and private development to maintain a good social mix in the community.	1		Include in questionnaire

HOUSING

You Said		We Did	
Category / Comment	No.	X-Ref	Proposed Action
6 to 8 houses in Publow Lane adjoining existing social housing using existing entrance and then along bottom of allotments as far as BT station (opposite) and then with no need to take out existing hedge by road (Publow Lane) with a footpath in front of houses	5	Local Concerns	Include in questionnaire
No building whatsoever in Green Belt. If affordable housing is required it should be small infill building – NOT a housing estate attached to perimeter of village.	7	Local Concerns	Include in questionnaire
Allotments underused and costing PC money to maintain. Plenty of space to build affordable or social housing for local people only. Down round the corner and onto A37. Still keep the allotments which are needed.	5	Local Concerns	Include in questionnaire
Sheltered housing needed close to centre of village – using part of Memorial Hall land for housing old and young villagers.	1		Include in questionnaire
Make sure BANES enforcement do their job!	1		Include in questionnaire
6 to 8 houses in land opposite Station Approach, beyond old railway line, with easy access onto A37.	3	Local Concerns	Include in questionnaire
Encourage use of allotments – DO NOT use for building	1		Include in questionnaire
Development should mirror style of Conservation Area housing.	2		Include in questionnaire
Earmark land for self build housing. This is the only affordable housing for people who don't fit the criteria required for affordable housing.	1		Include in questionnaire

Appendix 2 – Questionnaire Responses October 2015



**HAVE
YOUR NEIGHBOURHOOD PLAN
SAY !**

Questionnaire Feedback Analysis

1. In total we received 206 completed questionnaires. A huge Thank You to everyone who took the time to complete and return their questionnaire.
2. The following pages show the results that were obtained from these questionnaires and more detailed responses are published on the Parish Council website at www.publow-with-pensford-pc.gov.uk/pc/neighbourhood-planning/

3. The following age breakdown is based on returned questionnaires:

Under 17	48
18 – 24	27
25 – 34	21
35 – 44	32
45 – 54	55
55 – 64	60
65 – 74	64
75 and over	42

4. Of those that specified a location of residence, the breakdown was as follows:

Pensford	139
Publow	21
Belluton	12
Woollard	11
Whitley Batts	4
Hursley Hill	2
Woollard Lane	2

5. In response to the question about contributions to the Memorial Hall a third of those who answered this question supported the idea of voluntary contributions and were willing to provide a collective total approaching £300 per month.

6. In response to the “Reasons for liking living in the Parish” these were the main reasons:

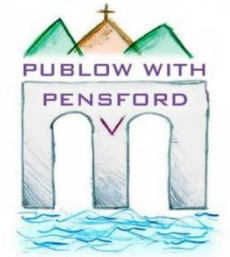
Community	56
Countryside	45
Location close to cities/towns	40
Peace & Quiet	31
Rural	30
Beauty & views	25
Friendly	23
Village style	19
The People	16
Walks	11
History	9
Born here / long term resident	8
It’s great / Everything	6
Shops & Post Office	5
Not a city or overcrowded	5

7. The responses to how the Parish Council should keep the Community informed of their work and decisions were:

Parish News	122
Local newspapers/magazines	89
Parish Council website	59
Public notice boards	57
E-mail	67
Regular public meetings	35

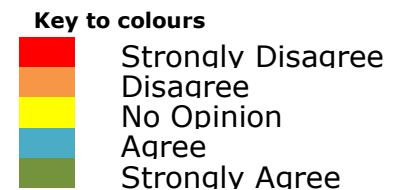
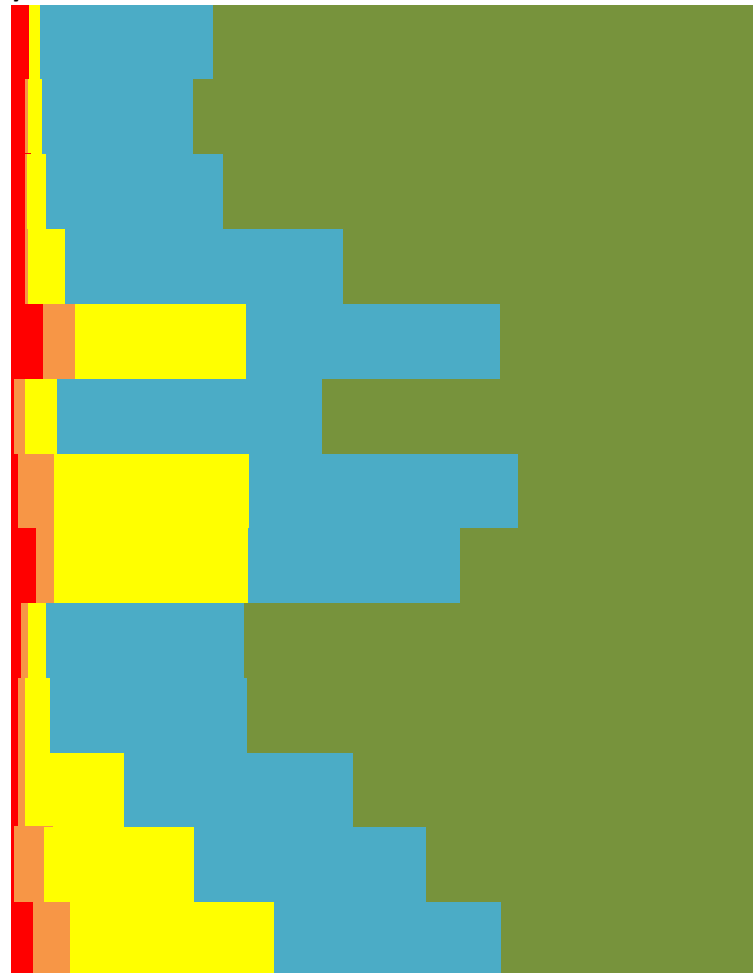
Q2 **We should seek to:**

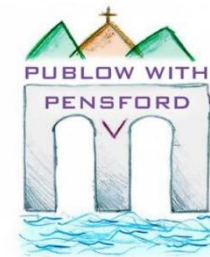
- a) Install high-speed Broadband
- b) Encourage businesses and shops to move to the Parish
- c) Encourage creation of a Heritage Trail
- d) Support the supply of local products to local shops



