
Statement of Community Involvement

Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell

On Behalf of Persimmon Homes Severn Valley

April 2021

**Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell
Statement of Community Involvement**

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Checked by:	JS	JS
Authorised by:	SP	SP

Barton Willmore LLP
Bank House
8 Cherry Street
Birmingham
B2 5AL

Tel: 0121 711 5151

Ref: 29543/A5/SS/JS/SP/bc

Email: jodi.stokes@bartonwillmore.co.uk

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement ('SCI') has been prepared by Barton Willmore LLP on behalf of Persimmon Homes Severn Valley (Persimmon Homes) ('the Applicant') in support of an Outline Planning Application in respect of Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell ("the Application Site").
- 1.2 The Application Site falls within the administrative boundary of North Somerset Council and lies adjacent, just outside of, the settlement boundary of Backwell. The site comprises 6.54 hectares of land south of Farleigh Road and north of Church Lane.
- 1.3 The Site is located within the village of Backwell, which provides for a range of facilities including two convenience stores, a post office, schools (Infants, Junior and Secondary), a medical centre, dental centre, swimming pool and leisure centre and a variety of shops.
- 1.4 There are good existing public transport links via bus and train routes connecting to key destinations including Nailsea, Weston-Super-Mare, Bristol, Cardiff and Taunton. The Site at present is not allocated within the North Somerset Local Plan but positively relates to Backwell village as most of the facilities are within walking and/or cycling distance and would benefit from good public transport linkages.
- 1.5 The proposed development comprises of an Outline Planning Application for 125 dwellings and associated works. The description of development is as follows:

Outline planning application for demolition of 54 and 56 Farleigh Road; residential development of up to 125 dwellings (Class C3); strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with means of site access (excluding internal roads) from the new junction off Farleigh Road; all other matters (internal access, layout, appearance, scale and landscaping) reserved for subsequent approval.

- 1.6 The Council's Statement of Community Involvement ('SCI') was revised and adopted 24 September 2019. A copy of the SCI can be found at **Appendix 1**. Part 3 of the Council's adopted Statement of Community Involvement states that:

"We strongly encourage applicants to discuss their proposals with local people adjoining the development site, the relevant town or parish council and their North Somerset councillor, at an early stage before they submit their planning application".

- 1.7 This SCI sets out the community engagement strategy adopted for this application which consisted of a substantial leaflet drop exercise and a website with details of the proposals. Due to the circumstances around the coronavirus pandemic, we were unable to hold face-to-face public consultation events, however, we held a virtual consultation where we shared early details of the proposals online and enabled members of the community to share their thoughts and comments.
- 1.8 The Applicants have also engaged with the Parish Council and Ward Member through a public consultation exercise that was undertaken in March 2021. This SCI provides details of the community engagement process, the comments received and how the Applicants have responded to such comments.
- 1.9 This Statement contains the following sections:
- **Section 2** provides an overview of North Somerset Council's SCI;
 - **Section 3** details the different methods of public consultation;
 - **Section 4** details the pre-submission public consultation process;
 - **Section 5** provides a review of the key issues raised and the Applicant's response; and
 - **Section 6** provides our conclusions.

2.0 NORTH SOMERSET COUNCIL'S STATEMENT OF COMMUNITY INVOLVEMENT

2.1 The Localism Act 2011 introduced the requirement where a person or developer proposes to make a planning application for development they must carry out pre-application consultations. This requirement has been enshrined in the Town and Country Planning Act (TCPA) 1990 at Part 3 Section 61W, which states at subsection (2) and (4) state that:

"(2) The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."

and

"(4) Publicity under subsection (2) must—

(a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and

(b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time".

2.2 North Somerset Council's revised Statement of Community Involvement, adopted 24th September 2019, explains the Council's policy on consultation and involvement in the preparation of planning applications and responds to the legal requirements set for Statements of Community Involvement published by local planning authorities. North Somerset Council's Statement of Community Involvement states that, quoted elsewhere, that the Council encourages applicants to discuss proposals at an early stage before submitting planning application.

2.3 The TCPA 1990 requires developers to publicise the proposed application and reasonably bring the proposal to the attention of a majority of people who live at or occupy premises in the vicinity of the land. North Somerset Council's SCI explains that:

"When posting notification letters, we will send them to those neighbours whose properties directly adjoin the application site. We may also notify other residents, by letter or site notice, depending on the scale and nature of the proposed development".

2.4 Taking into account the scale and nature of the development the Applicant considered there may be wider interest by the local community and has set out to publicise and notify

residents beyond the immediate vicinity of the land in the interest of engaging the wider community.

- 2.5 Leaflets were sent to residents covering the area of Backwell bounded by the train line to the north and a map showing the extent of this area has been provided at **Appendix 2**.

3.0 PUBLIC CONSULTATION METHODS

- 3.1 The Applicant's main focus has been to engage with the local community; obtain feedback from local residents, the wider community and local politicians; and respond where necessary.
- 3.2 The Applicant has been mindful of the circumstances surrounding the ongoing pandemic and as a result has made use of virtual public consultation methods to ensure that members of the public were still able to view the proposals and provide their feedback.
- 3.3 The public consultation was publicised via leaflets sent by post to 2,010 properties covering the extent of Backwell bounded by the train line to the north. A copy of the leaflet sent to local residents is available at **Appendix 3**.
- 3.4 The leaflet included an illustrative plan, as well as a description and guiding vision for the proposal as well as details of the consultation website where further information could be accessed. The leaflets also invited comments and provided ways for people who wish to comment or collaborate in the design by sending comments via e-mail, post or fill out a form on the website stated.
- 3.5 The website included a welcome page, details of the site context, the vision for the site, details of the proposal and a feedback page. A copy of the pages from the consultation website are available at **Appendix 4**.
- 3.6 In addition to the leaflet drop and website, the Applicants have also engaged with the local Councillor and the Parish Council. A meeting with representatives of Backwell Parish Council was held on 24th March 2021 via Zoom and a meeting with the ward Councillor (Cllr Bridget Petty) was held on 29th March 2021 via Microsoft Teams.

