

# **STATEMENT OF COMMUNITY INVOLVEMENT**

**LAND OFF BUTTS BATCH, WRINGTON**

**ON BEHALF OF STRONGVOX HOMES**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING AND COMPULSORY PURCHASE ACT 2004**

**Prepared by: Jonathan Coombs**

**Pegasus Group**

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## 1.0 INTRODUCTION

1.1 This Statement of Community Involvement has been prepared by Pegasus Group on behalf of Strongvox Homes in relation to an outline application for up to 71 no. dwellings with details of access to be determined on Land at Butts Batch, Wrington, North Somerset.

1.2 The description of development is set out below:

*"Outline planning application for access with all other matters reserved for the erection of up to 71no. dwellings, including 21 no. affordable housing units (30%), along with access from Butts Batch, the provision of play facilities and public open space/ecological mitigation land with associated works."*

1.3 The importance of effective community involvement in planning has been emphasised through the Government's localism agenda and through the National Planning Policy Framework (NPPF).

1.4 The planning system should serve an important role in encouraging civic renewal and empowering local people to shape their surroundings. The Localism Act 2011 introduced the requirement for developers to consult local communities before submitting planning applications for certain developments, giving people the chance to comment when there is still scope to influence proposals.

1.5 As part of the Local Development Framework process introduced by the Planning and Compulsory Purchase Act 2004, local authorities are required to produce a Statement of Community Involvement (SCI) to 'front load' the planning system so that the concerns of the community are addressed earlier in the plan making process, with the intention that they are committed to the adopted policies of the LDF. The content and form of the SCI has implications for any public consultation undertaken by a prospective applicant or developer as the SCI should explain the process and appropriate methods for effective community involvement in the determination of planning applications.

- 1.6 North Somerset Council's SCI was adopted in March 2015; Part 3 states:

*"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 Taking into consideration the NPPF, Localism Act and North Somerset Council's SCI, the applicant has undertaken a programme of pre-application consultation with the Local Planning Authority and the local community. This report explains the pre-application consultation process followed by the applicant; provides a summary of community comments / views received, and demonstrates how they have been taken into account in finalising the submitted scheme.

## **2.0 CONSULTATION CONTEXT AND METHODOLOGY**

- 2.1 The importance of relevant pre-application consultation with the local community at an appropriate scale is recognised by the applicant.
- 2.2 The community consultation was undertaken during the Covid-19 pandemic that remains ongoing. As Government have made clear, they wish for the planning process to continue and have introduced emergency legislation<sup>1</sup> to facilitate ongoing publicity/consultation. This is discussed in the online Planning Practice Guidance<sup>2</sup> and requires reasonable steps to be undertaken to ensure those who cannot be readily consulted can continue to engage with the process.
- 2.3 As a result, it has not been possible to host a physical community consultation event. Consultation was directed to a dedicated website at [www.buttsbatch.co.uk](http://www.buttsbatch.co.uk) in the absence of such an event. This website was targeted as follows:
- Set out details of the proposal and how these had been arrived at;
  - Set out a series of answers to Frequently Asked Questions raised at such events based on Pegasus Group's experience;
  - Set out contact details for Pegasus Group by phone, address and e-mail; and
  - Offered to provide paper copies of the website to those without internet access.

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<sup>1</sup> Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020

<sup>2</sup> Reference ID: 15-035-20200513

2.4 The following parties were consulted:

- Pre-application Enquiry with North Somerset Council;
- All addresses within Wrington;
- Parish Council; and
- Ward Councillor.

2.5 The details of these are extrapolated in the sections below.

### **3.0 CONSULTATION WITH THE LOCAL AUTHORITY**

- 3.1 Paragraph 38 of the NPPF identifies that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 3.2 A pre-application submission was made to North Somerset Council on 30 July 2020 and was validated on 5 August 2020 under reference 20/P/1842/PR1.
- 3.3 Since this time no formal response has been received. Following enquiries by Pegasus Group, a case officer was confirmed as allocated on 6 October 2020. Again, following enquiries the case officer contacted Pegasus Group on 24 October 2020 to advise he was on leave until 2 November 2020.
- 3.4 A copy of the pre-application submission covering letter and illustrative layout is attached at **Appendix 1<sup>3</sup>**.

#### **APPENDIX 1 – COPY OF THE PRE-APPLICATION SUBMISSION**

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<sup>3</sup> Other supporting documents are omitted for size and have evolved into the supporting documents with the application.

## **4.0 COMMUNITY CONSULTATION METHODOLOGY**

- 4.1 Consultation letters were issued to all 1,126 addresses within Wrington on 30 July 2020, including a site location plan and indicative layout as attached at **Appendix 2**.

### **APPENDIX 2 – COPY OF CONSULTATION LETTERS AND PLANS**

- 4.2 The letters offered a direct postal address and e-mail address to respond to, as well as a contact number and named members of staff to discuss matters with, and directed completion of the feedback form on the consultation website.
- 4.3 Paper copies of the website were offered to those unable to access it and 3no. parties requested paper versions, which were issued the next working day in each case.
- 4.4 An e-mail with a bespoke letter was issued to ward member, Cllr Hogg, as shown at **Appendix 3** on 30 July 2020.

### **APPENDIX 3 – LETTER ISSUED TO WARD MEMBER**

- 4.5 Consultation with the Parish Council was preceded by a telephone message to the clerk to discuss attendance at the scheduled August planning committee, with no response received. A bespoke letter was issued by e-mail on 30 July 2020 to the Parish Council. Copies of the exchange of correspondence with the Parish are attached at **Appendix 4**, culminating in a presentation to the Parish Council Planning Committee meeting on 22 September 2020.

### **APPENDIX 4 – CORRESPONDENCE WITH THE PARISH COUNCIL**

- 4.6 All consultation was issued in accordance with North Somerset Council's Statement of community Involvement stated consultation period of 4 weeks. However, following a request from Councillor Hogg the consultation period was extended to 6 weeks. Following feedback from the Parish Council that it would not engage with the process and was not hosting a meeting in August the period was extended to 8 weeks. On each occasion the website was updated to reflect this.
- 4.7 The letters offered a direct postal address and e-mail address to respond to, as well as a contact number and named members of staff to discuss matters with, and directed completion of the feedback form on the consultation website.
- 4.8 Paper copies of the website were offered to those unable to access it and 2no. parties requested paper versions, which were issued the next working day in each case.
- 4.9 A copy of the consultation website is attached at **Appendix 5**.

#### **APPENDIX 5 – COPY OF THE CONSULTATION WEBSITE**

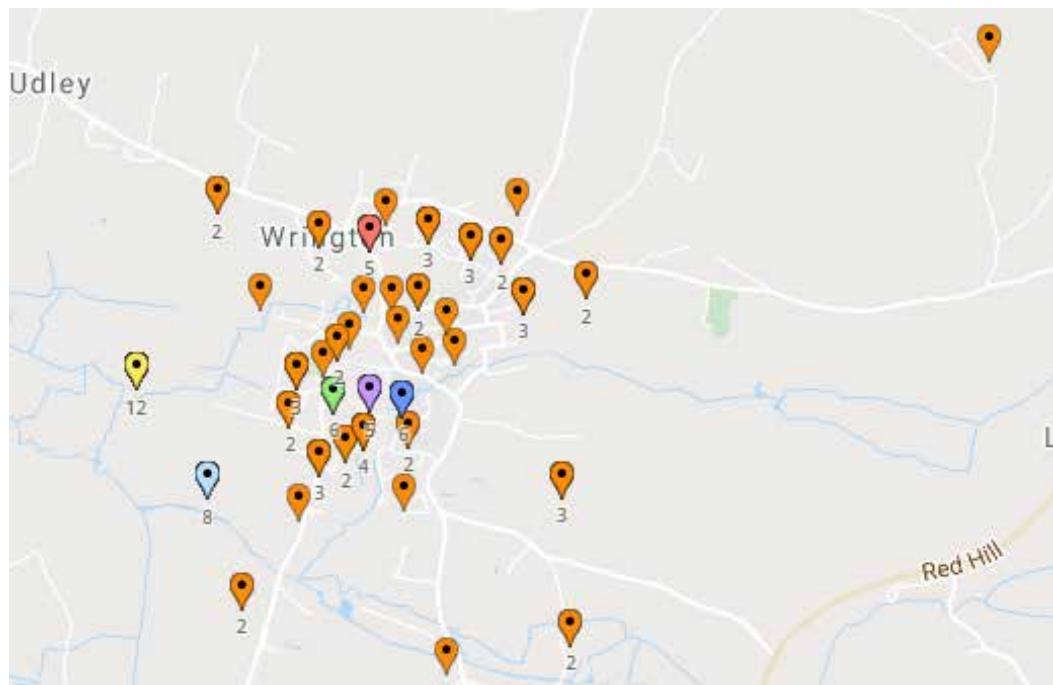
- 4.10 The responses to the consultation are considered in detail within the following chapter.

## **5.0 COMMUNITY CONSULTATION ASSESSMENT**

- 5.1 In total, 128 responses were received from members of the public, all in objection with the exception of one neutral comment, which were received by the following methods:

- 113 by online consultation form;
  - 13 by e-mail (including with 2 letters); and
  - 2 by letter.

- 5.2 The distribution of the respondents is set out below<sup>4</sup> showing a spread across the village, including nearby the application site:



**Figure 1 – Location of Respondents by Postcode**

- 5.3 Three phone calls were received raising matters that are set out further below.

<sup>4</sup> Based on 101 completed postcodes within responses – incomplete postcodes (e.g. BS40) are omitted.