Q3 **The following amenities are valuable to the community:**

- a) Memorial Hall
- b) Playing Fields
- c) Children's Play Area
- d) Sports Clubs
- e) Allotments
- f) Services and activities for older people
- g) Community entertainment both professional and amateur
- h) Places of Worship
- i) Public footpaths/public rights-of-way/bridleways
- j) Woodland/landscape and open spaces
- k) Youth clubs and other organisations for young people
- l) Childcare/out of school club/nursery/ crèche facilities
- m) Mobile library





Q4 The following amenities would be valuable to the community if they were introduced:

- a) other community based activities
e.g. Parish Fair/music festival
- b) Doctors surgery/health facilities
- c) Daytime and evening adult education
classes



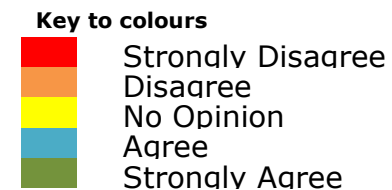
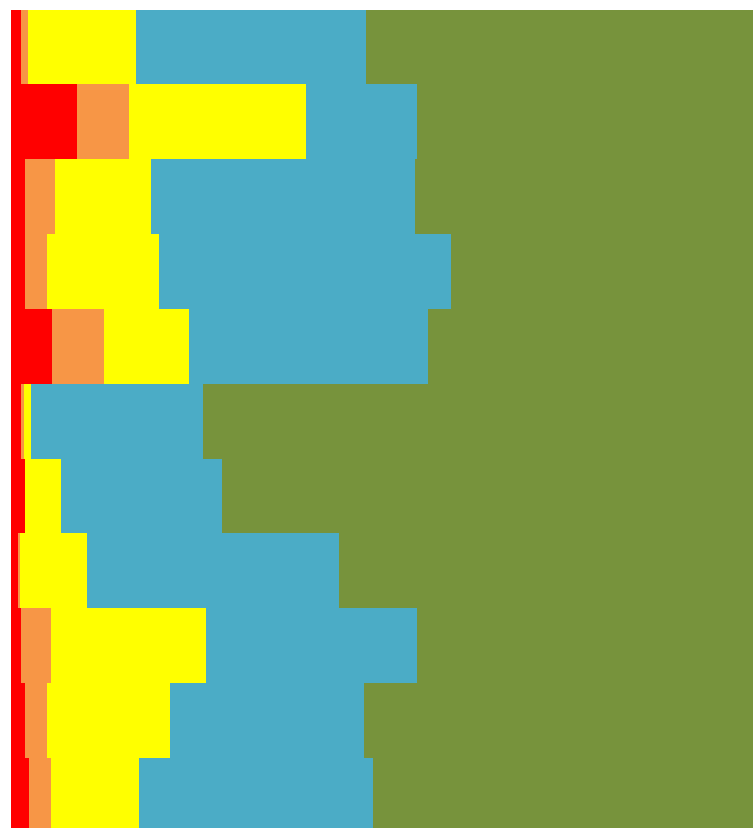
Q6 We should seek to have installed in all parts of the parish:

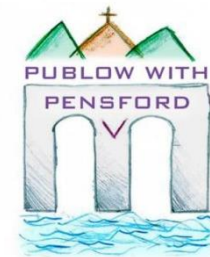
- a) Mains drainage/sewerage
- b) Mains gas supply



Q7 We should take the necessary action to:

- a) Reduce air/water/noise and light pollution
- b) Oppose fracking and other forms of energy
extraction in the Parish
- c) Promote the use of sustainable energy
systems in the Parish
- d) Promote measures to reduce our carbon
footprint
- e) Introduce solar-powered, motion sensitive
lighting in dark areas
- f) Reduce litter on our streets, playing fields,
public footpaths and rivers
- g) Reduce dog fouling on our streets, playing
fields and public footpaths
- h) Support flood control strategies
- i) Reduce the amount of chemical pesticides
and herbicides
- j) Designate areas of the Parish as protected
wildlife sites
- k) Use appropriate planting to alleviate the
effects of motor pollution outside Pensford
Primary School





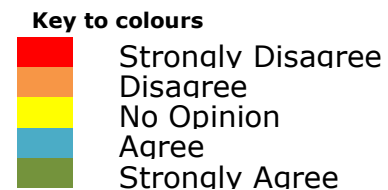
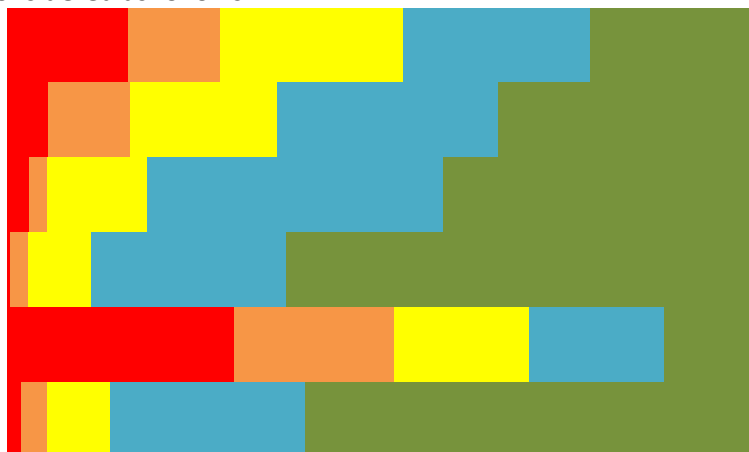
Q8 We need more of the following types of housing:

- a) Family Housing
- b) Homes for first time buyers
- c) Retirement flats/housing/sheltered accommodation
- d) Affordable/low cost/shared-cost housing