4.0 PUBLIC CONSULTATION PROCESS

- 4.1 The public consultation process began with the extensive publicising and notifying the residents of Backwell of the proposed application. The majority of properties (2,010 residences) to the south of the train line were sent a leaflet by post informing residents in the vicinity of the land to the development.
- 4.2 The leaflet included an illustrative plan, as well as a description and guiding vision for the proposal. The physical notification leaflets invited comments and provided ways for people who wish to comment or collaborate in the design by sending comments via e-mail, post or fill out a form on the website stated.
- 4.3 The virtual public consultation provided an opportunity for the local community to view the consultation material and provide their feedback. The website went live on the 5th March 2021 and with the virtual consultation taking place from 5th March to 26th March 2021. In addition to providing additional information to residents on the site context, the vision and the proposals, the website also included a feedback page as well as other methods for making comments (e.g. by email or post).
- 4.4 A meeting with representatives of Backwell Parish Council was held on 24th March 2021 via Zoom and a meeting with the ward Councillor (Cllr Bridget Petty) was held on 29th March 2021 via Microsoft Teams. Both sessions were attended by planning and design representatives of the project team and provided an opportunity to go through the consultation material and design evolution in detail. In addition, there was the opportunity to ask the project team any questions and to provide any feedback or thoughts that might shape the proposals as they progressed.
- 4.5 All the feedback received within the virtual public consultation period were read and considered. During the consultation period 128 responses were received in total via the response form provided on the website, by e-mail and by post. A reasonable allowance was made for postal delay and comments received outside of the consultation period have been reasonably considered.

5.0 KEY ISSUES

- 5.1 The virtual public consultation process took place from 5th March 2021 to 26th March 2021. A total of 128 responses were received, some after the consultation period ended, and all comments were considered and incorporated into the list of key issues below.
- 5.2 The key issues raised by members of the public and the Applicant's responses are set out in the below table:

Key issues raised by members of the public	Applicant's Response
Principle of development	
This development in context of the emerging North Somerset Local Plan, Neighbourhood Plan and planning history of the site is not welcome.	The Applicant and the project team have considered the planning history and adopted Development Plan. As set out within the planning statement, the plan making process in North Somerset has been heavily delayed and they are currently reliant on a Site Allocations Document that does not allocate adequate sites to sustain a five year housing land supply. There is therefore a significant need for housing to come forward on sustainable sites that are not currently allocated within the adopted Development Plan.
Impact on the character of the village.	The local character and appearance has been considered carefully in the evolution of the design of the proposals. This is considered within the Design and Assess Statement and Landscape and Visual Impact Assessment submitted as part of this outline planning application.
Concern over the provision of affordable houses.	The provision of affordable housing will be policy compliant and will be secured via Section 106 Agreement.

Key issues raised by members of the public	Applicant's Response
Why are only 55 houses shown when the intent for the site is to comprise up to 125 homes?	The Framework Plan on the website indicates development blocks rather than individual houses.
The development would have a detrimental effect on life in the community.	The Applicant sets out the benefits of the proposed scheme at Section 10 of the planning statement submitted as part of this outline planning application.
There is insufficient information provided on the breakdown of proposed types of homes or mix of housing.	This is not a matter for consideration at the outline planning application stage.
There is a clear need for accessible accommodation for people with mobility challenges, no information is provided.	This is not a matter for consideration at the outline planning application stage.
There is an assumption that future residents will favour walking, cycling and public transport but is a lack of information available to substantiate this.	More information is provided within the Travel Plan and Design and Access Statement that are submitted as part of this outline planning application.
Proposals for alternative land uses such as replacements schools or a village centre.	North Somerset Council cannot currently demonstrate a 5 year housing land supply. The Applicant therefore consider that housing is the most appropriate use to be located on this highly sustainable site.
The land is considered primary agricultural land and once it is built on it will be lost forever.	More information is provided within the Agricultural Considerations Report submitted as part of this outline planning application.
The Covid-19 pandemic has demonstrated to the people of Backwell the importance	The Public Rights of Way crossing Farleigh Fields will remain in use for recreation and walking.

Key issues raised by members of the public	Applicant's Response
of recreation and walking at Farleigh Fields.	
The development shows the removal of houses to provide access to the site, does this mean the net additional housing is 123 homes?	This is correct.
The previous planning application included provisions to hand over the central field of Farleigh Fields over to Backwell Village, could this be considered again? There is a concern that this development may enable further development of adjacent greenfield land.	We have not been made aware by the Parish Council that there was a desire to have ownership over the central field. The area sets out the extent of development, which is the subject of this outline planning application.
Due to slow sales rates, current new development and the impacts of new residents moving into the current new builds has not been felt yet on the infrastructure of the village. This should be considered.	The existing development, as well as development currently in the process of being implemented, has been considered during the consideration of this outline planning application.
Accessibility of the site and wider traffic implications	
Concern over traffic and parking implications close to the train station as a result of increased development.	This outline planning application includes a Travel Plan, which sets out sustainable travel methods. The site has good accessibility to bus stops at Farleigh Road (320m from the centre of the site) which also provides connections to Nailsea, Weston-super-Mare and Bristol, as attractive alternatives to driving.
Request for more detail and the impact on the A370 from the junction proposed to access the new development.	Any impact on the local highway network is considered within the Transport Assessment, which is submitted as part of this outline planning application.

Key issues raised by members of the public	Applicant's Response
Concern over cumulative impact of traffic from other developments and the proposal.	
Concern regarding Air Quality.	The increase in trips resulting from this development is not considered to have a detrimental impact on Air Quality.
Vehicular transport will need to be addressed and further quantifiable information is requested on how the development will reduce current existing trip rates.	Further information is provided within the Transport Assessment and Travel Plan submitted as part of this outline planning application.
Heritage	
Views across the site are of importance and particularly views of the St Andrews Church. Only one area on the Proposals Map is shown to provide a view to the church, other site lines from the A370 will be obstructed.	Views of St Andrews Church as well as other views across the site have been considered in detail within the Archaeological and Heritage Assessment and Landscape and Visual Impact Assessment submitted as part of this outline planning application.
Design	
Corridors between existing and the development should be kept as wide as possible.	Careful consideration has been given to the design of the dwellings located closest to existing development. In addition, there is also a substantial ecology buffer around the perimeter of the site, which allows a further offset.
The existing boundary hedging should be strengthened with native species to block view of housing for design and environmental mitigation purposes.	The existing hedgerows will be strengthened where appropriate and the detail of this is set out within the Design and Access Statement and Landscape and Visual Impact Assessment.

Key issues raised by members of the public	Applicant's Response
This proposal includes a locally equipped area of play on the southwestern boundary and a large attenuation basin to the west of the housing, both highly visible from the public rights of way and are unwanted engineered appearances in the agricultural landscape bounding the site.	In response to comments received the location of the LEAP has now been amended. The attenuation pond remains located to the west, and this is considered fully within the Landscape and Visual Impact Assessment submitted as part of this outline planning application.
The Site Plan provided includes two sections of the A370 can you clarify what is proposed in these areas?	In response to comments received these areas have now been removed from the red line area. However, there are improvement works proposed on Farleigh Road and these are set out within the Transport Assessment.
The Proposal Map shows a link on the North West of the site to the existing Public Right of Way. This would require removal of existing hedgerows in this place and should not be a part of the scheme.	This is noted and the scheme has since been amended to remove this link.
Will there be garages and parking electric charging points?	Garages are not a matter for consideration at the outline planning application stage. The provision of electric charging points will be policy compliant.
Flood risk and drainage	
North Somerset Council have made improvements to the drainage system to mitigate flooding of the A370, however, in heavy storms the east side of the road is subject to flooding, which drains down over Farleigh Fields through the proposal site.	This is considered within the Flood Risk Assessment submitted as part of this outline planning application.
The development of the site would cause flooding at neighbouring sites.	The development has been assessed in terms of flood risk and this is set out in