- 5.4 Two general enquiries were raised about means of directing feedback, two requested hard copies of the website and one query was raised about site ownership.
- 5.5 An e-mail exchange was held with Cllr Hogg querying the receipt of consultation by some addresses<sup>5</sup> and requesting the extension of the consultation period. No other feedback was received from Cllr Hogg.
- 5.6 The Parish Council responded as set out at Appendix 4 offering no input on the proposals on the basis of an inability to engage fully with the village within the 6 week timetable. It can be seen that the commentary received did indicate that the quoted website of [www.buttsbatch.co.uk](http://www.buttsbatch.co.uk) was 'incomplete' and would not be found by many residents and noted that the site is not allocated in the Site Allocations Plan.
- 5.7 Following a response by Pegasus Group (as set out at **Appendix 4**) and further extension of the consultation to 8 weeks, attendance at the Parish Council meeting was agreed and a presentation was made on 22 September 2020. No feedback was received at the meeting or thereafter from the Parish Council, including on the website quoted being incomplete which was queried within said correspondence<sup>6</sup>.
- 5.8 The majority of the public response simply objected with no further comments. A significant minority stated they would not offer commentary to prevent 'assisting' the development. Some responses also challenged the consultation period over the summer or during the pandemic. As set out above, the consultation was conducted in accordance with relevant guidance/emerging best practice.

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<sup>5</sup> This followed receipt evidenced by first responses and the Councillor was requested to advise if these were not received after two more days. This was not raised further.

<sup>6</sup> It is presumed this may have been a reference to the protocol "http://" before the remainder of the website URL, which has not been necessary to type within web browsers for several years.

5.9 Of the responses received, the following issues were raised:

- The site is outside of the settlement boundary;
- The site is not allocated;
- Loss of prime agricultural land/green belt;
- Any development should await the impacts of the Cox's Green development before being advanced;
- Development should be planned and considered as part of development at Churchill and Langford;
- No guarantee of no future development on the southern field or further to the west;
- No explanation as to how the site is a sustainable location;
- Preferable sites are located elsewhere;
- There are insufficient school places;
- There are insufficient GP places;
- The local shops cannot cope/ it is difficult to park within the centre currently with the one neutral comment stating that it was hoped that the proposal could arrest the 'decline in local shops/service provision';
- The proposals would lead to unacceptable traffic impacts/the roads are insufficient to cope with additional traffic;
- Lack of public transport provision;
- Most residents will commute out of the village;
- Access from the northern end of the site is preferable;
- The strawberry cycle path extension is necessary;

- Improvements to the pedestrian network through the village are necessary to encourage residents to walk over using cars / speed restrictions;
- Need for recreational space to serve the additional residents;
- Development should be environmentally friendly;
- The site is at risk of flooding;
- The proposal would degrade the character of the village as a modern estate;
- Visual impact of development from walking routes within open countryside;
- Emphasis needs to be placed on the quality of the buildings, sustainability and energy ratings;
- No details of how the houses will appear;
- The properties are not orientated to maximise winter solar gain or use of solar panels;
- The roads should be pedestrian/cyclist priority over cars and deter pavement parking;
- The scheme should be tenure blind;
- Impact on view from property;
- Noise and air pollution associated with development and traffic;
- Insufficient affordable housing; and
- Impact on habitats/wildlife.

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## 6.0 APPLICANT'S RESPONSE

- 6.1 The applicant's response is broken down by topic area for ease of reading below.

### **Principle**

- 6.2 Matters of principle are addressed within the submitted Planning Statement. In short this sets out how because of the lack of a demonstrable five year housing land supply that unallocated sites adjacent to service villages of more than 25 dwellings can be countenanced under a planning balance assessment. This assessment is conducted within the submitted Planning Statement and it will be for the Council to carry out its own assessment in accordance with national policy.
- 6.3 The scheme is not within designated green belt and surveys have been carried out that confirm the site is not 'best and most versatile' agricultural land.
- 6.4 The Planning Statement sets out the wider context to the need for housing that is ongoing and cannot be delayed to await the next policy iteration. This includes awaiting a 'bedding in' of the Cox's Green development or development within nearby settlements. This also addresses how the site is considered sustainable given the settlement's categorisation as a 'service village' and the findings of the previous Cox's Green appeal decision.
- 6.5 While concerns are express over further future development, the scheme is *only* as proposed and any future additional scheme would require a further application and assessment. Development of the southern field would explicitly contravene flood risk constraints and the western extent has been designed to reflect the existing settlement extent to the north and align along a historic field boundary.

- 6.6 While residents may prefer development elsewhere beyond Wrington, the context of the housing need within North Somerset requires consideration of a range of opportunities to ensure a sufficient supply of homes. The planning process ultimately requires that the application is to be considered on its individual merits.

## **Services/Infrastructure**

- 6.7 This matter is again addressed within the submitted Planning Statement, and ties back into the settlement being a sustainable location for further growth.
- 6.8 This includes that the Council project a falling roll for the local primary school, including allowing for the Cox's Green development. The Planning Statement sets out how the wider area group has extensive spare capacity and the latest reception intake includes children from beyond Wrington, which is likely a reflection of its higher Ofsted rating.
- 6.9 Local GP services by the Mendip Vale Medical Practice have planned expansion at both nearby practices.
- 6.10 The proposal would also help support local shops/services through increased patronage.

## **Traffic/Transport**

- 6.11 The traffic impacts of the proposal are set out in the submitted Transport Statement. This projects a peak hour addition of 35 cars, or roughly 1 every 2 minutes. This does not represent a significant traffic impact.
- 6.12 Impacts from operational traffic on air and noise pollution would accordingly be immaterial. Impacts from construction traffic would be subject to a Construction Environment Management Plan secured by condition on any permission.

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- 6.13 Public transport from nearby the site connects into the Bristol Airport interchange. Thus, while commuting by car is projected, alternative options are available and reflect transport modal choices common within North Somerset.
  - 6.14 Improvements to the pedestrian network are proposed and further enhancements will be agreed with North Somerset as deemed necessary.
  - 6.15 The potential for access from the northern edge of the site was considered and ruled out as outside of the applicant's control. A safeguarded connection into the future cyclepath extension is proposed. Again, delivery of this is outside of the applicants control and any contributions towards this will be discussed with the Council.

## **Development Design/Visual Impact**

- 6.16 In considering matters raised under this heading it is first important to note that the scheme is in outline with details of access only. The layouts issued are illustrative and set out parameters that will help influence future detailed designs.
- 6.17 This includes the allowance for extensive areas of public open space, including play provision, that will help serve both the development and other existing residents. Following review, the arrangement of these spaces has been configured to provide an off-road pedestrian route from near the site entrance to the safeguarded northern connection that will operate as a valuable recreational route.
- 6.18 The Design & Access Statement sets how the proposal would be designed to reflect the more historic treatments within Wrington to help absorb this into the settlement. This also sets out the approach to sustainability. These matters would however be subject to detailed consideration at reserved matter stages.

- 
- 6.19 This includes the approach to the road layout, which as shown within the illustrative layout is designed to seek to meet adoptable standards. The orientation favours avoiding solar gain during summer months and roof orientation can be adapted to maximise potential for renewable solutions. Again, these matters would be assessed in detail at reserved matter stage.
- 6.20 Impact from the nearby walking routes to the west will be mitigated through the planting of a new hedge and the western landscaped area of public open space. Impact on private views is not material planning consideration.

### **Affordable Housing**

- 6.21 The proportion and form of affordable housing will meet defined policy requirements set by North Somerset Council. This includes that any scheme will be tenure blind.

### **Other Environmental Impacts**

- 6.22 The site is partly within areas at risk of flooding. These however fall outside of the areas of proposed development. A drainage strategy is submitted in support of the application and shows how no increase in flood risk elsewhere would arise from the scheme by attenuating surface water on site and managed release to the water network.
- 6.23 Impacts on habitats and wildlife are addressed within a preliminary ecological assessment, protected species surveys and a biodiversity net gain assessment submitted with the application. These show how ecological interest can not only be maintained but overall enhanced with significant biodiversity improvements over the current position.

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## 7.0 CONCLUSIONS

- 7.1 The purpose of the pre-application public consultation undertaken by the applicant was to build understanding and awareness of the project by explaining the draft proposals to local people and the local planning authority and to seek feedback to be used to shape the scheme.
- 7.2 Regrettably, North Somerset Council have not responded (well beyond their advised 6 week timetable) and the ward councillor and parish council have not provided feedback on the proposals.
- 7.3 The commentary that has been received has had limited opportunity to reflect on the proposals and amend these in response, given the primary focus on seeking to resist new development at Wrington. The primary change arising has been to create the dedicated walking route through the public open space components of the scheme.
- 7.4 Local people have had the opportunity through various methods of engaging with the proposals. The comments and feedback received during the pre-application consultation with the local community have been reviewed and have not identified any issues not addressed by the applicant within their supporting documents.
- 7.5 While concerns have been expressed over constraints placed by the ongoing Covid-19 pandemic and the time period over the summer months, the applicant has responded to these by extending the consultation period to 8 weeks (double that advised by North Somerset Council). Overall, the applicant considers that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and appropriate in the circumstances. The requirement to consult has been satisfied.