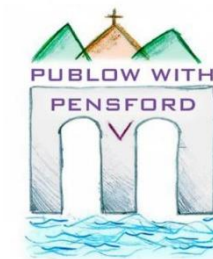
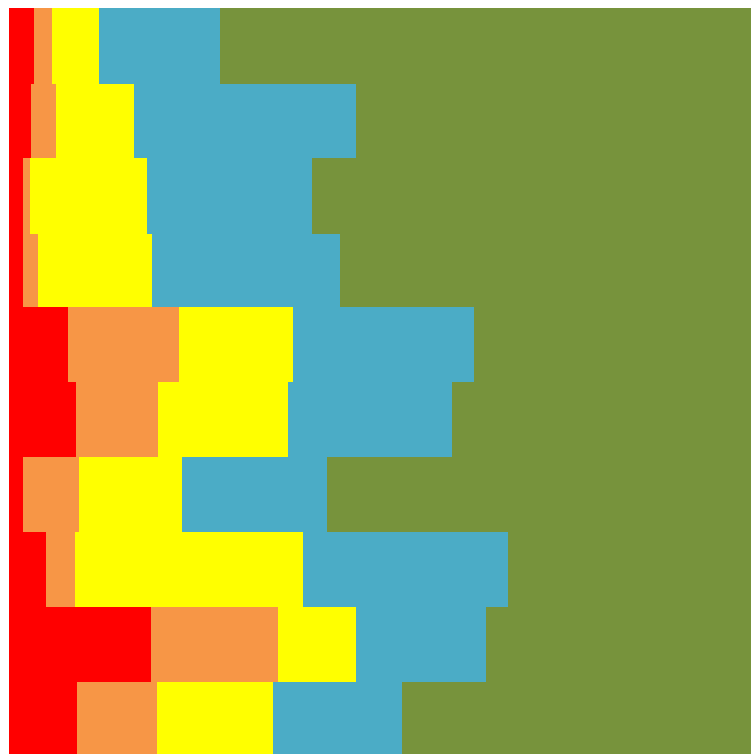
Q9 If more housing is needed, developments should be considered as follows:

- a) Relocate the existing allotments and build affordable housing in its place
- b) Restrict local developments to within the Housing Development Boundary
- c) Support low energy usage, environmentally friendly housing
- d) Acknowledge the distinctive character of the local area
- e) Extend the Housing Development Boundary to allow suitable developments
- f) Support the policy of protecting the "Green Belt"



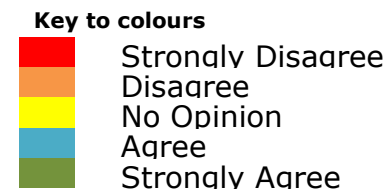
Q10 We should seek to:

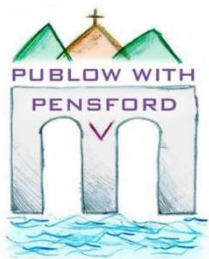
- a) Extend traffic calming on the A37 in and around Pensford
- b) Explore ways to improve on-street parking for residents and visitors
- c) Propose to the Bus Companies that 'Inner Zone' fares include the whole of Pensford
- d) Negotiate to provide a safe footpath from Pensford Primary school to the Memorial Hall
- e) Make the High Street, Old Road, Parsonage Lane and other similar areas "Access Only"
- f) Build a roundabout on the junction of the A37 and the B3130
- g) Introduce traffic calming measures, including a 20 mph limit, on narrow lanes and streets
- h) Make the green at the foot of High Street, Pensford into a safe place for pedestrians
- i) Introduce traffic lights to make Pensford Hill a single lane highway
- j) Support by-passing the A37 from residential areas



Q11 The following bus services are important to the community

- a) Bristol to Street (376)
- b) Bristol to Bath via Midsomer Norton (379)
- c) A service between the Harptrees, Bishop Sutton, Chew Stoke, Chew Magna, Stanton Drew, Pensford, Woollard and Keynsham





HAVE
YOUR NEIGHBOURHOOD PLAN
SAY !

Comments / Suggestions Analysis

The following pages comprise the full version of the Comment Sheets. 81 were returned out of a total of 206 returned Questionnaires. They are exactly as they were written, EXCEPT that we have removed names and contact details.

Thank you to everyone who took the trouble to comment: there are many thoughtful and positive comments which will be taken into account when writing the draft Plan.

Our Community

Q 1

The parish Council should do a lot more to communicate and consult with residents. Too often issues are discussed and voted on by the Parish Council without any proper address to those that the issues effect.

a

b

c

d

e

f

Our Community - General

Local Businesses

Q 2

a

There are some issues e.g. installing high speed Broadband, sustainable energy systems that in principle support but I don't understand the implications. These could have an impact that is more negative than the benefits so would want to know more.

There is no point in encouraging more businesses into the area without broadband (high speed).

High speed internet is one of the highest priorities for us. Having moved from London our family has been shocked by the primitive nature of the internet in a village so close to Bristol and any business must suffer as a result.

b

While I would like to encourage businesses in Pensford, the lack of parking concerns me.

B & C These encouragements cannot be proceeded with until something is done about the parking in the village. Why can't some of the land be bought on the side of the river – above the flood line to allow more parking for the village?

You can not encourage when you see the difficult time our Post Office has at their much improved shop.

More shops would make things even worse for the parking problem!

c

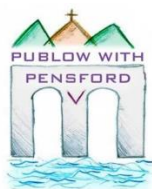
But where will they park given we already have a problem? Do we therefore encourage parking at the Memorial Hall?

	Great idea to do a "Heritage Trail" but assuming that this would mean more tourists then where are you proposing that they park. On street parking is my biggest priority.
d	
Local Businesses - General	
Amenities	
Q 3	
a	
b	b & d Presumably, these questions include the tennis courts in some shape or form?
c	Teenage "play area" not adequately catered – needs a vandal proof multi sport type area – eg "basketball/football cage". Whilst I do not have children, a play area (swings, slides etc) would be a huge benefit to the village. This could be built and maintained by the local community.
d	
e	I am aware of the benefits of allotments but unfortunately I can see the allotment plots in Pensford are often not well maintained. Also, most properties in Pensford benefit from large gardens. We must make sure the allotments are found a site before any housing development starts.
f	
g	
h	As a humanist i do not feel a place of worship is important to me personally, although I am aware of the importance to other people.
I	
j	