Key issues raised by members of the public	Applicant's Response
	detail within the Flood Risk Assessment submitted as part of this outline planning application.
There is an attenuation area to the west of the development, is this necessary?	The applicant has reviewed the drainage strategy and is now proposing an attenuation feature closer to the residential development thus reducing the red line size and avoiding the area to the west of the area as shown on the consultation documentation.
Local Facilities	
The development is considered in excess of 800 metres to the nearest amenities and not a sustainable location.	Backwell provides for a range of facilities, with a variety of shops including two convenience stores, a post office, schools (Infants, Junior and Secondary) a medical centre, dental centre, swimming pool and leisure centre, most of which are within walking and/or cycling distance of the site. The village is well served by bus routes and benefits from a railway station, Nailsea & Backwell Rail Station.
Is there any provision for local services (schools, medical, leisure) to support the increased housing proposed?	No additional services will be provided on site due to the quantum of development, however, the development will be CIL liable, and any additional infrastructure costs sought by the Council can be secured via a Section 106 Agreement.
Backwell does not have a supermarket and future residents of the development would need to do grocery shopping in Nailsea.	There are also two convenience stores within Backwell that could be used by future residents. There is also the potential to use home delivery services.

Key issues raised by members of the public	Applicant's Response
Concern over the capacity for both the primary and secondary schools to be able to accommodate additional students.	The development is CIL liable and monies from CIL will go towards education provision.
The proposals further integrate the Farleigh side of the village into the whole in a sensitive way.	The existing development to the south of the site is already part of Backwell. The development has been substantially reduced since the most recent appeal and the design carefully considers matters such as landscape and heritage.
Concern over the community swimming pool, which is in need of refurbishment and the development will increase demand for local facilities, support for these facilities should be considered.	The development is CIL liable and monies from CIL could go towards Leisure Centres, swimming pools and fitness gyms.
Ecology	
<p>The reduction in green space would result in harm to the wildlife. The hedgerow and fields provide habitats for numerous animals including Deer, rabbits, Green Woodpeckers, Peregrine Falcons, Sparrowhawks and are regularly visited by Herons from the Heronry at Cleave.</p> <p>The area also includes protected wildlife, such as Badgers as well as endangered horseshoe bats and birds.</p>	A Preliminary Ecological Appraisal as well as species specific survey reports are submitted as part of this outline planning application.
Consultation Process	
Concern that not all residents received the leaflet publicising the consultation.	As set out at Section 3 , leaflets were sent to 2,010 properties in Backwell. The properties that were consulted on shown on the map at Appendix 2 . In addition,

Key issues raised by members of the public	Applicant's Response
	the Parish Council and ward Councillor were also consulted.
Concern that the consultation period was too short or less than typical.	Due to the pandemic, the consultation reflected the approach adopted elsewhere and was widely publicised. The consultation was considered appropriate so that the public could safely view the consultation material and provide their feedback to the Applicant. The consultation period was 3 weeks and this is considered to be an adequate length of time for members of the public to review the consultation material and provide their comments.

6.0 CONCLUSIONS

- 6.1 The Applicants and their consultant team agreed with North Somerset Council that virtual public consultation was appropriate considering the circumstances around the ongoing pandemic. This process and the comments received informed the evolution of the design that is submitted at this outline planning application stage.
- 6.2 The Applicants sent out 2,010 leaflets to notify the local community of the opportunity to view the proposals on the public consultation website and to provide feedback. In addition, the Applicant's project team also met with representatives of Backwell Parish Council and the Ward Member to discuss the proposals, answer questions and listen to their feedback.
- 6.3 Section 5 (Key Issues) sets out the feedback provided by the local community and Councillors and includes responses from the project team to ensure these comments are fully responded to and where further information can be found within the supporting planning application documents.
- 6.4 The Applicant's intention throughout this process has been to engage with the community and stakeholders in a comprehensive, transparent and effective consultation exercise to inform the evolution of the proposed development to planning application submission.
- 6.5 It is the Applicant's intention to continue to liaise with the Parish Council and Ward Member throughout the application process and beyond.

APPENDIX 1
COPY OF NORTH SOMERSET'S STATEMENT OF COMMUNITY INVOLVEMENT

Statement of Community Involvement

How we will involve the community in planning in North Somerset



September 2019

North Somerset Council Local development scheme



Statement of Community Involvement

Introduction

This Statement of Community Involvement explains the council's policy on consultation and involvement in the preparation of planning policy documents and planning applications.

It meets legal requirements for consultation set out in the Planning Acts¹ and Regulations².

There are four sections:

- 1. General principles** **p.3**
(These relate to all consultation on planning matters, and also provide guidelines which can be used by others when involving the community in planning issues).
- 2. Local Plans and other planning policy documents** **p.4**
(These are prepared by North Somerset Council to guide development within the District).
- 3. Planning applications** **p.8**
- 4. Reviewing the SCI** **p.11**



¹ Section 18 Planning and Compulsory Purchase Act 2004

² Town and Country Planning (Development Management Procedure) (England) Order 2010



1. General principles for planning consultations

The planning system affects everybody who lives in, works in or visits a place. By getting involved in the planning process, local communities, stakeholders and other organisations can contribute more to the shaping of their local environment.

We will apply some general principles to our planning consultations. Where consultations are being undertaken by others, (Town/ Parish Councils for Neighbourhood Plans or developers for community involvement prior to a planning application being made), these can also provide a useful guide to good practice.

- We will target consultation to include people whom we consider would be most affected by any proposals or plans and where possible any known interest groups.
- We will seek views as early as possible.
- Involvement will be open to all. We will take into account our duties under the Equality Act 2010 including the Public Sector Equality Duty and ensure information is accessible in the most appropriate format for everyone's needs.
- We will choose consultation processes by balancing cost and time constraints, with community impact (but having regard to our duties under the Equality Act 2010).
- We will always aim to provide sufficient information to enable people to comment effectively.
- We will clearly state how to respond and by when.
- Consultation publications will be clear and concise and avoid unnecessary jargon, without understating the complexities of any issues or decisions.
- Where requested, documents can be offered in other languages or formats, as appropriate.
- We will tell people who respond to consultations how to see what the outcomes are.
- We will aim to make all representations publicly available.
- We will ensure that information gathered under consultation processes will comply with the General Data Protection Regulations 2018 and the Freedom of Information Act 2005.

2. Local Plans and other planning policy documents

Details of local plans and supplementary planning documents currently being prepared can be found in the Local Development Scheme on the council's **website** or by contacting the planning policy team on **01934 426 775**.