## **APPENDIX 1**

### **COPY OF THE PRE-APPLICATION SUBMISSION**

P19-2039

30 July 2020

North Somerset Council  
Town Hall  
Walliscote Grove Road  
Weston-super-Mare  
BS23 1UJ

**BY E-MAIL ONLY**

Dear Sir/Madam

**Pre-application Enquiry – Land off Butts Batch, Wrington**  
**Outline proposal for up to 71 dwellings, public open space and associated works**

Pegasus Group are instructed by our client Strongvox Homes Ltd to submit a formal pre-application enquiry for the following development at Land off Butts Batch, Wrington:

*"Outline application for access with all other matters reserved for up to 71 dwellings (inc. 30% affordable dwellings) with associated open space and ancillary works."*

This pre-application enquiry seeks to discuss the principles of development in this location, acknowledged as a speculative scheme under the 'tilted balance' through paragraph 11 of the NPPF.

We consider that this proposal complies with the technical criteria established by the Council, beyond the quantum of development outside of, but adjacent to, the settlement boundary for Wrington. Wrington has undergone limited growth over the plan period to date for a settlement of its size/sustainability of services/facilities. In the context of a continuing unmet housing need, delays to progression of updated strategic planning/allocations, constraints on delivering alternative sites and the absent 5YHLS, we consider that this proposal should be one that the Council could offer support to in principle subject to suitable justification.

In support of the pre-application enquiry please find enclosed the following documents:

- (i) Pre-Application Form;
- (ii) Site location plan (Dwg No. 0701-101);

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL  
T: 01454 625945 | [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

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- (iii) Topographic Survey (Dwg No. 0701-100)
- (iv) Illustrative layout (Dwg No. SK03);
- (v) Transport drawings:
  - a. Proposed Site Access (Dwg No. P19-2039\_002 Rev A); and
  - b. Swept Path Analysis proposed site access – 11.2m length refuse vehicle (Dwg No. P19-2039\_006 Rev A)
- (vi) Landscape and Visual Impact Assessment - Zone of Theoretical Visibility and Viewpoint Locations; and
- (vii) Draft Desk Based Archaeological Assessment.

The pre-application fee of £300.00/hr for a Service Level 1 – Informal Meeting will be paid online.

### **Site Description, Designations and Context**

The site covers an area of circa 4.19 hectares of agricultural land located on the south-western edge of Wrington, which abuts the existing settlement boundary. It is formed principally by a single large agricultural field, as well as part of a further field to the south (all under the same ownership).

The site's western edge correlates with the established settlement's western edges to the north and as such is bounded by the built-up area of Wrington to the north and east (including a small equestrian field). Open agricultural fields are located to the south and west, with the River Congresbury Yeo to the south abutting the southern edge of the site.

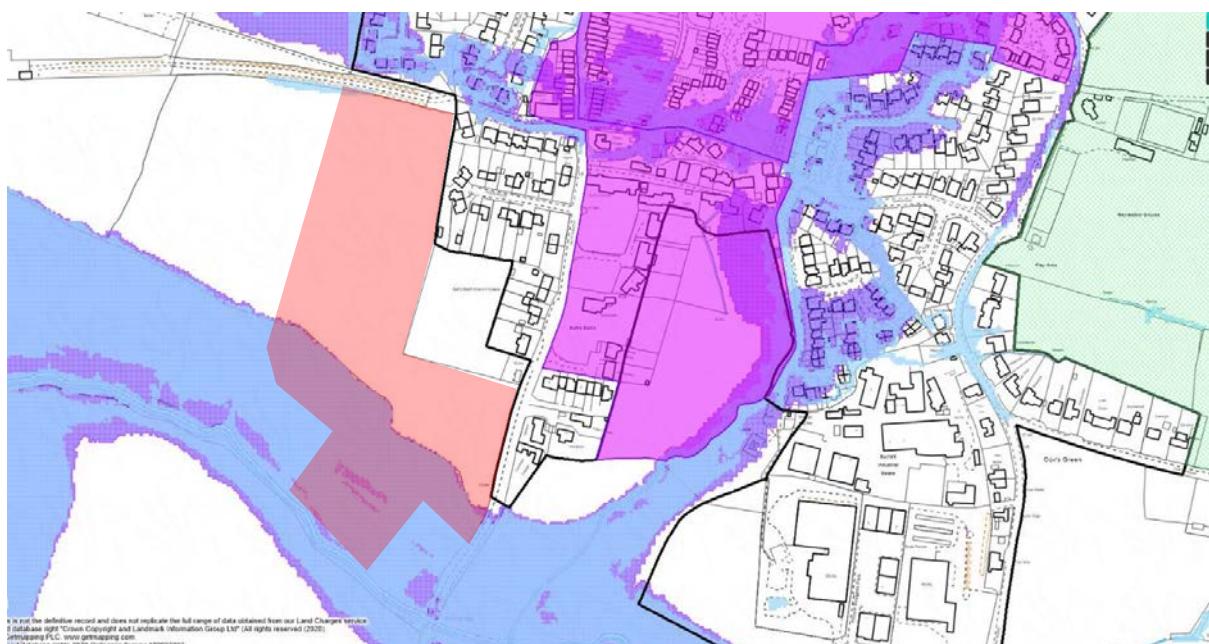
The extract overleaf from the Council's Planning Constraints online map demonstrates the lack of constraints to the site with the exception of flood risk to the southern field (blue) that forms part of the active flood plain. The site is not subject to any major planning designations in terms of landscape, with the sole heritage interest being views across the site to the church (The Wrington Conservation Area – area of purple - located nearby is separated by intervening housing). The site does however fall within a Bat Consultation Zone (B). The site is also in an area of Grade 3 agricultural land<sup>1</sup>.

In addition, it is noted that a strategic cycle route (dashed blue line) is located immediately

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<sup>1</sup> A soil classification survey has been instructed to clarify if this is Grade 3a or 3b land.

to the north extending westwards, although not yet realised, with footpath AX30/4/10 located circa 300-450m to the west and north-west (beyond image overleaf).



**Figure 1 – Planning Constraints Plan**

Wrington is identified as a Service Village within the settlement hierarchy. The level of service provision within Wrington means that the site is a sustainable location for development. This conclusion has been supported by a relatively recent appeal decision (see below).

### **Planning History**

The site has no defined planning history on the Council's online mapping database.

As referenced above, the sole major permission within the ward of Wrington under the Council's online search function is the development of up to 59 dwellings on Land at Cox's Green under Appeal reference APP/D0121/W/16/3166147 (LPA ref: 16/P/1291/O) allowed November 2017. Reserved Matters permission was issued under reference 18/P/2691/RM in March 2019.

## The Proposal

The issued draft proposals seek outline permission with details of access for up to 71 dwellings.

This is arranged with vehicular access from Butts Batch to the east. Future pedestrian/cycle connectivity to the northern boundary and future cycle route is also illustrated, although outside of the landowners/applicant's control beyond the site boundary.

The scheme seeks a policy compliant level of affordable housing (30%) with the illustrative layout demonstrating a mix of houses, flats and bungalows of 1-2 storeys can be achieved. This represents a density of 17dph. Areas of public open space are allowed for including dedicated play provision.

Review of site opportunities and constraints has identified a potential view across the site frontage to the village church from the southern approaches to Wrington via Half Yard. This is maintained in the illustrative layout. Otherwise the illustrative layout is arranged with built form following an arch through the L-shaped site, with an area of ecological enhancement to the south, allowing for bat mitigation reinforcing the existing hedgerow boundary. This area is located within the area of flood risk and as such no built form/hard standing would be located in this zone. Further ecological buffers that also provide opportunities for screening planting are located along the southern and western edges of built form, with a narrower area to the eastern boundary.

## Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

### i) Status of the North Somerset Development Plan

The Development Plan for North Somerset consists of the following:

- North Somerset Core Strategy (July 2017);
- Sites and Policies Plan Part 1: Development Management Policies (July 2016); and
- Site and Policies Plan Part 2: Site Allocations Plan (April 2018).

ii) Core Strategy Policies

The following Core Strategy policies are of relevance to the proposals:

- CS1 Addressing climate change and carbon reduction;
- CS2 Delivering sustainable design and construction;
- CS3 Environmental impacts and flood risk management
- CS4 Nature Conservation;
- CS5 Landscape and the historic environment;
- CS10 Transport and movement;
- CS11 Parking;
- CS12 Achieving high quality design and place making;
- CS13 Scale of New Housing;
- CS14 Distribution of new housing;
- CS15 Mixed and balanced communities; and
- CS16 Affordable housing.

iii) Site and Policies Plan Part 1: Development Management Policies

The following Site and Policies Plan Part 1 policies are of relevance to the proposals:

- DM1 Flooding and drainage;
- DM2 Renewable and low carbon energy;
- DM6 Archaeology;
- DM8 Nature Conservation;
- DM9 Trees and Woodlands;
- DM10 Landscape;
- DM19 Green Infrastructure;

- DM24 Safety, traffic and provision of infrastructure, etc. associated with development;
- DM25 Public Rights of Way, Pedestrian and Cycle access;
- DM26 Travel Plans;
- DM27: Bus Accessibility Criteria;
- DM28: Parking Standards;
- DM32: High quality design and place-making;
- DM33: Inclusive access into non-residential buildings and spaces;
- DM34: Housing type and mix;
- DM36: Residential densities;
- DM42: Accessible and adaptable housing and housing space standards;
- DM70: Development Infrastructure; and
- DM71: Development contributions, Community Infrastructure Levy and viability.

iii) Site and Policies Plan Part 2: Site Allocations Plan (April 2018).

There are no pertinent saved policies of the Site and Policies Plan Part 2: Site Allocations Plan.

iv) Material Considerations

*NPPF (February 2019)*

The NPPF is an important material consideration which must be taken into consideration in planning decisions.