k	<p>Would it be possible to introduce a youth club at the Memorial Hall (or school) as a way to generate income? Youth clubs and similar no longer draw young people.</p>
l	
m	
Q 4	
a	<p>The idea of a Parish Fair is not supported because it requires an active residents' committee to run it. Support to run the Memorial Hall is vital but very few of the community are willing to volunteer. It should not be left to the "few". It's about time we had a village/Parish fair that everyone can relate to. Why not re-instate the annual music festival?</p>
b	
c	<p>More should be done to encourage adult education.</p>
Q 5	<p>The priority should be to find a way of getting a new, multi-use hall to meet the future needs of the village. Who actually owns the Hall? If it's the Parish, why is it not supported through our Council Tax as the Hall claims to "not receive any funding from anywhere" in the latest Parish News? Prefer that the Hall is funded through charges, profit, working events and Parish precept, or special fund raising occasionally, rather than regular giving. I do not feel a group of "voluntary contributors" should support the hall. I believe this important amenity should be financed by <u>everyone</u> contributing via the village precept. We contribute by going to the shows that are put on at the hall. We go to nearly all. Would be willing to make an annual rather than a weekly contribution to maintain/improve the hall I probably wouldn't want to commit to a month contribution. I'd happily give £10 or so as a one-off payment or twice a year. We would contribute to the hall if the cost was more acceptable for all to use for anything suitable. Maybe smaller areas could be considered so more things can go at the same time inside and out. Answered NO but would be prepared to support one off situations. Answered no but would enthusiastically support one off situations. I would consider this if I had the use of the hall free of charge when I wanted to book it. If there was no personal benefit to me I probably wouldn't. My view is that the hall should be funded by the council because this is part of what our council tax should be going towards as a local amenity. The Memorial Hall is the centre of village life and must be assisted more formerly, rather than depend on the unpaid efforts of one or two generous people. I would support a levy on households within parish area to ensure funding for maintenance and remove disagreements about the cost of rental for community activities.</p>

	<p>We have been asked for help + donations in Church mag –article and responded. Monthly contributions may not be acceptable to all.</p> <p>The memorial Hall is a disgrace. It's hot stuffy, expensive and too small. Let's have a fundraiser to make the necessary improvements to make it into a place that we can all be proud of.</p>
Q 6	
a	<p>There can't be many properties not connected to main sewerage?</p>
b	<p>In favour of mains gas, but cost to install must be reasonable.</p> <p>Mains gas supply was offered about 20 years ago but required at least 25% of all households to agree, which would have cost each household£2,000 not including individual connections to the main.</p>

Appendix 4 - Open Days March 2016 - Comments



Neighbourhood Plan

Open Days

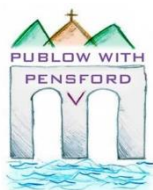
Comments / Feedback - Housing

Comment		Agree	Disagree
No.	Text		
1	Policy1	5	1
2	Policy2B	2	2
3	Policy2B Not on the allotments	1	
4	Policy3	6	1
5	Policy4	9	
6	Policy5	9	
7	Flooding	2	
8	Flood risk assessment	1	
9			
10	The Parish Boundary between Pensford & Stanton Drew MUST be moved		
11	Protect the Green Belt	4	
12	Build only in the Housing Development Boundary	9	
13	Building only to support natural growth not to encourage people to move from Bristol & elsewhere	3	
15	Pensford Garage should be used for village car park or OAP bungalows	2	
16	If you have space to park your cars on your property use it	13	
17	Please don't move our allotments again		
18	Building needs to consider flood risk to existing houses		
19	Houses should not be built in green belt	4	
20	Any new build in the village should be of a design that fits with the character. Not town houses	1	
22	Any new building must have more than 2 spaces as no car parking in village	4	
23	More provision for the elderly	1	
24			
25	New proposal re field opposite entrance Station Approach at back of Pensford Hill		1

- 26 This land at Pensford Hill could be added to development zone without being offensive & incorporate a mini roundabout for access and traffic calming and not clog up the high st or church st . There would be lots of parking and would make Belluton more part of the community with the right type of small housing
- 30 Comments re above:
- 31 Include parking spaces for residents of Pensford Hill
- 32 Roundabout at Chew Valley turn may regulate traffic on hill
- 33 Not at the Travellers Rest
- 34 This will cause queueing traffic through village
- 35 Roundabout could be higher up at Chew Magna turn off & area approached from down hill only

1
1

1

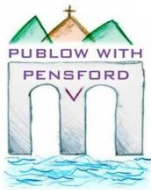


Neighbourhood Plan

Open Days

Comments / Feedback - Business

Comment		Agree	Disagree	Comments
No.	Text			
1	Policy No 1 (Support non-residential Development etc)	3	0	Subject to parking
2	Policy No 2 (Broadband)	16	0	
3	Policy No 3 (Homeworking)	12	0	
4	Policy No 4 (Traffic Study)	11	0	
5	Policy No 5 (New retail, small Office, Business Units)	1	0	
6	Policy No 6 (Tourism - Heritage Trail)	9	0	
7	Policy No 7 (Renewable Energy)	3	0	
8	Policy No 8 (Mains Gas)	6	2	



Neighbourhood Plan

Open Days

Comments / Feedback - Traffic & Transport

Comments			
No.	Text	Agree	Disagree
1	Build roundabout on junction of A37 and B3130.	14	0
2	Build roundabout on A37 opposite Travellers' Rest Public House to allow housing development of field on left hand side of A37 (which means amending the permitted planning development boundary into Green Belt).	1	2
3	No entry to Old Road from A37.	2	0
4	Width limit restriction on Pensford Hill.	11	0
5	Move 40mph speed limit north of second set of bollards ie the top side of Station Approach because traffic travels too fast for pedestrians crossing from Station Approach.	8	0
6	Add pedestrian traffic lights to A37 at Station Approach.	2	0
7	Move bollards on Pensford Hill. (No explanation of which bollards)	6	0
8	Bollards from speed camera to bottom corner.	6	0
9	Lower 30 mph speed limit to 20 mph and put average speed cameras at each end of the village.	1	0
10	Lower 30 mph speed limit to 20 mph.	9	0
11	Speed limits need enforcing.	5	0
12	Road name signage for Church Street and Culvery Lane.	1	0
13	No HGVs through village.	2	0
14	Reroute HGVs away from the village.	4	0
15	Traffic control on Pensford Hill.	1	0
16	Traffic lights on Pensford Hill for one way traffic.	1	1
17	Flashing speed limit radar sign on Pensford Hill.	7	0
18	Access Only for Pensford High Street/Old Road (See comment 3).	6	0
19	Add speed bumps at top of Old Road to prevent speeding by 'rat runners'.	3	0
20	No through road signs at junction of Pensford High Street/A37 and Old Road/A37.	2	0
21	Agree with plan for village green.	2	0
22	No to inner zone for Bristol bus fares being extended from Pensford Hill to all of Pensford because it could increase car parking problems in Pensford village. Contrary view is that it would improve access to Bristol for villagers without adding to transport congestion.	2	1