Local plans

We prepare local plans containing policies for development and related issues. They must be supported by evidence and generally accord with national policies. Consultation is required during their preparation, after which they are submitted to the government. An independent planning inspector then carries out an examination of the document, considering the views of interested people. The Inspector submits a report to the council who then adopt the plan with or without the inspectors recommended changes.

The minimum requirements for consultation are set out in the Town and Country Planning (Local Planning) England Regulations 2012 Part 6. Sections 18-22 relate to consultation on local plans.

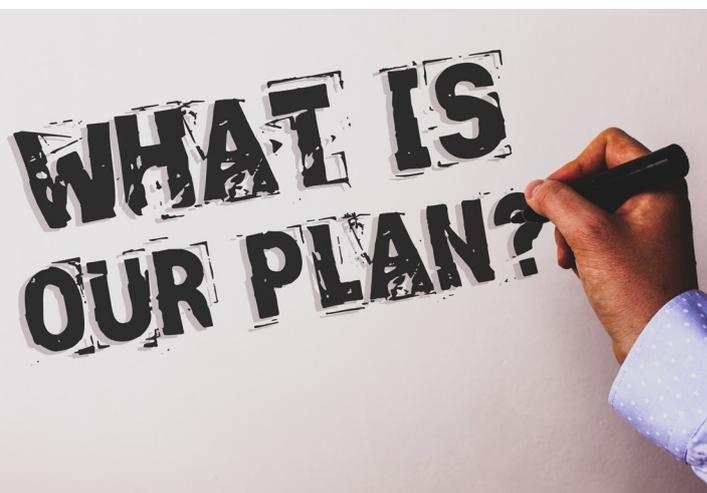
Who we will consult

- a. Statutory organisations including town or parish councils, infrastructure providers and government bodies as legally required or otherwise appropriate. This includes consultation under the council's "duty to co-operate" with neighbouring local planning authorities;
- b. Organisations representing local geographical, economic, social and other communities or other relevant interests;
- c. Local businesses and employers;
- d. Voluntary and other organisations;
- e. Others who have expressed an interest in the subject matter;
- f. The general public.

The council uses an on-line consultation system called econsult. Individuals or organisations can add themselves to the council's planning policy consultation database on-line at **www.n-somerset.gov.uk/consultplanningpolicy** or by contacting the planning policy team. The privacy policy (available on the registration page) explains how the information held on eConsult is used.

How we will consult

- a. Before commencing the local plan we will prepare a document setting out the scope of the plan and how we intend to involve people in its preparation (pre-production brief).
- b. We will contact appropriate organisations and individuals directly. This will generally be by email or if preferred, by letter.
- c. We will publicise consultations through a range of means, as appropriate to the subject matter. This can include press



- adverts, leaflets, website, posters, displays, community and social media, existing community groups, community events and joining with other consultations.
- d. Electronic consultation through our website will be our preferred method of consultation but alternative formats will always be available on request.
 - e. We will make consultation documents available to view at locations open to the public. As a minimum this means council offices at Castlewood in Clevedon and Town Hall Weston-super-Mare and relevant North Somerset libraries.
 - f. Consultation documents will be made available for download on the council's website. Hard copies where requested will out of necessity incur a reasonable charge (except for requests made under the Equality Act 2010). Alternative formats can be provided on request.
 - g. We will consider organising or supporting other consultation events, such as community based planning meetings.
 - h. We will publish comments received, or a summary, as soon as feasible. Individual comments are normally available to view on our consultation website. We will explain how these comments have been taken into account when decisions are taken. This will normally be via the consultation statement submitted to Secretary of State when the local plan is submitted for examination.
 - i. We will give a single email point of contact **planning.policy@n-somerset.gov.uk** and usually the name and telephone contact details of the person in charge of the consultation.
- b. For planning policy documents which are likely to have impacts on adjoining local authority areas, the council will engage with the relevant local authorities at the earliest possible stage in the preparation of the document under the council's "duty to co-operate". This will help to ensure communities and organisations in the adjoining area are notified and have opportunities to be involved in the preparation of the document. It will also enable the council and adjoining local authorities to identify any cross-boundary impacts and necessary mitigation measures, as well as co-ordinate consultation activities.
 - c. After considering the initial comments and the relevance of previous consultation results we will consider the need to prepare documents for additional consultation stages setting out options, information, greater detail or a preferred option or other useful content. These consultation stages will be a minimum of four weeks but as a norm will be six weeks. If the consultation unavoidably includes a major national public holiday or other religious holiday then a longer period for responding will be given. Once we are satisfied that a fair opportunity has been offered for organisations and individuals to express their views we will prepare the formal "submission document".
 - d. We will formally publish the submission document (or equivalent under any revision to the relevant regulations) for formal representations to be made. The formal consultation period will be a minimum of six weeks.
 - e. An additional consultation period may be necessary following submission if additional modifications are proposed.

When we will consult

- a. At the start of the process we will first ask for ideas, views and information from appropriate organisations, individuals and communities (usually by means of the pre-production brief).

Sustainability appraisal of Local Plans

Sustainability appraisals (SA's) are technical documents which identify the likely significant effects of the plan and the extent to which the plan will achieve its economic, social and environmental objectives. Consultation and engagement during their preparation is covered by a different set of regulations. Statutory bodies such as the Environment Agency, Natural England and Historic England will be involved early in the process. There is an opportunity for any interested parties to be involved as the SA has to be published for comment alongside the local plan it relates to at the various stages of plan-making.

Supplementary planning documents

We prepare supplementary planning documents (SPDs) on specific topics or sites to give more detailed advice than contained in a local plan. Again, they must be supported by appropriate evidence and generally accord with national policies.

The way they are prepared is different to local plans. We will carry out at least one stage of consultation before we adopt. A planning inspector is not involved. You can find more detailed guidance on the minimum legal consultation requirements for SPDs in the Town and Country Planning (Local Planning) (England) Regulations 2012 Part 5 11-14.

Our approach is very similar to local plans but is likely to include more targeted consultation i.e. particular groups for a topic based SPD or residents in a particular area for a site based SPD.

Who we will consult

As a) to e) for Local Plans above

How we will consult

As b) to h) for Local Plans above

When we will consult

- First, if appropriate, we may ask for ideas, views and information from appropriate organisations, individuals and communities.
- After looking at any initial comments and assessing the relevance of previous consultation results we may carry out informal consultation before we prepare a formal draft supplementary planning document.
- We will then consult on a draft version of the supplementary planning document for a minimum of four weeks. The council understands the difficulty experienced by some individuals or groups in responding within this time therefore a period of six weeks will be the norm for supplementary planning documents.
- After considering the responses to the draft, we will consider the need for further consultation.
- Once we consider that there has been maximum benefit obtained from community involvement we will publish a consultation statement and adopt the supplementary planning document.