As set out by paragraph 11, the NPPF sets a presumption in favour of sustainable development. For decisions on planning applications where there is not a demonstrable 5YHLS, this requires LPAs to weigh up the benefits and impacts of the proposal against the framework with reference to the three key strands of sustainable development (economic, social and environmental).

Paragraph 59 sets out the government's objective of significantly boosting the supply of homes.

### *Supplementary Planning Documents*

The following Supplementary Planning Documents are of relevance:

- North Somerset Landscape Character Assessment SPD (adopted December 2005);
- Biodiversity and Trees SPD (adopted December 2005);
- Affordable Housing SPD (adopted November 2013);
- Development Contributions SPD (adopted January 2016);
- Creating sustainable buildings and places SPD; and
- Parking Standards SPD.

### *Neighbourhood Plan*

Wrington is a designated Neighbourhood Plan Area. There is however no evidence of meaningful progress having reviewed the Parish Council's website, as well as recent AGMs and minutes.

### **5YHLS and Evolving Strategic Policy Context**

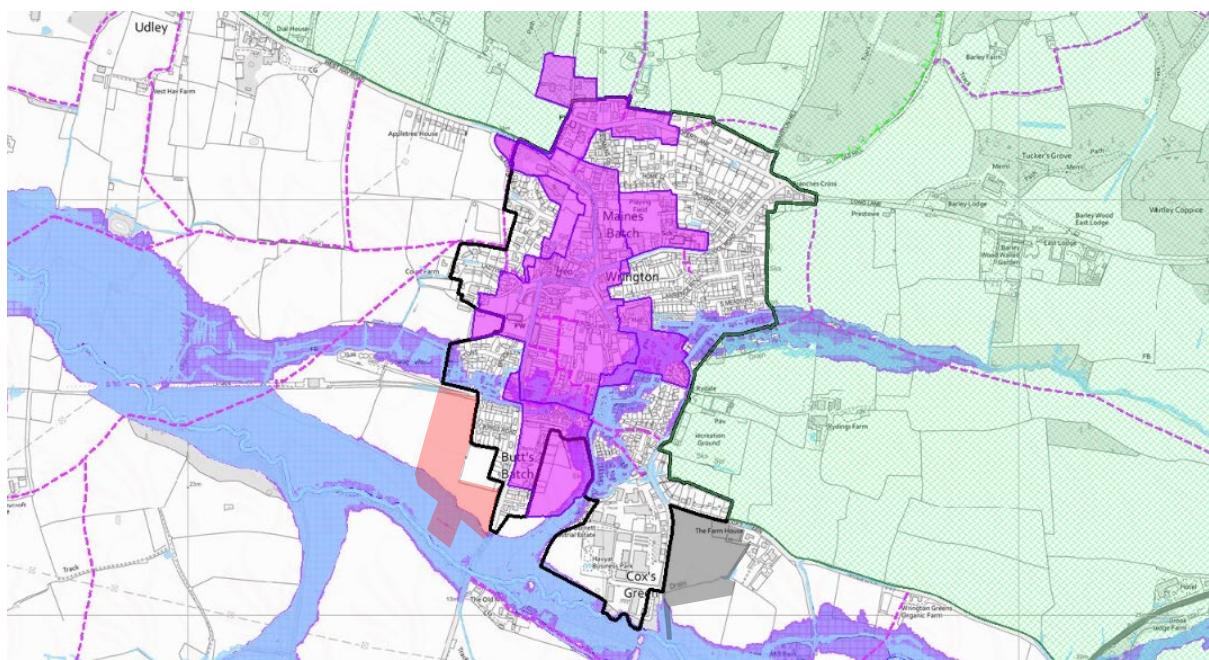
It is accepted that the Council cannot demonstrate a 5YHLS. We note that the Council are yet to update their 5YHLS for 2019/2020 figures.

We are also conscious that as of later this year the Council will be subject to the 'standard method'. We have undertaken a review based on the latest evidence available with both reasonable and 'best case scenario' assumptions and conclude that the Council's 5YHLS position will remain in deficit.

It is also noted that since this time the cessation of the JSP has delayed policy progression, the delivery of updated strategic policies to reflect the uplifted need, and the need to secure further allocations to address this unmet housing need. Reliance on existing allocations alone would cause the Council to fall further behind in meeting its housing need.

With regards to Wrington, the settlement's role as a service village remained established as recently as 2017 and will likely remain at the same equivalent tier in any future plans' settlement hierarchy. Wrington is however heavily constrained by green belt to the north and east, and by flood risk to the south and parts of its western extent. Land to the south-east is already under development through appeal APP/D0121/W/16/3166147 for up to 59 dwellings with no clear further 'major' development opportunity. The only other 'major'<sup>2</sup> promoted land<sup>3</sup>, beyond the pre-application enquiry site, being that west of Garston's Lane located within the Conservation Area and with the sole means of access via an area of high flood risk.

The pre-application site performed preferably within the 'site assessment matrix' to the nearby allowed appeal site under the last policy assessment. The edge of the settlement's influence is well defined to the south by the river, such that development upon the pre-application site is visually well-defined.



**Figure 2 - Wrington Constraints Context Plan<sup>4</sup>**

<sup>2</sup> Capable of 10+ dwellings for the purposes of allocation

<sup>3</sup> 2014 HELAA and further Call for Sites that informed the adopted allocations

<sup>4</sup> Cox's Lane appeal site in black

The only other possible 'alternative' land, further north along its western edge (where outside of flood zones), would form a less logical extension of the existing settlement being less contained by defined features in the landscape, and more visible from the public right of way network. It is also of greater potential to harmfully impact the setting of the Conservation Area which abuts some of this land.

In order to ensure the delivery of sufficient housing across the authority each suitable settlement will need to play its role as appropriate. Wrington has had limited levels of growth within the plan period, with the only significant development being the aforementioned appeal, when compared with other service villages. Indeed, a review of permissions since 1990 within the Parish of Wrington indicates that there has been no meaningful growth outside of this appeal over the past 30 years. The recent appeal establishes that Wrington is a sustainable settlement to undertake further growth.

Wrington therefore represents a suitable settlement for growth and the identified site represents the most appropriate avenue to achieve this.

### **Principle of Development**

It is acknowledged that the proposal is contrary to the adopted plan with regards to development outside of the settlement boundary beyond 'around 25 dwellings' under Policy C32, in the absence of a site allocation.

However, the above 5YHLS context requires a planning balance exercise to be undertaken in accordance with para. 11 of the NPPF. The need for housing and the role of Wrington in this is set out above, but it is also pertinent to consider the degree of divergence from Policy CS32.

Policy CS32 specifically allows for growth of around 25 dwellings adjacent to the settlement boundaries of service villages. In the case of a 5YHLS shortfall any divergence from this cap number should be considered against the criteria of assessment set out in Policy CS32. In short we consider that compliance with the criteria of Policy CS32 make any breach of the around 25 dwelling cap essentially only an 'arbitrary' breach of policy with no defined



|   |   |
|---|---|
|   | <p>environment.</p> <p>A Landscape and Visual Impact Assessment has been commissioned and an early assessment is enclosed with this submission. This assessment demonstrates how the scheme would act as an extension of the existing settlement retaining its landscape setting. This setting will be further enhanced through reinforcement of existing hedgerows, tree planting and habitat creation, as well as the proposed public open space.</p>   |
| <p>It does not result in significant adverse cumulative impacts (such as highway impacts) likely to arise from existing and proposed development within the wider area;</p> | <p>The scheme can be readily accommodated without any adverse cumulative impacts on matters such as highways.</p>   |
| <p>The location of development maximises opportunities to reduce the need to travel and encourages active travel modes and public transport; and</p>                        | <p>The site is well located for pedestrian connections to essential services and facilities at the centre of Wrington, as well as access to public transport connections. Enhancements to the pedestrian network are proposed.</p> <p>A Travel Plan that secures mitigation (e.g. access to bus season tickets) and pedestrian connectivity enhancements to the surrounding highway network to further enhance this can be secured on any permission.</p> |
| <p>It demonstrates safe and attractive pedestrian routes to facilities within the settlement within reasonable walking distance.</p>  | <p>Existing highway verge at Butts Batch can be utilised to provide for further pedestrian pavement to maintain suitable connections to the village centre and primary school beyond, as well as existing pedestrian routes through to the employment opportunities to the south-east of the village.</p>   |

## S106 Requirements

It is presumed that the s106 requirements established under the previous appeal can be rolled forward on a per-dwelling basis where need is evidenced for the lower quantum/change in circumstances. These were:

- On-site Open Space;
- Footpath Contributions;
- Library Contributions;
- Sport and Leisure Contributions;
- Playing Pitches Contributions;
- Early Years Contributions;
- Secondary School Transport;
- SEND Contributions;
- Youth Contribution; and
- On-Site Affordable Housing.

I note that this appears to overlap with CIL despite its adoption in January 2018, with adopted Policy CS34 identifying that only site-specific contributions would be sought via s106 once the CIL schedule was adopted. It is therefore presumed that this would be limited to on-site open space, affordable housing and secondary school transport. Clarity on this is sought.

The CIL rate is charged under Zone C.

## Validation Requirements

The following are considered to represent the relevant validation requirements and confirmation of this is sought:

- Application Form and Ownership/Agricultural Certificates;
- Site Location Plan;
- Topographic Survey;
- Site Access Plan;

- Illustrative Layout Plan;
- Illustrative Building Heights Plan;
- Illustrative Landscape MasterPlan;
- Illustrative Lighting Assessment;
- Design and Access Statement;
- Planning Statement;
- Open Space Assessment;
- Transport Statement;
- Landscape and Visual Impact Assessment;
- Ecological Assessment, including relevant protect species surveys;
- Desktop Archaeological Assessment and Heritage Statement;
- Flood Risk Assessment and Surface Water Drainage Strategy; and
- Tree Survey and Arboricultural Statement.

