

Publow with Pensford Neighbourhood Plan Regulation 16 Consultation

The following page presents a summary, written by Officers at Bath and North East Somerset Council, of the comments made during the Regulation 16 consultation on the Publow with Pensford Neighbourhood Plan, which took place from 18th November 2016-13th January 2017. The summary is written to provide assistance to the Examiner and to allow anyone who wishes to see some of the issues raised. It does not contain every point a consultee has made. The Examiner will read the comments of each consultee in full.

Date	Consultee	Comment Format	Comment
21.01.16	Highways Agency	Email	<p>Good morning</p> <p>Thank you for consulting Highways England on the Draft Publow with Pensford Neighbourhood Development Plan.</p> <p>I have reviewed the draft plan and supporting information on the website and I note that Highways England doesn't have any network within the designated area. We therefore wish the neighbourhood forum well with their plan but have no detailed comments to make.</p> <p>Regards</p> <p>Jacqui</p>
06.12.16	Judith Chubb-Whittle	Email	<p>Please will the Pensford with Publow Neighbourhood plan team consider provision of safe cycle storage in a visible place [maybe near the post office] in the centre of Pensford?</p> <p>This would encourage some of those who travel to Pensford daily to pick up the bus into Bristol [or elsewhere]to cycle rather than drive to Pensford. At present, the consequence of commuters parking for the day means that passing trade is less likely to stop at the Post Office/village shop or café. These impacts on the village's economy & sustainability. A village shop / café is a vital social amenity for all, in particular older/ more isolated residents.</p> <p>UK annual driving test numbers have dropped from 16,000 [5 year ago] to around 4000 last year, illustrating that younger people are less able to afford to drive, own a car or pay for city parking. Thus they have a greater reliance on public transport. Pensford acts a public transport 'hub' for a number of commuters, hospital users for the Bristol Royal Infirmary, students and shoppers/ recreational travellers from Stanton Drew Parish into Bristol. Easing the car parking as outlined in the Publow with Pensford NHP is very important and addition of safe cycle storage offers a contribution to the transport policies.</p> <p>The numbers of those cycling for recreation is increasing and the Chew Valley is a popular destination. Part of the joy of those cycling is to stop off for coffee & cake. The café is open at the</p>

			<p>weekend. Cycle parking close to the café would present a major boost to its weekend business.</p> <p>Kind regards</p> <p>Judith Chubb-Whittle</p>
10.12.16	Stowey Sutton Parish Council	Email	<p>Thank you for your consultation in respect of the above. We are in support of this draft Neighbourhood Plan.</p> <p>Kind regards,</p> <p>Sue Heathman Clerk</p>
13.01.17	Savills	Email	<ul style="list-style-type: none"> • It has been demonstrated that the draft PwPNDP fails to meet the three Basic Conditions required by the TCPA 1990 • In particular, the Neighbourhood Plan is predicated on an evidence base which pre-dates the adoption of the Core Strategy and is out of date. Therefore, we request that the Parish Council's Housing Needs Survey is up-dated to provide an accurate reflection of the housing need for the area. Once this an up-dated Housing Needs Survey has been prepared it should be used to inform identification of sites for housing allocations. • The identification of sites should be based on assessment criteria that we recommend is agreed with B&NES. • Concerning allocations for housing development, Land at Guys Farm, Wick Lane Pensford is located within the Housing Development Boundary for Pensford but is outside of the Conservation Area; the development of this site therefore constitutes limited infill within the village. This site is within easy walking distance to the services and facilities in the village centre. This site is available, suitable and achievable for development now and is precisely the type of land that should be allocated for housing development in the Neighbourhood Plan. • Housing & Development Policies 1, 2 & 4 go beyond the scope of national guidance and adopted policies within the Development Plan and do not conform with the policies in the Development Plan. These Policies fail to contribute towards the achievement of sustainable development.
16.01.17-LATE REP.	Historic England	Email	<p>Dear Planning Policy and Environment Team</p> <p>Thank you for your consultation on the Submitted (Regulation 16) Publow with Pensford</p>

			<p>Neighbourhood Plan.</p> <p>I can confirm that we have no comments we wish to make.</p> <p>Yours faithfully</p> <p>David Stuart</p>
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