Neighbourhood development plans and orders

Unlike the other local plan documents, neighbourhood plans (and neighbourhood development orders) are taken forward by communities themselves through parish and town councils with some support from North Somerset Council. Neighbourhood plans can set out planning policies and proposals to shape development within their neighbourhood area, if a referendum of residents living within the neighbourhood area results in a majority vote in favour of the Plan. These plans must be in conformity with the national planning policy set out by the government as well as with strategic policies in the local plan documents produced by the council.

Town and parish councils must consult on the draft Plan themselves, as set out in the

regulations³ (see Neighbourhood Planning (General) Regulations 2012 Part 5). The general principles set out in Section 1 may also be used as guidance.

The plan must then be submitted to North Somerset Council who carry out a period of consultation for a minimum of six weeks in accordance with the regulations⁴.

Consultation will conform to the principles in Section 1 of this SCI. Any comments received are then forwarded to an examiner who will carry out an independent examination of the plan. If the plan passes the examination, then it is put to a referendum within the local neighbourhood.

North Somerset Council will give technical and other advice to parish and town councils who are undertaking neighbourhood planning, as well as being a consultee.

Community Infrastructure levy

The Community Infrastructure Levy (CIL) is a charge applied to eligible developments to help fund supporting infrastructure. It was introduced in North Somerset in January 2018.

The CIL charging schedule will be reviewed alongside the production of a new Local Plan, but this does not necessarily mean that the rates will change. The rates may also be reviewed if there is a change in the legislation or national guidance governing CIL. The process below is in line with the CIL Regulations 2010 as amended (including 2019 amendments):

1. Initially the council will prepare evidence base studies to inform the review process and to determine whether any rates should be adjusted, deleted, or new rates introduced. This will be informed by engagement with key stakeholders and interested parties.

2. If a change is needed the Council will then publish a Draft Charging Schedule and will consult on this for a minimum of four weeks. The consultation will be published on our website. Direct contact will be made with statutory consultees and with interested parties on the planning policy database to advertise the consultation.
3. Where any modifications are made as a result of the consultation, the council will produce a 'statement of modifications' and publish these for a further minimum period of four weeks consultation.

The charging schedule will then be submitted to the Planning Inspectorate for examination. The appointed examiner receives and considers all of the supporting evidence base in addition to the representations made on the draft schedule and, if relevant, the statement of modifications. The Examiner will write a report concluding whether the proposals are "sound" or if changes are recommended. This report will be considered by the Council at one of their public meetings and they will decide whether or not to adopt the new rates.

If the examiner suggests changes that are not acceptable to the Council, then it may be necessary to re-review the evidence base and to repeat some or all of the above steps.

How to contact us about planning policy consultations

Specific consultations may specify alternative contact details, but for general queries about planning policy consultations use the contact details below.

Email: planning.policy@n-somerset.gov.uk
Tel: Planning Policy Team
01934 426 775

Write to: Planning Policy and Research
Development and Environment
North Somerset Council Town Hall
Weston-super-Mare BS23 1UJ

³ Neighbourhood Planning (General) Regulations 2012 Part 5

⁴ Schedule 4B Town and Country Planning Act 1990 (as amended)

3. Planning Applications

This section of the Statement of Community Involvement explains the council's policy for notifying residents and consulting statutory consultees in the consideration of planning applications. At each stage we will, if requested, provide alternative formats and methods of contacting the council as appropriate.

The planning pages of the council's website set out detailed information about how to submit and comment on planning applications and appeals. You can obtain help accessing the council's planning web pages at your local council library or by calling **01275 888 811**.

The Government has produced a plain English guide to the planning system and we have prepared guidance on our website about the process of an application within North Somerset.

Pre-application

We strongly encourage applicants to discuss their proposals with local people adjoining the development site, the relevant town or parish council and their North Somerset councillor, at an early stage before they submit their planning application.

Pre-application requests are normally confidential and are not routinely publicised on the council website.

Neighbours

Once a valid application is received we will consider if notification is required in accordance with government regulations. If notification is required, we will do so by either erecting a site notice on or near the application site, or by posting notification letters. In some cases, we will do both.

When posting notification letters, we will send them to those neighbours whose properties directly adjoin the application site. We may also notify other residents, by letter or site notice, depending on the scale and nature of the proposed development. We also provide an automated email notification system, which residents can sign up for if they want to receive email notifications about new applications in their local area. When we first notify neighbours we allow the time set by the government for comments to be submitted to us. This is normally 21 days but can be shorter for certain types of proposal.

We will not reply individually to comments received about current applications. All comments about planning applications that are received within the consultation period are read and considered. Whilst we may consider comments that are received after the consultation period has ended, we cannot guarantee to do so. The best way to ensure comments are fully considered is to submit them before the deadline for comments expire.

Comments can be submitted electronically via our website or by post. Comments sent by any other method without prior agreement, including by email, will not be considered.

We do not accept responsibility for and cannot consider comments that fail to reach us in time because they have been delayed or lost in the postal system. For this reason, we strongly recommend that comments are submitted online via our website.

Only comments that are made on valid planning grounds (also known as 'material considerations') can be given weight when making our decision. A list of common material considerations can be found on the government's Planning Portal website.

Anyone can make comments on current applications regardless of whether they have been formally consulted or not.

All comments form part of the planning file and are normally placed on the council's website for viewing via the internet. It is important to remember this when submitting comments as you will be legally responsible for their content. You must not submit any comments which are offensive, or which might give rise to legal proceedings against you, for example, if they are racist, sexist, homophobic or defamatory, or discriminatory in any way.

Once the decision is made we remove comments from our website to protect people's personal data as required by the General Data Protection Regulations.

We explain our approach to data protection and equality on our **website**.

Statutory consultees

When determining planning applications, we consult all statutory consultees, such as the Environment Agency, Historic England, and relevant town and parish councils, in accordance with regulations prescribed by government. Statutory consultees should send their comments to us as prescribed in the consultation documents.

Internal advice

Internal professional advice may also be sought from our own officers within the council who have expertise in construction, conservation/heritage, design, trees, landscape design, noise, pollution, licensing, drainage, transport, and legal matters. This advice is part of our deliberations and is not normally made public until after the decision is made.

Amendments

It is common for submitted applications to be changed during the process of determination. These changes may be a result of negotiation with the case officer, or following comments from consultees, or objections from local residents. We provide advice about how to submit amendments on our website.

If amended details are received, we will re-consult on proposals where, because of the amendment, we consider that there is likely to be a significantly greater detrimental impact, for example, on the occupants of adjoining properties. Where the application is likely to be refused permission, regardless of the amendment, we will not normally re-consult.

Depending on the scale and nature of the amendments, any re-consultation undertaken will normally be for 14 days and will normally only be carried out with those neighbours and/or consultees who we consider are immediately affected by the proposed amendments. On occasions, a shorter period of consultation may be used for amended plans.