### **Requested Feedback**

I would be grateful if we can arrange a meeting to discuss the proposed approach and above in accordance with the Service Level 1 of the Council's Pre-Application Enquiry Service.

I trust that this letter is useful in setting out the details of our enquiry. Should you have any queries to assist in this process please do not hesitate to contact me.

Yours sincerely



**Jonathan Coombs**  
**Principal Planner**  
**[Jonathan.Coombs@PegasusGroup.co.uk](mailto:Jonathan.Coombs@PegasusGroup.co.uk)**

Enc.



## **APPENDIX 2**

### **COPY OF CONSULTATION LETTERS AND PLANS**

P19-2039/JCM

31 July 2020

OWNER/OCCUPIER  
TAMARISK  
7 LADYWELL  
WRINGTON  
BS40 5LT

Dear Sir/Madam

**Public Consultation – Proposed residential development on 'Land off Butts Batch, Wrington'**

I am writing on behalf of Strongvox Homes to inform you about a public consultation for a proposed residential development of up to 71no. homes (including 30% affordable homes), public open space and habitat creation available at the following website:

[www.buttsbatch.co.uk](http://www.buttsbatch.co.uk)

Our plans to develop the site for new homes are at an early stage and we want to involve the local community in developing our proposals. We want to hear people's ideas about our indicative layout, the type of housing needed, the open space and any other relevant issues. A copy of the site location is overleaf and an indicative layout is enclosed.

Due to the ongoing COVID-19 pandemic and restrictions on public gatherings, no physical consultation event will be held. This is in accordance with Government guidance on ensuring consultation continues during the current pandemic and an extended 4-week consultation period is in effect from the date of this letter up to **28 August 2020**. Paper copies of the website can be issued to those without access to the internet upon request. Should you wish to discuss the proposals directly please contact me on 01454 625 945.

The website includes a comments form, but please feel free to respond by letter or e-mail using the contact options set out in this letter, detailing your address so that we may better comprehend your comments in relation to your home/interest in the site/area.

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL  
**T: 01454 625945 | [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)**

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The indicative layout makes clear that development is only proposed to the northern field, with the southern field used for habitat creation and a surface water drainage connection.



I trust that this letter is of assistance. Please do not hesitate to contact me should you have any queries.

Yours faithfully

**Jonathan Coombs**  
**Principal Planner**  
**[ButtsBatch@PegasusGroup.co.uk](mailto:ButtsBatch@PegasusGroup.co.uk)**

Enc.

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## **APPENDIX 3**

### **E-MAIL AND LETTER ISSUED TO WARD MEMBER**

P19-2039/JCM

30 July 2020

Cllr S Hogg  
Broadstone, Silver Street  
Wrington  
BS40 5QE  
United Kingdom

Dear Cllr Hogg

**Public Consultation – Proposed residential development on 'Land off Butts Batch, Wrington'**

I am writing on behalf of Strongvox Homes to inform you about a public consultation for a proposed residential development of up to 71no. homes (including 30% affordable homes), public open space and habitat creation available at the following website:

[www.buttsbatch.co.uk](http://www.buttsbatch.co.uk)

A copy of the site location is overleaf and an indicative layout is enclosed. Our plans to develop the site for new homes are at an early stage and we want to involve the local community in developing our proposals.

Due to the ongoing COVID-19 pandemic and restrictions on public gatherings, no physical consultation event will be held. This is in accordance with Government guidance on ensuring consultation continues during the current pandemic. As a result, an extended 4-week consultation period is in effect up to **28 August 2020**. Our consultation letter is being issued across the village tomorrow and sets out that paper copies of the website can be issued to those without access to the internet upon request.

In addition to this, we have contacted the Parish Council and would be happy to attend an online meeting of the Parish Council to set out our proposals and answer any questions the Parish Council may have. We have also wish to offer you an open invitation to view Strongvox Homes current development at Wedmore, which has also been extended to the Parish Council.

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**T:** 01454 625945 | [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

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The indicative layout makes clear that development is only proposed to the northern field shown above, with the southern field used for habitat creation and a surface water drainage connection.

Should you wish to discuss the proposals directly please contact me on 01454 625 945. I can also be reached via the comments form at the listed website, or by letter or e-mail using the contact options set out in this letter.

I trust that this letter is of assistance. Please do not hesitate to contact me should you have any queries.

Yours sincerely



**Jonathan Coombs**  
**Principal Planner**  
**[Jonathan.Coombs@PegasusGroup.co.uk](mailto:Jonathan.Coombs@PegasusGroup.co.uk)**

Enc.

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**From:** Jonathan Coombs  
**To:** Steve Hogg  
**Cc:** Barrie Taylor  
**Subject:** RE: Public consultation for proposed development at land off Butts Batch, Wrington  
**Date:** 04 August 2020 16:33:00  
**Attachments:** image009.jpg, image001.png, image002.png, image003.gif, image004.jpg, image005.jpg, image006.jpg, image007.jpg, image008.jpg

---

Steve,

I have discussed this further with Strongvox Homes and they have agreed to amend their project timetable and have extended the consultation period by a further 2 weeks (the maximum they can do within their project timetable).

The website has been updated on this basis.

With regards to the Parish Council we were anticipating as a planning matter it would be considered by the 11<sup>th</sup> August planning committee scheduled on the Parish website. We would be happy to attend the September meeting also if the Parish's process would be for this to go before full Parish Council.

Kind regards,

Jonathan

**Jonathan Coombs**

Principal Planner

**Pegasus Group**

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M 07825 753422 | DD 01454 453547 | EXT 2016

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**From:** Steve Hogg <Steve.Hogg@n-somerset.gov.uk>

**Sent:** 03 August 2020 22:12

**To:** Jonathan Coombs <Jonathan.Coombs@pegasusgroup.co.uk>

**Cc:** Barrie Taylor <barrie498@aol.com>

**Subject:** Re: Public consultation for proposed development at land off Butts Batch, Wrington

I guess I am asking for a more collaborative approach than perhaps you are used to.

Notwithstanding the minimum consultation period, this application will come as a big shock for many residents, lots of whom will be away during August.

I'll ask again - please would you extend the consultation period to allow more residents to be fully briefed on your plans?

I think that's only fair.

Regards  
Steve

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---

**From:** Jonathan Coombs <[Jonathan.Coombs@pegasusgroup.co.uk](mailto:Jonathan.Coombs@pegasusgroup.co.uk)>  
**Sent:** Monday, August 3, 2020 3:04:19 PM  
**To:** Steve Hogg <[Steve.Hogg@n-somerset.gov.uk](mailto:Steve.Hogg@n-somerset.gov.uk)>  
**Cc:** Barrie Taylor <[barrie498@aol.com](mailto:barrie498@aol.com)>  
**Subject:** RE: Public consultation for proposed development at land off Butts Batch, Wrington

disclaimer



Steve,

Thank you for your e-mails. I can confirm that all letters went via the same mail box on Friday. Please let us know if people still have not received these in a day or two and we will re-issue to these addresses and extend the period accordingly.

With regards to the length of the consultation we normally undertake a 3 week consultation in line with the statutory consultation requirements for a planning application. We have therefore extended it by 1 week, and while I appreciate that people go away over August this is very rarely for 4 weeks and why we have extended it to this length. I note that our consultation is also in line with North Somerset Council's own published Statement of Community Involvement. Following your request, we have reviewed once more and remain of the view that this is proportionate. I am sure you will appreciate that whatever time is offered people will often request longer.

With regards to hosting a livestream or zoom meeting, we have offered to address a Parish Council meeting and I have given out my contact number should anyone wish to discuss matters directly in the absence of a physical meeting.

I hope this address your queries but please feel free to contact me if there is anything further.

Kind regards,

Jonathan

**Jonathan Coombs**

Principal Planner

**Pegasus Group**

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**From:** Steve Hogg <[Steve.Hogg@n-somerset.gov.uk](mailto:Steve.Hogg@n-somerset.gov.uk)>  
**Sent:** 02 August 2020 12:12  
**To:** Jonathan Coombs <[Jonathan.Coombs@pegasusgroup.co.uk](mailto:Jonathan.Coombs@pegasusgroup.co.uk)>  
**Cc:** Barrie Taylor <[barrie498@aol.com](mailto:barrie498@aol.com)>  
**Subject:** Re: Public consultation for proposed development at land off Butts Batch, Wrington

Johnathan

I am hearing this morning from residents in Brooklyn, Wiltons and Kings Rd who did not receive the letter of consultation.

Could you confirm this please and if true ensure that this is corrected as a matter of urgency?

Steve.

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---

**From:** Steve Hogg <[Steve.Hogg@n-somerset.gov.uk](mailto:Steve.Hogg@n-somerset.gov.uk)>  
**Sent:** Sunday, August 2, 2020 10:43:38 AM  
**To:** Jonathan Coombs <[Jonathan.Coombs@pegasusgroup.co.uk](mailto:Jonathan.Coombs@pegasusgroup.co.uk)>  
**Cc:** Barrie Taylor <[barrie498@aol.com](mailto:barrie498@aol.com)>  
**Subject:** Re: Public consultation for proposed development at land off Butts Batch, Wrington

Dear Johnathan

Many thanks for this. However, a 4 week consultation throughout the month of August when people are on very well deserved post covid holidays is not sufficient.