23	Introduce safe walking path between Memorial Hall and Pensford School so that people can use the Memorial Hall car park. (See Traffic Community Action Policy).	8	0
24	Parish Council should investigate existence of footpath from the Barton to Memorial Hall that may have been closed off by residents (See comment 23).	5	0
25	Introduce safe crossing on A37 from Short Lane to Hillcrest bus stop. A Zebra/pedestrian crossing would slow down traffic coming into Pensford.	2	0
26	Add double yellow lines to one side of Station Approach so that emergency access is not restricted.	1	0
27	Make Station Approach parking for residents only.	3	0
28	Make residential roads 'Access Only'.	4	0
29	'Bulging' wall on Pensford Hill needs sorting as it restricts lorries.	3	0
30	Relocate Pensford Primary School to playing fields and use existing site for car parking. (See Traffic Community Action Policy).	1	0
31	Protect our village footpath network.	7	0
32	More use of Memorial Hall car park is a good idea (See Traffic Community Action Policy).	3	0
33	Ensure that the River Chew is kept clear and dredged.	1	0
34	Introduce some street lights for Pensford High Street.	1	4

Environment Group

Do we need a village green? - 10

Comments

– make it a roundabout

Improve the village green – 13

Enlarge village green as discussed – 9

Plans for improving the village green are great! – 7 plus 12 on map

Comments:

- Good idea - turning right towards Memorial Hall or left up the high street would be a problem especially with parking.
- Any crossing would need to be as far from the corner/low down as possible for safety reasons

- Could be a problem due to the width of the road from the A37
- Make High St 'Residents only' - 2
- Putting a crossing in would make it safer for the children walking to the playing fields
- School footpath on left required for safety. – current design for pub?
- We really need to think about route from school to hall
- Move the School to the playing fields – 1

Parking - 2

Comments

– Making Pensford 'inner city' for bus route will likely have a negative impact on parking.

Address Air pollution concerns surrounding A37 and heavy traffic outside the school. – 18

Support planting of new trees – as long as they are away from peoples houses and don't dominate or shade peoples gardens. – 8

Protect the green belt - 16

Comments

- it is a must
- the barn on the top of the hill is nothing but a joke

Heritage trail - 5

Comments – could we include Culveray Wood

- it would help promote the village
- negative will be parking – can the memorial hall carpark be used?

Appendix 5 – Final Draft –Residents’ Comments (Regulation 14 Consultation)

No.	Name	Comment	Response
1	Laura & David Williams	<p>Yes, we agree. We thank you for all your hard work as a team. All looks great for a prosperous friendly village for future families.</p> <p>Thank You</p>	No action needed
2	Mark Harding	I think the plan overall is very good. My main concern, living in Old Rd, is speeding traffic, particularly first thing in the morning and teatime. Therefore your suggestions on page 22 numbers 1-4 make perfect sense and should be implemented if ever possible.	No action needed
3	June Wilcock	Yes I agree	No action needed
4	David Parnell Pauline Parnell	<p>We agree.</p> <p>We both consider the plan to be extremely well researched & explained & commend the authors.</p> <p>We believe the pedestrian access/village green & traffic restriction ideas to be very desirable objectives & hope all or most can be achieved.</p>	No action needed
5	Hugo Pike	<p>I support the draft plan</p> <p>N.B. Amend: p6 Policies 2nd para - line 3 - policj<u>e</u>s - line 4 - i<u>n</u>solation</p>	<p>No action needed</p> <p>Both spelling corrections made</p>

No.	Name	Comment	Response
6	Joyce Bryant	<p>Too few elderly people living in remote locations use Dial A Ride, unfortunately.</p> <p>This means the few 'perhaps 2 or 3 persons' remaining who really need the service, very rarely get the opportunity as minimum of 6 persons are required to make the journey viable. This causes <u>much</u> disappointment. Just recently nearly every trip has been cancelled, and the expectation now is that this situation isn't going to change unless Dial A Ride can come up with a solution so that a <u>reliable</u> service may be offered.</p>	<p>Outside the remit of our Neighbourhood Plan. Could be an issue for the Parish Council to assess/promote demand and liaise with Dial-a-Ride</p>
7	Ruth & John Wear	<p>We are very impressed with the content of the Draft Neighbourhood Plan. We can't think of any topic which hasn't been covered!</p> <p>Its aims seem to have achieved a good balance of improving the well-being and safety of all residents combined with a determination to preserve the much-loved character of our area and its historic "gems".</p> <p>The A37 continues to be a source of worry and concern to us all – everyone says "something must be done" but the ultimate answer has to be a by-pass – though maybe not in our lifetime!</p> <p>Regarding speed limits in the area, as residents of Old Road we witness on a daily basis the use of our road as the proverbial rat-run with the cars being driven at totally reckless speeds with no regard for pedestrian safety.</p> <p>We wish the plan every success!</p>	<p>No action needed</p> <p>No change required: the Traffic and Transport section already highlights these concerns.</p>
8	Lynne Lloyd	<p>YES I agree mostly</p> <p>What will happen to the Millennium Woods behind Station Approach? Who is going to maintain them and keep them cut below a reasonable height?</p>	<p>No action required:</p> <p>responsibility for this woodland lies with the Woodland Trust</p>
9	Dr A. Flack	<p>Great – but let's make sure these things actually happen!</p>	<p>No action needed</p>

No.	Name	Comment	Response
10	Mrs Naomi Rawlinson	<p>As a resident on Birchwood Lane, I fully support reduced speed limits in Pensford and struggle to understand how it is 60mph on the section of the A37 that Birchwood Lane leads on to. There are a number of residents here and our only way to walk into the village involves us walking on a 2ft wide pavement next to speeding cars/lorries/bikes either all the way on the A37 or at least down to Old Road. To get from our lane to Old Road involves 2x road crossings at blind sections of the A37. With 2 young children it is scary for us. Many other pedestrians also come from the centre of the village to our lane to get to Lords Wood (visitors/tourists/joggers/dog walkers) so it is a very busy section of the road – yet very dangerous for all pedestrians and cyclists.</p>	<p>No changes required: see above comments (No. 7). Also our Neighbourhood Plan already specifically highlights the dangers of A37 from Chelwood roundabout.</p>
11	Jean & Richard Stevenson	<p>Yes, we agree</p> <p>We particularly support the plan to extend the village green Yes we would support a contribution to the Memorial Hall upkeep</p> <p>I would love to be able to read Page 9 – the scale is too small for my eyesight!</p>	<p>No action needed</p>
12	Janet Ogilvie	<p>Yes, I do agree with the plan. I think a roundabout at the A37/B3130 essential. Also I think there should be no right turn into Parsonage Lane when the roundabout is in place.</p> <p>Not sure about raising the pavement on Pensford Hill as the lorry wing mirrors come dangerously near pedestrians now & a higher pavement would make it worse.</p>	<p>No changes required: these concerns are already addressed in the Traffic and Transport section</p>
13	Lisa Coles	<p>Yes – Agree</p>	<p>No action needed</p>