Public speaking

Where an application is to be determined by the Planning and Regulatory Committee an opportunity is provided for members of the public to address the committee. The opportunity to speak is limited to one person to speak for the application (e.g. the applicant or supporters of the application) and one person to speak against the application (e.g. objectors to the application)

Both speakers are allowed to speak for a limited time (currently three minutes). Details of how to request to speak at a planning committee meeting and the associated rules can be found on our **website**.

After the decision is reached

Besides writing to the applicant, we also notify people of our decisions by placing a copy of the decision notice on our website along with a copy of the officer's report.

Appeals

Only applicants have the right of appeal. There are no third-party rights of appeal. The appeal process is managed by the independent Planning Inspectorate. Full details of all appeal rules and procedures can be found by visiting the Planning Portal website at www.planningportal.gov.uk.

How to contact us about planning applications or appeals

We operate a web-based contact system.

You can submit comments on planning applications at:

www.n-somerset.gov.uk/lookatplanningapplications

For further queries or help visit:

www.n-somerset.gov.uk/contactplanning or call the planning service on **01275 888 811**





4. Reviewing the SCI

The SCI has been prepared based on current rules and legislation. If new rules are introduced by government which mean that the consultation practices set out in this SCI become out of date, then the Council may not be able to comply with the SCI, until it can be updated.

North Somerset Council intends to build upon our existing and successful consultation practices and will learn from the experience of using the Statement of Community Involvement. We want our consultation processes to be simple to follow and use and we aim to carry them out in a fair, open and efficient way.

To ensure this we will monitor the success of the methods we use for involvement and feedback in the planning application process and at the various stages of preparation of planning documents. For planning policy

documents, we will do this when we prepare the consultation statement we submit to the Secretary of State for local plans and when we publish the consultation statement alongside SPD's which we propose to adopt. This will set out in detail exactly how the council has met its community involvement requirements for a particular Local Plan or SPD document as set out in the SCI. If this shows that improvements could be made, then we will change our practices accordingly.

A complete update of the SCI will be undertaken where it is shown to be materially out of step in practice or because of a change in Planning Regulations.

Council documents can be made available in large print, audio, easy read and other formats. Documents on our website can also be emailed to you as plain text files.

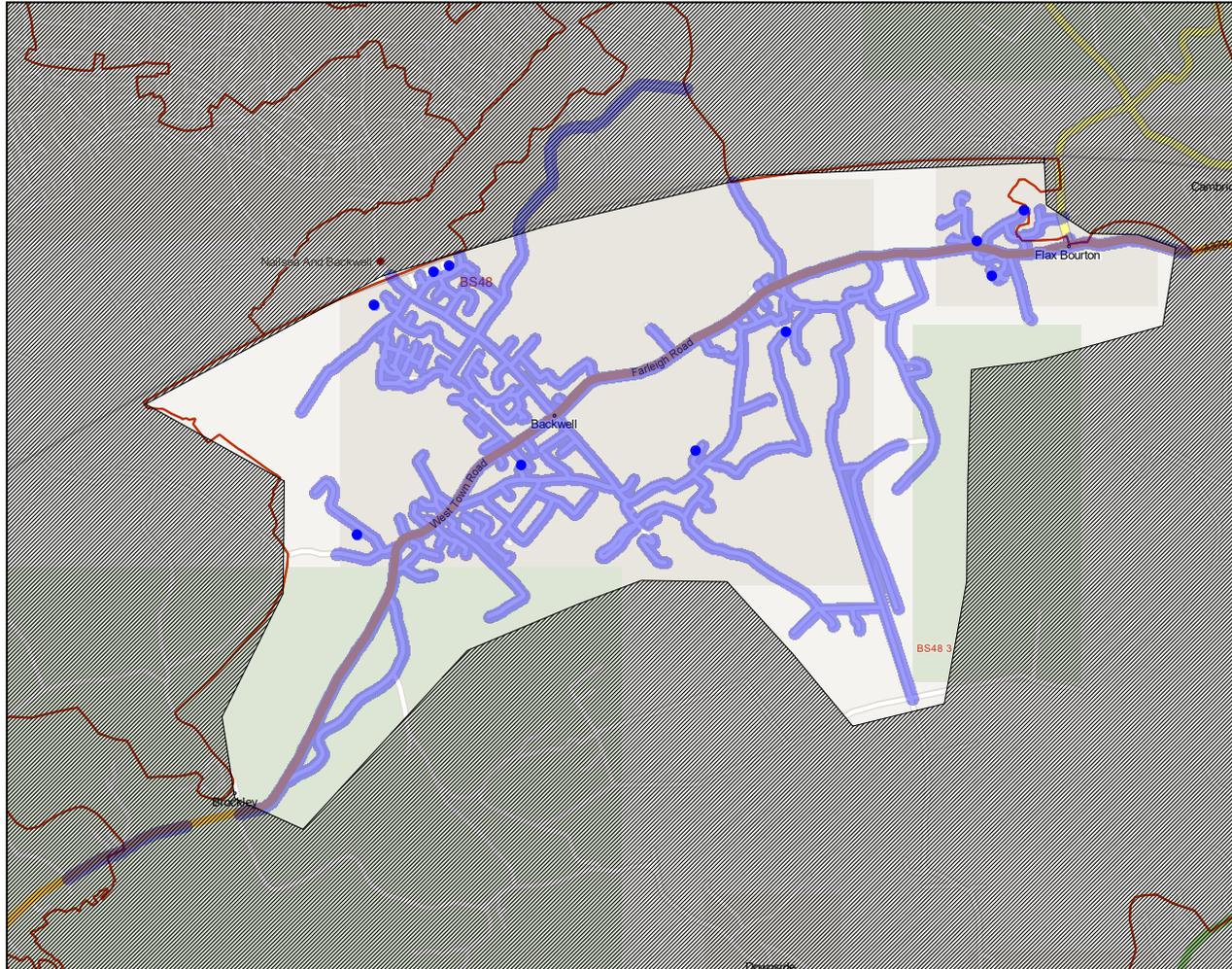
Help is also available for people who require council information in languages other than English.