I'd like to suggest you extend this to include September which should give more of the village more time to think about the development and it's implications.

It might also be good for a livestream or Zoom meeting during early September to bring people up to speed with the proposal.

Ending it on 28th August will exclude lots of people from the consultation, and I'm sure you wouldn't wish to do that.

Many thanks

Steve

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**From:** Jonathan Coombs <[Jonathan.Coombs@pegasusgroup.co.uk](mailto:Jonathan.Coombs@pegasusgroup.co.uk)>  
**Sent:** Thursday, July 30, 2020 4:30:36 PM  
**To:** Steve Hogg <[Steve.Hogg@n-somerset.gov.uk](mailto:Steve.Hogg@n-somerset.gov.uk)>  
**Subject:** Public consultation for proposed development at land off Butts Batch, Wrington



Dear Cllr Hogg,

I write to inform you of a public consultation for a proposed development at Land off Butts Batch, Wrington, for up to 71 homes. Details are set out in the attached letter and illustrative plan.

I would be happy to discuss matters by phone should you wish.

Kind regards,

Jonathan

**Jonathan Coombs**  
Principal Planner

**Pegasus Group**

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## **APPENDIX 4**

### **CORRESPONDENCE WITH THE PARISH COUNCIL**

P19-2039/JCM

30 July 2020

Ms Fiona Burke  
Wrington Parish Council  
The John Locke Room  
Silver Street  
Wrington  
BS40 5QE

Dear Ms Burke

**Public Consultation – Proposed residential development on 'Land off Butts Batch, Wrington'**

I am writing on behalf of Strongvox Homes to inform you about a public consultation for a proposed residential development of up to 71no. homes (including 30% affordable homes), public open space and habitat creation available at the following website:

[www.buttsbatch.co.uk](http://www.buttsbatch.co.uk)

A copy of the site location is overleaf and an indicative layout is enclosed. Our plans to develop the site for new homes are at an early stage and we want to involve the local community in developing our proposals.

Due to the ongoing COVID-19 pandemic and restrictions on public gatherings, no physical consultation event will be held. This is in accordance with Government guidance on ensuring consultation continues during the current pandemic. As a result, an extended 4-week consultation period is in effect up to **28 August 2020**. Our consultation letter is being issued across the village tomorrow and sets out that paper copies of the website can be issued to those without access to the internet upon request.

In addition to this, we would be happy to attend an online meeting of the Parish Council to set out our proposals and answer any questions the Parish Council may have, as well as offer an open invitation for Parish Councillors to view Strongvox Homes current development at Wedmore. We would of course also welcome written comments from the Parish Council.

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The indicative layout makes clear that development is only proposed to the northern field shown above, with the southern field used for habitat creation and a surface water drainage connection.

Should you wish to discuss the proposals directly please contact me on 01454 625 945. I can also be reached via the comments form at the listed website, or by letter or e-mail using the contact options set out in this letter.

I trust that this letter is of assistance. Please do not hesitate to contact me should you have any queries.

Yours sincerely



**Jonathan Coombs**  
**Principal Planner**  
**[Jonathan.Coombs@PegasusGroup.co.uk](mailto:Jonathan.Coombs@PegasusGroup.co.uk)**

Enc.

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# WRINGTON PARISH COUNCIL

The John Locke Room, Silver Street, Wrington BS40 5QE

Tel 01934 863984

Email: clerk\_wrington@hotmail.com

14 August 2020

Jonathan Coombs  
Principal Planner  
Pegasus Group  
First Floor  
South Wing  
Equinox North  
Great Park Road  
Almondsbury  
Bristol BS32 4QL

Dear Jonathan Coombs

## **Public Consultation – Proposed Residential Development on ‘Land off Butts Batch, Wrington**

With reference to your letter (Reference P19-2039/JCM) dated 31 July 2020, this Council would respond as follows:-

The website you quote in your letter ([www.buttsbatch.co.uk](http://www.buttsbatch.co.uk)) is incomplete and will not be found by many residents who will thus be denied the opportunity to put their view.

The timescale quoted in your letter (28th August 2020), now extended to 11 September 2020, after intervention by our District Councillor, remains unacceptably short for such a major development to be considered in a proper and meaningful manner by either residents or this Council. The period quoted is in the height of the summer holiday period when a large proportion of families are away. In light of the current Covid-19 crisis, as you remark in your letter, any sort of public meeting or gathering is not possible within the regulations pertaining at present, and thus this Council, although you have indicated your wish to ‘engage with the Council’, remains unable to engage effectively with those whom it represents. In view of the potential impacts such a major development would have upon the population of Wrington, it is unacceptable to be presented with the deadlines you set out, even though that does not sit comfortably with the demands of your principals.

This Council is therefore unwilling at this juncture, to engage with yourselves until such time as realistic consultations have been concluded, nor is the Council prepared to offer any views on the indicative layout, type of housing needed, proposed open space, and any other relevant issues to meet your principals’ requirements.

There are very many matters to be considered and resolved, but without the views of the residents of this village/parish, it is not possible for this Council to offer any meaningful representative comments.

This Council would however draw your attention to the fact that North Somerset Council's Sites and Policies Plan, Part 2 – Site Allocations Plan 2006 – 2036 (adopted 10 April 2018) does not identify the land off Butts Batch as a potential site for 'development'. The only site identified in Wrington is that at Cox's Green where 59 houses are currently under construction. By now, you will also be aware that your letter to residents has already led to a groundswell of anger and rejection of your proposals, which have been exacerbated by the inadequate timescale allowed for responses to your proposals coupled with some respondents' inability to reach the website and the comments form which is said to be available from there.

Yours sincerely

(via email)

Barrie Taylor  
Chair, Planning Committee

P19-2039/JCM

1 September 2020

Cllr Barrie Taylor  
Wrington Parish Council  
The John Locke Room  
Silver Street  
Wrington  
BS40 5QE

Dear Cllr Taylor

**Public Consultation – Proposed residential development on 'Land off Butts Batch, Wrington'**

Thank you for your letter of 14th August 2020. I have now had opportunity to review with my client and can respond as follows.

We are disappointed that the Parish Council, as the duly appointed elected representatives, consider they are unable to represent the views of Wrington and has chosen to not engage with our consultation.

In light of your concerns my client has amended their timetable once more and chosen to extend the consultation until the end of September or a total period of 8 weeks (Wednesday 30th). We hope this will facilitate the Parish being able to review matters during its scheduled meetings for September for either Planning (1st and 22nd) or Full Council (16th). I wish to contextualise that, as a planning professional with 13 years experience in both consultancy and local government, this is the longest period for a consultation response I have ever witnessed for a development. This far outstrips the standards of both Government (3 weeks) and North Somerset Council (4 weeks).

While I appreciate your comments about the Covid-19 crisis impacts, as we have set out in previous correspondence, the Government have made clear that life should not simply cease to progress during the current circumstances. This includes matters relating to the delivery of housing which the Government have defined as a 'broken market' that requires

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a significant boost in supply<sup>1</sup>. The Government have accordingly put in place emergency legislation and guidance to ensure that planning proposals can continue to progress<sup>2</sup>.

I can assure you that we do not take these circumstances lightly and have sought to address these as best as possible in accordance with the evolving best practice. Indeed, we would prefer to hold a physical event and meet people face-to-face to discuss matters and secure input. However, we find ourselves in the midst of the ongoing pandemic with no clear end in sight. It is for this reason that we have offered to attend a virtual meeting to discuss the proposals should you be able to accommodate this.

We have written to the entire village and made available details of the proposal via a bespoke detailed website, offered our contact details for anyone to engage with myself by letter, email or phone should they choose to do so, or to seek hard copies of the presented information as a number of your residents have chosen to do.

In addition to the above matters I note that you have referenced the quoted website as being "incomplete" such that it "may not be found by many residents". I am unclear what is meant by this. For context I have had no such other response despite having issued letters to the entire village, with a full range of contact options as set out above, and 36 comments received to date via the website form, e-mail and letter, in addition to three phone conversations. I would therefore be grateful for clarity on this point.

While I appreciate that development proposals can elicit strong emotions, I hope that this letter is received in accordance with its intent as a reflection of the genuine aspiration of Strongvox Homes and the project team to sincerely engage with the local community.

Yours sincerely



**Jonathan Coombs**  
**Principal Planner**  
**[Jonathan.Coombs@PegasusGroup.co.uk](mailto:Jonathan.Coombs@PegasusGroup.co.uk)**

---

<sup>1</sup> See Housing White Paper 2017, National Planning Policy Framework (2019), Changes to the current planning system consultation (August 2020) and Planning for the Future White Paper (August 2020),

<sup>2</sup> See Planning Practice Guidance - Reference ID: 15-035-20200513

Cc Cllr Steve Hogg

**From:** [Clerk Wrington](#)  
**To:** [Jonathan Coombs](#)  
**Cc:** [Steve Hogg](#)  
**Subject:** Re: Public Consultation – Proposed Residential Development on ‘Land off Butts Batch, Wrington’  
**Date:** 10 September 2020 10:33:29  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.gif](#)  
[image004.jpg](#)  
[image005.jpg](#)  
[image006.jpg](#)  
[image007.jpg](#)

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Dear Jonathan Coombs

I acknowledge your letter of 1 September sent by e-mail and note its contents.

In response to your letter, I am writing to invite you to join the Parish Council’s Planning Committee Virtual Meeting to be held at 6.30pm on Tuesday 22 September. Full joining instructions will be sent to you nearer the time, together with a link to ‘Zoom’.