No.	Name	Comment	Response
14	Laura Baxter	<p>Page 19 – Action Policy 3 As a trustee of the Memorial Hall I am pleased to hear that the Plan supports the Memorial Hall. What kind of support is being proposed? Funds? Advice? When and how would this support be provided?</p> <p>Page 25 – Action Policy 5 Car Parking This policy comments “This could include the more effective use of the Memorial hall car park.” The memorial car park is managed by a registered charity, Pensford Memorial Playing Field and Village Hall. The income for the hall is generated by hiring out the hall to local groups such as the toddler group and to general members of the public. The hall is hired with the use of the car park. The hall can be hired at any time of the day. The car park is not very large for those hiring the hall and we have problems with this at the moment. Unfortunately, as it currently stands the car park cannot be used as an overflow car park for the village. Without spaces for the hall users to park, particularly bearing in mind there is nowhere else to park in Pensford, we would not be able to let the hall. Without the income we would not have the income to keep the hall going. The car park would have to be extended if it were to be used regularly by non-hall users. This is something that would need to be discussed with the charity’s trustees. If the extension was on land owned by the hall this would mean reducing the size of the playing field, a valuable village asset in itself.</p> <p>Page 25 – Action policy 6 Street Lighting As a resident of Church Street I do not wish to have street lighting on our street. One of the things I love about Pensford is that it is dark at night, you can see the stars. Before pursuing the provision of lighting on Church Street I think that the residents of the street should be consulted specifically on this issue. There are also many bats who live in Pensford Church Tower on Church Street.</p>	<p>No change required: see final paragraph of Rationale for Environment and Leisure CAP 4.</p> <p>Changes made to Traffic & Transport CAP 5 the final sentence of which now reads:</p> <p>“This could include discussion with the Memorial Hall Management Committee and Trustees to see whether and how the use of the Hall car park could help to provide additional parking for residents and visitors.”</p> <p>A new final sentence added to CAP 6 Street Lighting: “Decisions on street lighting should be taken in consultation with local residents and should consider the impact on wildlife.”</p>

No.	Name	Comment	Response
15	Kurt & Scarlett Swallow	<p>"Yes, we Agree"</p> <p>We would also like residents to be encouraged to turn off unnecessary outdoor lighting. This would not only help the environment but would be a good "buy in" for residents to make them more aware of the protected bats using Pensford as a flight zone.</p>	No action needed
16	John & Julie Ford	<p>Yes! We do whole heartedly agree with the plan.</p> <p>Thankyou team for all your hard work so far.</p>	No action needed
17	Sarah Kelly	Yes, I agree	No action needed
18	John Kelly	<p>A really thoughtful piece of work. Thank you.</p> <p>Yes I agree with 99%. Like the 'One off road car parking space per bedroom.'</p> <p>Driving on the lanes surrounding the village is already fraught. Additional traffic is therefore not desirable.</p> <p>Not sure whether</p> <ul style="list-style-type: none"> a) Business and technology section is flogging a dead horse b) Is in part contradictory <p>Does plan sufficiently recognise that Pensford is in essence a commuter village.</p>	<p>No action needed</p> <p>No action needed</p>

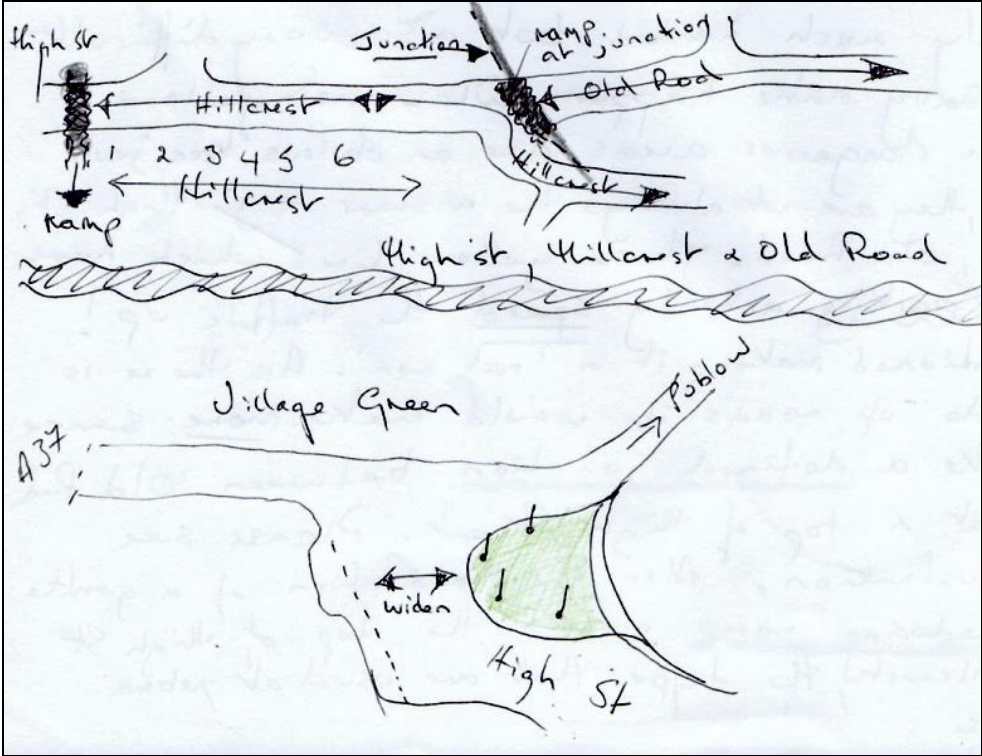
No.	Name	Comment	Response
19	Nigel Chambers (Pensford School Governor)	<p>The Traffic & Transport Community Action Policy 3 – Footpaths is absolutely crucial for the Pensford Primary School. At present access to the playing fields is extremely difficult given the lack of pavement and the lack of sight lines on the road. A route utilizing an adjacent field and existing paths should be explored with BaNES Highways.</p> <p>Similarly Action Policy 1&2 (Traffic & Transport Community) should be used to improve means of keeping HGVs on the A37 and off the pavements. At Pensford School extra protection should be provided at the sloping ramp to the playground opening up the possibility of the school using the ramp for school access.</p> <p>Given the high levels of diesel in use on the A37 steps should be taken to monitor for air pollution (nitrous oxides) in the school playground etc.</p>	<p>Already included as an Aim in Traffic and Transport section</p> <p>No changes needed: action for Local and School authorities</p> <p>Added as CAP 3 in Environment and Leisure. This was already highlighted in earlier consultation.</p>