For more information contact: 01275 888 545



APPENDIX 2
MAP SHOWING THE EXTENT OF THE LEAFLET DROP

Persimmon Homes North Somerset



Delivery Details	
Residential delivery count	1951
Business delivery count	59

Accommodation Type	%
Detached	56.16%
Semi-detached	30.19%
Terraced (including end-terrace)	10.22%
Purpose-Built Flats in a Residential Building	2.25%
Converted Flat	0.37%
Purpose-Built Flats in a Commercial Building	0.59%
Others	0.21%
Total	100%

Tenure	%
Owned: Owned outright	48.47%
Owned: Owned with a mortgage or loan	38.75%
Owner occupied - Shared ownership	0.05%
Rented from - Council (local authority)	2.04%
Rented from - Housing Association / Registered Social	3.22%
Rented from - Private landlord or letting agency	6.01%
Rented from - Other	1.45%
Total	100%

Height: 2.74 miles
Delivery Count: 2010

**APPENDIX 3
COPY OF THE CONSULTATION LEAFLET SENT TO LOCAL RESIDENTS**

Public Consultation

Farleigh Fields, Backwell



KEY		Site Boundary		Proposed Trees		Local Equipped Area of Plan (LEAP)		Public Open Space
		Existing Vegetation		Orchard		Pedestrian Pathway		Indicative House Footprint
		Proposed Hedgerow Planting						

Our Proposals

Persimmon Homes would like to share their initial proposals for a development of circa 125 new homes on land at Farleigh Fields in Backwell.

The draft framework plan (shown above) is a sensitive response to the site and its surroundings and shows a significant reduction in the amount of development previously proposed on the site. The proposals are limited to the north-east of the site and sit within the lower slopes. Vehicular access is to be from a new junction with the A370 Farleigh Road.

The established vegetation along the site's boundaries is to be retained and enhanced and ecological buffer areas will be incorporated to attract more biodiversity. The proposals also include attractive new green space and pedestrian links to the wider footpath network and nearby services and facilities.

As stated overleaf, further detail on the design rationale and evolution of the scheme can be viewed on our consultation website and we welcome your feedback.

Vision of the Proposals

Respecting and Building Community



Capturing the 'value' of community and bringing people together.

- New market and affordable homes that will provide a range of tenures and sizes to meet the area's identified housing requirement
- New residents will support Backwell's local economy.

Making Place



Creating a place with its own sense of place whilst responding to setting and built context.

- A sensitive response to the setting of the Backwell Church Town conservation area and the Church of St. Andrew (Grade I Listed). This will ensure the experience of these heritage assets on their approach across fields and along the adjacent public rights of way.
- Propose measures to reduce vehicle trips and promote walking, cycling and public transport trips. This includes connections to the existing footpath network and local services and facilities.

Connecting with Nature



Integrate new landscaping and Green Infrastructure with the site's natural assets.

- The development is kept within the north-east area of the site to respond to the existing levels of the site and to reduce the visual impact
- A focus on the retention, enhancement and restoration of existing hedgerows and trees with new planting and public realm landscape features.
- Ecological corridors around the site to support the foraging horseshoe bats and hedgerow usage. This also increases the distances between the proposals and the various trees growing in the neighbouring private rear gardens. Keep development on the lower ground to reduce visual impact.

Your feedback

- We are seeking to establish the views of the local community on these initial draft proposals to inform a planning application which will be submitted to North Somerset Council.
- View further detail and comment on the draft proposals at sites.google.com/view/farleighfields
- If you would like to comment on the proposed scheme, please fill in the form online **by 26th March 2021**.
- Alternatively, comments can be emailed to: sval.consultation@persimmonhomes.com
- Or posted to: **Backwell Consultation, Land Department, Persimmon Homes Severn Valley, Davidson House, 106 Newfoundland Way, Portishead, BS20 7QE.**



OFFICIAL PARTNER

APPENDIX 4
COPY OF THE CONSULTATION MATERIAL FROM THE CONSULTATION WEBSITE

Land at Farleigh Fields, Backwell, North Somerset

Public Consultation for Persimmon Home's development proposals

Welcome

Welcome to the Persimmon Homes public consultation website for the land at Farleigh Fields, Backwell.

The purpose of this website is to provide details of our proposals on the land to enable local residents and community representatives to make comments ahead of the submission of a planning application later this spring.

If you are interested in our proposals, please explore the website and provide us with your feedback, comments and suggestions.



[Site Context](#)

View the existing site



[Vision](#)

Read our vision and design objectives



[Our Proposals](#)

View our proposals for the site



[Have Your Say](#)

Make comments on our proposals

Next steps

Once this consultation period has expired, your feedback, comments and suggestions will be considered in the finalisation of our planning application. The planning application will also include a report summarising the consultation process and comments made.

We are aiming to submit a planning application to North Somerset Council later this spring.

There will be another opportunity to comment on the proposals during the Local Planning Authority's consultation stage of the planning application process.

Site Context

The site is located outside but adjoining the settlement boundary of Backwell, surrounded by development on all sides.

Backwell is located approximately 7 miles from Bristol and Nailsea, to the north, is accessible by walking, cycling and public transport. As per the North Somerset Council's Core Strategy, Backwell is a Service Village.

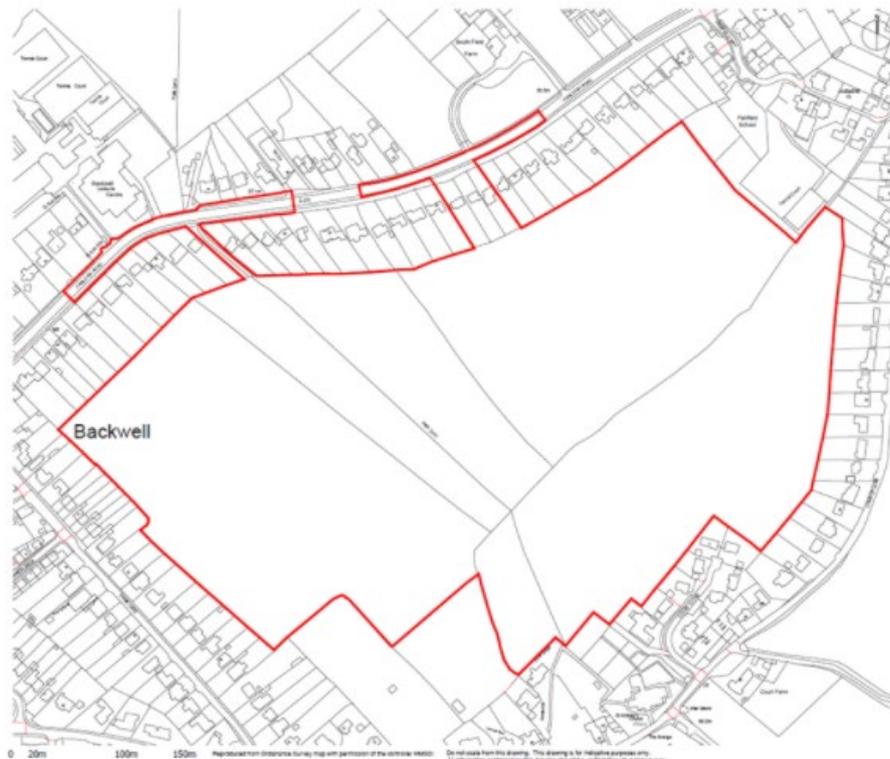
The A370 runs alongside the north west boundary and Nailsea and Backwell railway station is located 0.95 miles to the north west.