I shall ensure that you are accommodated with a 10 minute slot early in the Meeting during which you may address the Committee. The Committee has found that a time limit of 10 minutes is quite adequate and therefore usual for such participation and is considered necessary in order that other business relating to other planning matters may be also dealt with promptly and efficiently on the night.

Please be so kind as to confirm your attendance directly either to myself or the Clerk at [clerk\\_wrington@hotmail.com](mailto:clerk_wrington@hotmail.com).

Yours sincerely

Barrie Taylor  
Vice Chairman and Chairman of the Planning Committee  
Wrington Parish Council

---

**From:** Jonathan Coombs <Jonathan.Coombs@pegasusgroup.co.uk>  
**Sent:** 01 September 2020 17:04  
**To:** Clerk Wrington <clerk\_wrington@hotmail.com>  
**Cc:** Steve Hogg <Steve.Hogg@n-somerset.gov.uk>  
**Subject:** RE: Public Consultation – Proposed Residential Development on ‘Land off Butts Batch, Wrington’

Dear Ms Bishop,

Further to the Parish Council’s letter issued under the e-mail below, please find a letter in response. I trust its contents are clear, but I am more than happy to discuss matters by phone should this assist.

Kind regards,

Jonathan

**Jonathan Coombs**

Principal Planner

**Pegasus Group**

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**From:** Clerk Wrington <clerk\_wrington@hotmail.com>  
**Sent:** 14 August 2020 10:44  
**To:** Jonathan Coombs <Jonathan.Coombs@pegasusgroup.co.uk>  
**Cc:** Jonathan Coombs <Jonathan.Coombs@pegasusgroup.co.uk>  
**Subject:** Public Consultation – Proposed Residential Development on ‘Land off Butts Batch, Wrington

Dear Jonathan Coombs

Please find attached a letter from this Council regarding the above consultation. If you could acknowledge receipt it would be greatly appreciated.

Best wishes  
Judith Bishop

--  
Judith Bishop  
Assistant Clerk  
Wrington Parish Council  
01934 863984  
[www.wringtonparishcouncil.gov.uk](http://www.wringtonparishcouncil.gov.uk)

## **APPENDIX 5**

### **COPY OF THE CONSULTATION WEBSITE**



## LAND AT BUTTS BATCH, WRINGTON

PUBLIC CONSULTATION

[HOME](#)[ABOUT STRONGVOX HOMES](#)[THE SITE](#)[PLANNING POLICY CONTEXT](#)[SCHEME PROPOSALS](#)[SITE CONSIDERATIONS](#)[More](#)

[Click here to view a larger image](#)

Welcome to the community consultation website for the proposed development at Land at Butts Batch, Wrington.

Strongvox Homes are proposing to create 71 homes, including 21 affordable homes, public open space and improved habitat at the land to the west of Butts Batch at the south-western edge of Wrington.

The purpose of this consultation is to inform the local community about the proposals and to provide an opportunity for feedback. This feedback will inform a future planning application expected in late summer 2020. A Statement of Community Involvement will be submitted alongside the application summarising the feedback and how the proposals have responded to this.

Due to the ongoing COVID-19 pandemic and restrictions on public gatherings, no physical consultation event will be held. Instead, the consultation materials will be available online for an extended period from 31 July until 28 August 2020.

## ABOUT STRONGVOX HOMES

Strongvox Homes is a private company that was founded in 2004, based in Taunton. We have worked hard to create our reputation for delivering beautifully designed homes in wonderful West Country locations. We build an average of 200 homes a year, which means we can keep an eye on the detail for every house and that's important to us. We pay great attention to detail and our appreciation of traditional design and materials echoes throughout our new homes setting us apart from bigger developers.

Strongvox Homes have built a number of very successful schemes in North Somerset which we are very proud of. We are currently building 118 homes at Sandford, 38 homes at Congresbury, 51 homes at Wedmore and 49 apartments and houses at Weston-Super-Mare. We have a collaborative working relationship with North Somerset Council and recently received a committee approval for a scheme of 54 homes at Banwell.

The landowner has selected to work with Strongvox Homes due to our proven track record of building attractive developments which take into consideration the local character and setting.

Examples of Strongvox Homes:



## THE SITE

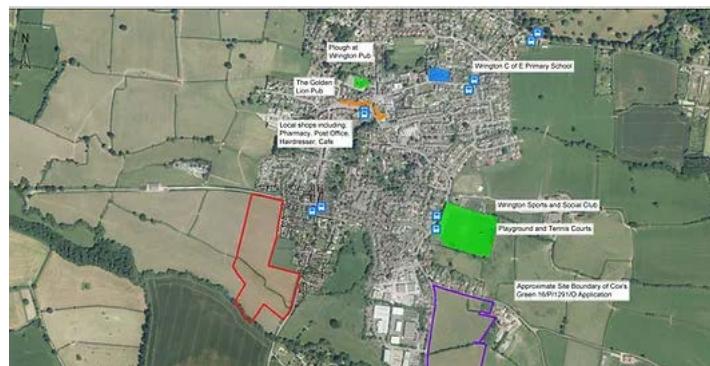
The site consists of parts of two agricultural fields covering an area of approximately 4.2 hectares of land. The fields are located immediately adjacent to Wrington.

The western extent of development is aligned with the western edge of Wrington defined by the homes at Wiltons to the north.

The small equestrian field to the north falls outside of the site.

The southern field is not proposed for any built development. This is included within the site to allow for areas of improved habitat.

### Sustainable Location



Wrington is a village predominated by residential properties, supported by local employment opportunities at the Burnett Industrial Estate and Hyatt Road Trading Estate, as well as within the centre.

The site is located within 500m of this centre, providing access to various shops and facilities. It is close by the public transport routes along Butts Batch, as well as within walking distance of Wrington primary school, Wrington Village Hall, the Recreation Ground and the trading/industrial estates at Wrington. These facilities are available to meet the day-to-day needs of any development's residents by foot.

Wrington has undertaken one major development (at Cox's Green for 59 homes) over the past 30 years. A further 71 homes would amount to a total cumulative growth of 11% in households from major development over the past 30 years.

The site is a sustainable location for residential development.

## Constraints and Opportunities

An assessment of site constraints and opportunities has informed the development proposal.

| Constraints   | Opportunities  |
|---|--|
| <ul style="list-style-type: none"><li>• Sensitive residential boundary to the east to properties on Butts Batch/Kings Road;</li><li>• Mature hedgerows to eastern boundary and between two fields;</li><li>• Potential for bats and other ecological features that will need to be protected;</li><li>• Views to nearby Grade I listed Church of All Saints and Wrington Conservation Area; and</li><li>• Views to the site from the public right of way network.</li></ul> | <ul style="list-style-type: none"><li>• Create an attractive development which is informed by and respects the local character and setting of Wrington;</li><li>• Sustainable location close by the centre, community facilities and employment opportunities of Wrington, as well as bus stops;</li><li>• Future connection into former railway line that is safeguarded for future cycle/pedestrian path;</li><li>• Provide an area of public open space, including play facilities;</li><li>• Improved pedestrian connectivity through creation of further footway on existing highway verge;</li><li>• Opportunity for ecological enhancement through new and more diverse habitats;</li><li>• Provide much needed housing; and</li><li>• Provide affordable housing to meet identified needs.</li></ul> |

## Constraints and Opportunities Plan



## PLANNING POLICY CONTEXT

Like large parts of England, the growth in population and the trend for smaller households has placed pressure on the demand for new housing in North Somerset.

The number of new homes currently required is set out in a document known as the 'Core Strategy'. North Somerset Council have identified that 20,985 new homes are needed across the district by 2026. The Council has set out where many of these homes will be built through the Site Allocations Plan.

However, the Government requires a deliverable supply of land for housing over a 5-year period be provided to ensure that sufficient homes are built. The Council acknowledge that they are unable to demonstrate such a supply of housing.

This means that unallocated sites for development outside of the settlement boundaries must be considered to ensure an adequate supply of new homes. The Council's adopted planning policies partly allow for this in considering developments of around 25 homes adjacent to settlements such as Wrington, subject to a range of planning considerations. However, even with this policy in place the Council are unable to demonstrate a sufficient supply of housing indicating that schemes beyond 25 homes should be considered to ensure a sufficient supply of housing.

Locations such as that proposed in Wrington can help to meet housing need by proposing further development in sustainable locations.

While development is often plan led, this process is in place in order to maintain a sufficient supply of homes. The Council must therefore consider means of delivering new homes now, than awaiting review of the Council's local plan which is not anticipated to be completed until 2023 at the earliest (prior to the Covid-19 outbreak). Nonetheless, Strongvox Homes will also be making submissions in support of the site's allocation under the New Local Plan as this progresses.

# SCHEME PROPOSALS

## Indicative Site Layout Plan

The scheme is still in the early design stages and is not yet 'fixed'. The purpose of the consultation is to gather comments, so that these can be taken into consideration as we develop the plans.

[DOWNLOAD](#)

It is proposed to develop the site for residential development of up to 71 new homes with 30% of these affordable homes (21 homes), with access is proposed to be taken from Butts Batch. The resulting gross density will equate to 17 dwellings per hectare.

The master plan illustrates a mix of dwelling types with a range of 1 to 4-bedroom dwellings to the northern field, with areas of public open space, including play facilities. The site within the southern field is utilised for ecological enhancement.