No.	Name	Comment	Response
20	Peter Moore	<p>CAR PARKING The Memorial Hall committee are responsible for the maintenance and upkeep of the Car Park. There is an informal acceptance that residents and visitors will be allowed to use the car park provided hall hirers have no objection. There are very few occasions during the year when hirers require its exclusive use, examples would be the 10K and a recent wedding. In addition the car park is regularly used on a short stay basis by parents dropping off children at school and by teachers who have taken to parking there all day. Regular use is made by walkers, the mobile library and the play bus. Everything seems to work and I see no reason why anyone should think that there is a need to look at more effective use of the car park.</p> <p>Extending the village green is in my opinion a complete waste of time and effort. One has to try and be realistic; an extension of a small piece of grass will not enhance a 'village feeling'. Unfortunately, modernisation and the loss of facilities have turned Pensford in to no more than a 'commuter village'. Certainly a small and diminishing number of residents are working to preserve the village idea and culture but they are slowly losing the battle. If the green is extended then this will not only cause more traffic disruption but will simply result in the loss of 7 car parking spaces in an area where there remains a need.</p> <p>Street lighting – Are they really necessary? We have lived for years and years without lights and I for one do not want more light pollution. I remain happy to carry a reflective coat and carry a torch.</p>	<p>Changes made: see No. 14</p> <p>No changes made: Environment and Leisure CAP 1 reflects strong community support for this plan expressed during the Open Days in March 2016.</p> <p>See No 14 for changes made</p>

No.	Name	Comment	Response
21	Colin Taylor	<p>The draft Plan is beautifully written and very well presented. It appears to cover all the points raised during twenty or more meetings of the Steering Group, from the Questionnaire Returns, and from the two Open Days.</p> <p>I have some reservations about some of the wording:-</p> <p>Page 11, Policy No.4 The insistence upon a parking space for every bedroom planned goes against our determination to work towards sustainability. Imaginative ideas such as better public car parking with bus stop access seem to be lost.</p> <p>Page 10, Sheltered Housing. I am very concerned about the word "relocate" on page ten. On balance, the present sheltered housing as well as the rest of Hillcrest is a very pleasant place to live, well above the A37 noise and pollution and with a stable and supportive population. New affordable housing may well be better placed around Publow Lane, nearer amenities but away from the A37 and with better walking access to the centre of Pensford.</p>	<p>No action needed</p> <p>Changes have been made to Housing and Development Policy 4 to clarify and expand the Policy</p> <p>Text added to underline the voluntary nature of any residents' relocation.</p>
22	Geoffrey & Valerie Hunt	<p><u>Housing & Development Policy 4 Parking</u> For new dwellings a ratio of one off-road car parking space per bedroom is excessive and not necessary needed.</p> <p>This will greatly limit any new housing including any new two and three bedroom housing within the housing development boundary.</p> <p>We do not agree with this</p>	<p>Changes made: See response to No. 21</p>

No.	Name	Comment	Response
23	Charles Tricks & Julie Parker	We are very happy with this draft plan. Nothing we disagree with.	No action needed

No.	Name	Comment	Response
24	Sandra Hallett	<p>Most of the community plans are obviously needed but also very difficult to actually make happen. Where as yellow lines in dangerous areas are an obvious 'knee jerk' reaction, they are not always the answer e.g. High St, Hillcrest, Old Road. These yellow lines which have <u>reduced parking</u> actually <u>speed</u> the traffic up! as mentioned making it a 'rat run'. As there is a divide of roads it would make <u>more</u> sense to make a <u>defined junction</u> between Old Road, Hillcrest & top of High Street. Please see my illustration. Also the introduction of a gentle <u>speed reducing ramp</u> across the top of High St and Hillcrest, the type that are used at zebra crossings.</p> <p>A roundabout at the top of Pensford Hill A37 & B3130 is by far the best suggestion to not only slow traffic down but to improve access safety from the B3130 onto the A37. Keep the 30mph limit up to The Travellers Rest Pub!</p> <p>The 'Village Green', another area that is dangerous for pedestrians and vehicles. The suggestion to extend the green area up to the lock up is good but at the same time there would be a need to widen the vehicular area at the other end – this is probably one of the most difficult areas to navigate with any vehicle, including larger vehicles such as oil tankers and delivery lorries. The green would have to made into a semi roundabout to allow ease of traffic flow or there would be more danger to pedestrians</p> <p><i>Comment in document related to Picture 9 on page 19</i> Pretty picture but does not reflect any road widening which is greatly needed.</p> <p><i>Comment in document related to Children's Play on page 10</i> The childrens play area is outdated and in the wrong place, unless you know it is there its completely <u>hidden</u>. Play area on the corner of Wells Rd/Norton Lane is brilliant and what Pensfords area should resemble.</p>	<p>Changes made by adding the provision of "sleeping policemen" in High St./Old Rd. to the list of suggestions in the Introduction to the Traffic and Transport section. Traffic calming to reduce speed and improve safety was identified as a major issue during public consultation.</p> <p>No action needed</p> <p>No action needed : see response to No. 20</p> <p>This is an artist's impression: Traffic Engineers would ned to assess the practicalities</p> <p>No response needed: an issue for the Memorial Hall Management Committee.</p>

No.	Name	Comment	Response
	Sandra Hallett <i>(continued)</i>	 <p>The diagram is a hand-drawn site plan on lined paper. It shows several road junctions and proposed changes. At the top left, a vertical road labeled 'High St' has a 'ramp' leading to a junction with 'Hillcrest'. This junction is marked with numbers 1 through 6. To the right, 'Hillcrest' continues and meets 'Old Road' at a 'Junction'. Further right, 'Old Road' meets 'High St' at a 'ramp junction'. Below these roads is a wavy line representing a boundary or terrain. Below that, a road labeled 'A37' runs horizontally. A road labeled 'Village Green' branches off from A37. Another road labeled 'Poblow' branches off from Village Green. At the bottom, 'High St' is shown again, with a 'widen' proposal indicated by a double-headed arrow. A green shaded area is drawn near the bottom 'High St' junction, with several small vertical lines inside it.</p>	Thank you for these helpful suggestions.