Backwell School and Farfield School are situated to the west and north east of the site, respectively.

The Grade I listed Church of St. Andrew is situated to the south of the site, with views across the fields.

Persimmon Homes have previously submitted a planning application at the site for a larger number of dwellings, which was refused at appeal.

Site Plan:



Vision

To provide a new residential development that integrates well with the existing community of Backwell by offering a range of homes and tenures to meet local need to a sustainable urban density.

We recognise the importance of this development and the opportunities it offers to create a place where people want to live and spend time, bringing together the benefits of this suburban location.

The aspiration has been to create a sensitive layout which sits within the lower slopes of the field structure and respecting the existing built form context. In retaining the established vegetation along the boundaries of the site, enhanced with ecological buffer areas to attract more biodiversity this will enhance the sense of place and provide an attractive permeable development for both new and existing members of the community. The proposals will also seek opportunities to create attractive new green spaces linking to the wider local green space.

This will ensure there is a legible movement strategy as part of the development benefiting all by, enhancing a more sustainable and walkable neighbourhood to facilities and services in this area of Backwell.



Design Objectives

Respecting and Building Community

Capturing the 'value' of community and bringing people together

The development will create new opportunities for both the existing and new communities. The new development will provide a balance of tenures and sizes to meet the identified housing requirement in the area, and new residents will help support the local economy of Backwell.

The informal pedestrian links back to public rights of way will help ensure a higher quality safer and more sustainable development. The landscaped ecological corridor around the perimeter of the development will also be a community asset with good levels of natural surveillance. This corridor will increase the distances between the proposals and the various trees growing in the neighbouring private rear gardens, allowing them to thrive.

Making Place

Creating a place with its own sense of place whilst responding to setting and built context.

The proposals will sensitively respond to the setting of the conservation area and the Church of St Andrew by keeping homes within the lower portion of the site. This will ensure the experience of these heritage assets on their approach across fields and along the public rights of way adjacent to the site.

The proposals recognise the local prominence of the church tower by creating a view corridor focussed on it within the development as a gateway feature.

The proposals will draw on the positive characteristics of Backwell and an appropriate vernacular, so the design is rooted in its context whilst responding to the needs of modern family housing. Materials and styles will be drawn from a consistent palette which reflects the area.

Connecting with Nature

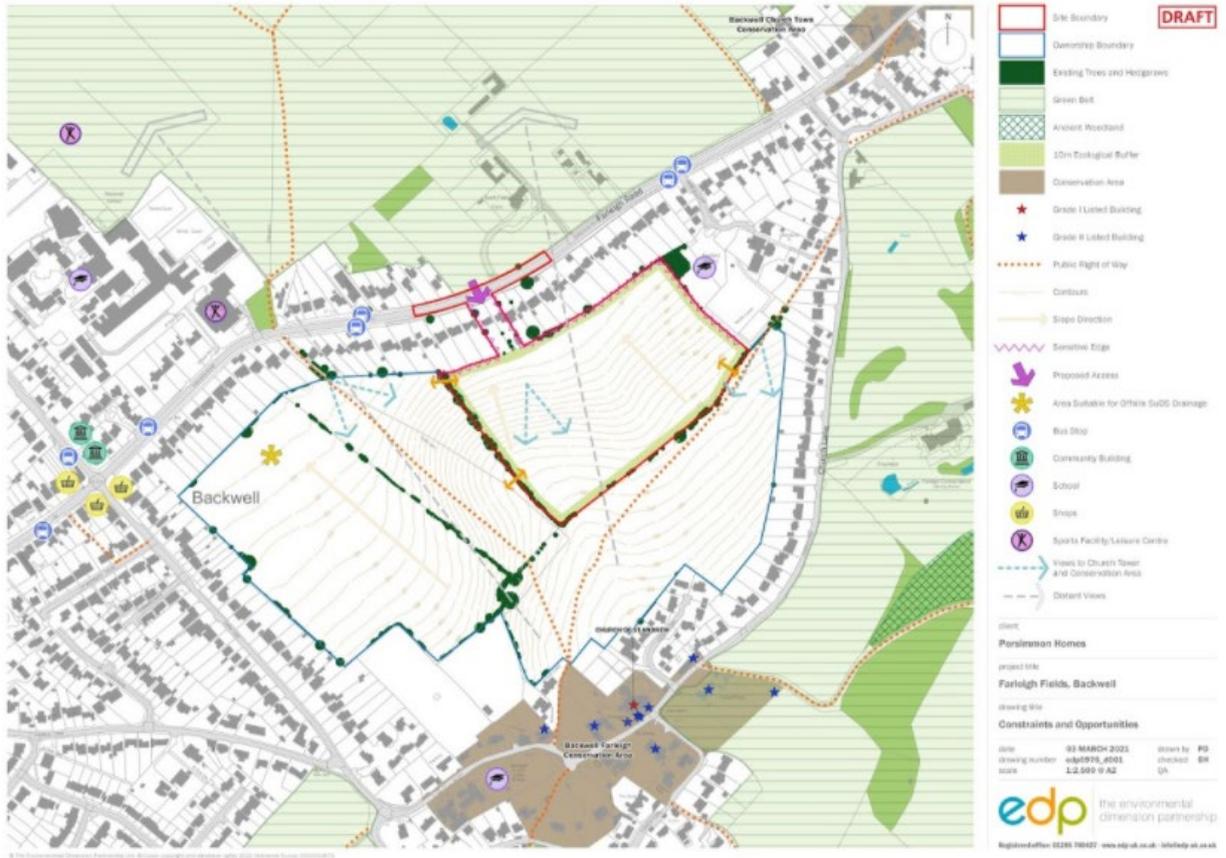
Integrate new landscaping and Green Infrastructure with the site's natural assets.

The placement of homes and spaces will be designed around the retention, enhancement and restoration of existing hedgerows and trees alongside new planting and public realm landscape features. The presence of the ecological corridors offset the built form sufficiently to create an extensive Green Infrastructure network increasing diversity opportunities.

Furthermore, the street-scene will be softened and enlivened as spaces to create a much more pedestrian friendly environment.

Retaining large areas of green space to the south for recreation, play and community orchards will engender a sense of ownership and pride.

Constraints and Opportunities Map:



Have Your Say

We are seeking to establish the views of the local community on our proposals in order to inform a planning application which will be submitted to North Somerset Council.

We are inviting comments on the draft proposals until the 26th March 2021.

You can get in touch via email, letter or through the comment boxes on the website.

email: sval.consultation@persimmonhomes.com

Address: Backwell Consultation, Land Department, Persimmon Homes Severn Valley, Davidson House, 106 Newfoundland Way, Portishead, BS20 7QE

Backwell Public Consultation

Do you have any comments on our proposals?

Your answer

Submit

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