Appendix 6 – BANES Comments on Draft

**Bath & North East
Somerset Council**

B&NES Response to the Publow with Pensford Draft Plan (July 2016)

Publow with Pensford Neighbourhood Plan: Local Planning Authority policy comments for the Publow with Pensford Neighbourhood Development Plan Steering Group for the Regulation 14 consultation.

The local planning authority (LPA) has provided comments to the qualifying body (QB) on a number of drafts of the Publow with Pensford Neighbourhood Plan and these have been collated below to assist the Steering Group in understanding how the policies have developed and the LPAs position.

The strategic policies in the development plan currently in force, the B&NES Core Strategy, Saved Local Plan Policies and the emerging Draft Placemaking Plan.

The LPA recognises that the Publow with Pensford NDP has been prepared by a team of volunteers who have sought to achieve the range of objectives of those living and working in the neighbourhood area who have expressed an interest in the plan's preparation through the range of locally convened consultation events. The comments provided by the LPA have sought to assist Publow with Pensford in meeting those ambitions and to take them forward in a manner such that they are in the best position to achieve the vision and objectives on which the Publow with Pensford NDP is based.

Page no.	B&NES Dept.	Draft Publow with Pensford Neighbourhood Plan section / reference (NB these refs may have changed in later drafts)	LPA comments during plan preparation (only policies that have been retained in the submitted NDP are referred to below).	Reason for comments
1	Policy (JOR)	Front page	Qualifying Body is Pensford & Publow Parish Council not B&NES	Just a minor error
10	DM	Housing and Development Policy 1 Housing Development	Remove criteria c) reflects identified housing needs Grammatical errors in criteria a). Should read: <u>a) Is in keeping with the character, materials and design of existing</u>	National and local policy does not require infill to demonstrate identified housing need. Also implies that housing developments which do reflect identified housing needs may be permissible even if they are outside the HDB (i.e. housing need survey may

**Bath & North East
Somerset Council**

			<u>buildings</u>	demonstrate that there is a need for more market housing)
11	DM	Housing and Development Policy 2 Affordable Housing	<p>Policy needs to be restructured to clarify its aims. Possibly re-arrange into 2 parts.</p> <p>The first part could explain that developments of Affordable Housing will be permitted subject to up-to-date Housing Need Survey (don't use the word up-dated, as this implies it only needs to happen once) and a suitable site being identified within the Housing Development Boundary, or on a rural exceptions site.</p> <p>The second part could state that affordable housing should be available in perpetuity to meet the needs for people with strong local connections.</p> <p>Reference to Rural Exceptions Site Policy needs to be clarified or changed.</p>	<p>Current wording is not clear and does not indicate when affordable housing developments will or will not be acceptable.</p> <p>It muddles the conditions to be placed on affordable housing (e.g. available in perpetuity for local residents) with the principle of affordable housing developments (when development will be acceptable).</p> <p>A policy shouldn't refer to another policy within it.</p>
11	DM	Housing and Development Policy 3 Environment Impact	The policy should reference to 'information to demonstrate...' instead of requesting a report.	It is unclear what form a report would take. Planning applications are often accompanied by many reports covering different aspects of the impacts, e.g. trees, ecology, landscape, etc. The policy implies some sort of amalgamated report, the form and utility of which would be unclear. It would place an unnecessary burden on applicants.
11	DM	Housing and Development Policy 4	There is a need to build some flexibility into the policy, e.g. in what	There are likely to be circumstances where 1 space per bedroom is not feasible or

**Bath & North East
Somerset Council**

		Parking	circumstances would a lower standard be acceptable?	reasonable.
12	DM	Housing and Development Policy 6 Lighting	Last line should refer to the site rather than 'Plan Area'. Should read: <i><u>In addition, dark corridors for bats and light sensitive species should be incorporated into all development within the site where possible.</u></i>	'Site' is a better term and is clearer in respect of what it refers to. Improved grammar makes it easier to read and understand
14	DM	Business and Technology Policy 2	Clarify what is meant by traffic study and level of detail required. Transport statement or Transport Assessment. Level of information required currently determined by LHA. Use an alternative term to 'measurable'. Possible use the term 'significant'.	Applicants need to have clarity about the level and type of information that is required. The word measurable could apply to even the smallest development (e.g. single house) and it would be unreasonable to require this level of information for minor developments. Use of the word significant means that it is only those development which will have more than a marginal traffic impact which will require this information.
26 -29	DM	Glossary	Need to ensure that all glossary definitions tally up with local plan and NPPF definitions. Particularly important is definition of Affordable Housing (in light of new legislation), infilling and housing development boundary. Green Belt definition should refer to 'very special circumstances' instead of 'very specific circumstances'.	The definitions are vitally important in how the policies within the NDP are read and understood so particular care needs to be taken to ensure that they do not lead to unintended consequences.
Page 3	Policy and Partnerships		Sentence starting with 'Most of our neighbourhood....' Reference to Bishop Sutton – should this read Stowey Sutton.	Correction

**Bath & North East
Somerset Council**

Page 15	Policy and Partnerships		Assets of Community Value – it reads that they will create a register of Assets of Community value. If they go through the formal process they will have to register each asset and there is no guarantee that it will go on the register.	They may wish to change the wording or review what they plan to do as if they hold an asset there is no trigger if the land/premises is sold.
Page 17	Policy and Partnerships		There is reference to supporting health lifestyles and thriving communities in their benefits but it would be good to emphasis this in their actions.	So rather than just staying g) improving safe walking and cycling routes in the parish in accordance with Green belt policy, they could say improve safe walking and cycling routes to encourage healthier lifestyles.
Page 19	Policy and Partnerships		Action social and recreational facilities and activities – there is huge potential here for the parish to go further in committing to investment in community facility including the hall and play area and working together to develop a programme of events and activities across all venues in the village to meet all ages. This could also be linked to health and wellbeing, reduction isolation and loneliness etc,	

Our Response to Bath & North East Somerset Council's Responses to our Draft Plan (July 2016)

We found the comments helpful in refining our Draft Plan. We have noted and addressed the points raised and have amended our Plan where appropriate.