A formal pre-application enquiry has also been submitted to North Somerset Council, which will be followed by an 'outline application' later this year. This is a type of application that seeks to establish the principle of development and provide an indication of how the development could be set out. This is demonstrated by the indicative site plan set out above

If outline planning permission is granted then full details of the layout, scale, appearance and landscaping will be determined as part of a subsequent Reserved Matters application.

## Indicative Street Elevations



INDICATIVE STREET ELEVATION 1

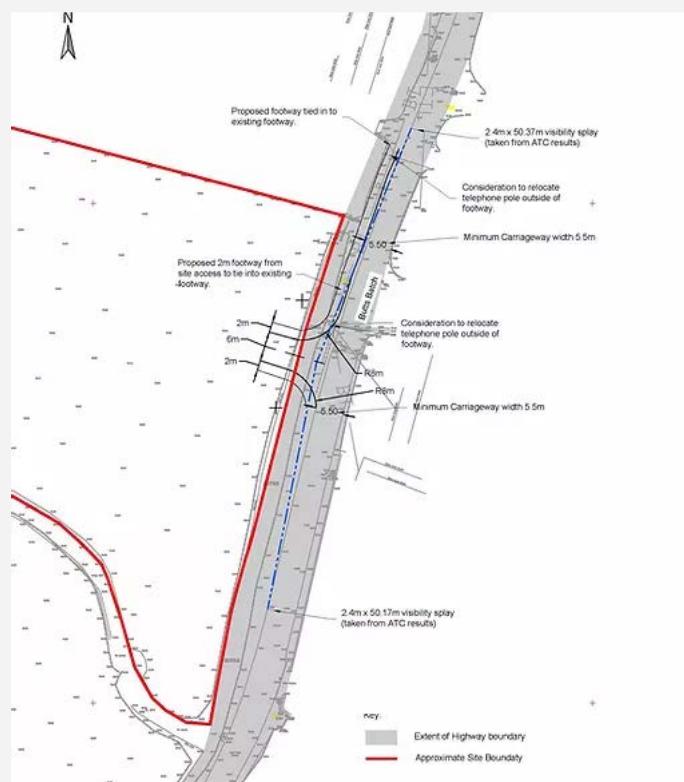


INDICATIVE STREET ELEVATION 2

## SITE CONSIDERATIONS

Before we prepare a planning application, we have assessed the existing conditions of the site and surrounding area.

### Access and Movement



We have considered how best to enable cars and pedestrians to enter and exit the site and looked at the impact the proposal will have on the surrounding road network to ensure this remains satisfactory.

Vehicular and pedestrian access will be provided from Butts Batch. Adequate visibility and pedestrian access into the centre of Wrington can be provided through the creation of new footway within existing highway verge.

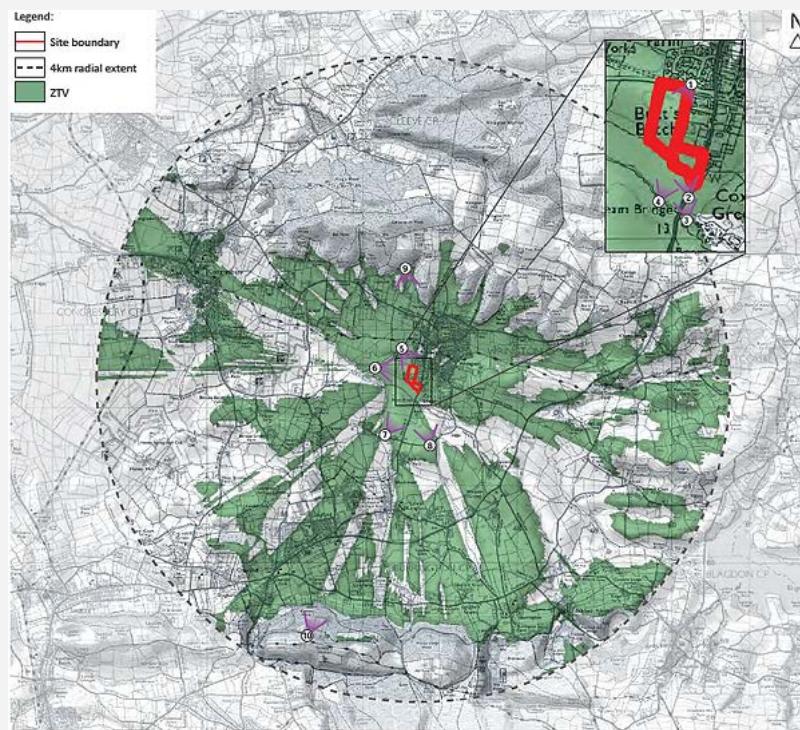
A futureproof cycle/pedestrian link is provided to the north into the safeguarded cycle/pedestrian route along the former railway line.

The internal road layout will prioritise safe pedestrian movement and will accommodate vehicle speeds of 20mph. The development will provide access for emergency vehicles, refuse and recycling collection service vehicles, including turning.

A Transport Statement will be submitted with the planning application.

The on-site car parking levels are anticipated to reflect North Somerset Council policy guidelines and any demand from residents or visitors to the development will be accommodated within the available proposed parking areas. Provision will also be made on-site for cycle, refuse and recycling storage.

## Environmental and Landscape



The site is not subject to any formal landscape or environmental designations.

Ecological surveys have been undertaken to establish the presence of protected species, including bats. Buffer areas from existing hedgerows are incorporated to ensure commuting routes for bats are maintained. An indicative lighting plan will be submitted with any application to evidence how these can be kept free of light intrusion to remain attractive.

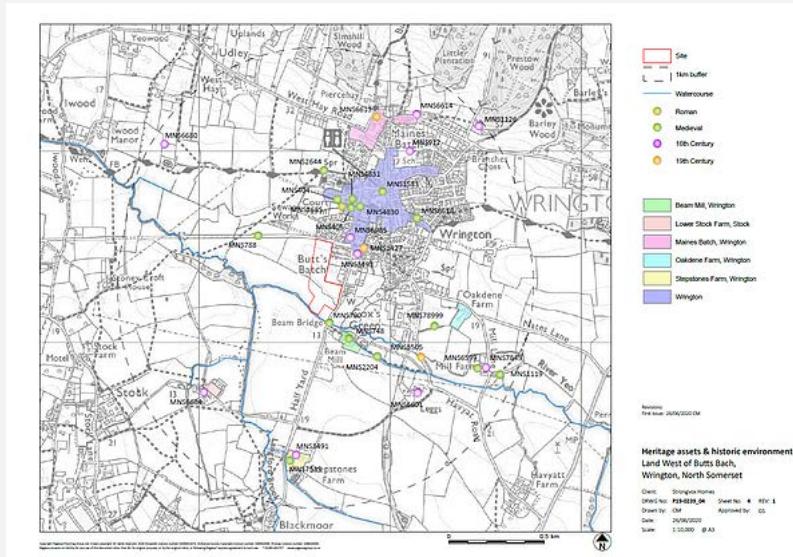
The southern field will provide for ecological enhancement to secure at least a 10% net gain, as calculated under the DEFRA Biodiversity Metric tool, as required by national policy guidance.

The site extent has been determined based on the existing western alignment of Wrington, such that the proposal 'rounds off' the existing settlement edge.

Views from Butts Batch and Half Yard are partially obstructed by the existing hedgerow. Limited development would be located by the site entrance to ensure sight lines are maintained to the church and the prominence of any development is minimised from the public road. Views across to the hillside beyond would be maintained from the southern entrance into Wrington along Half Yard.

A new hedgerow boundary will be provided to the western edge of the site. This will secure a clear boundary feature to define the edge of the settlement and provide further new habitat. It will also provide screening to better accommodate the built form into the landscape from public vantages along the public right of way network. Development would be inset with an area of public open space designed to soften and break up the western extent of development.

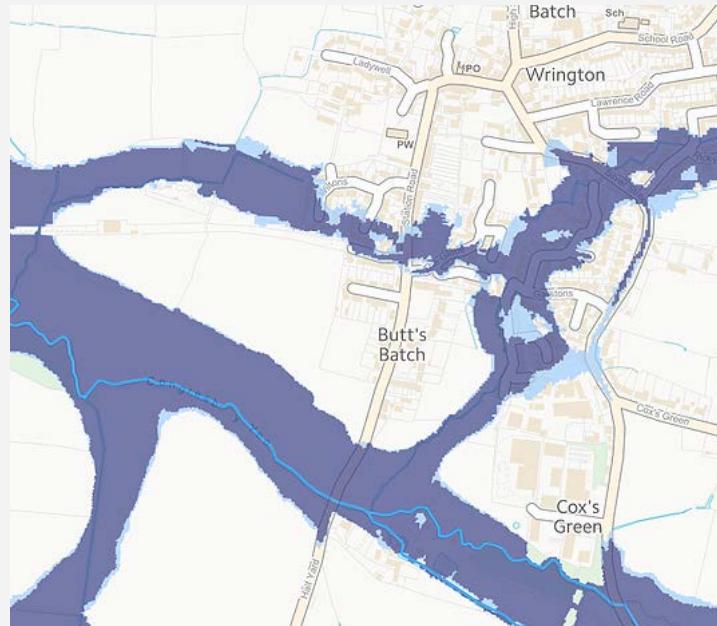
## Heritage and Archaeology



A Desk Based Heritage and Archaeological Assessment has been commissioned to assess the potential for archaeological remains on the site and to ensure the setting of the Heritage Assets are respected.

In short, there is no evidence to suggest that there are any significant prehistoric or Roman-period remains within the Site. Furthermore, the site is not considered to contribute to the significance of the Wrington Conservation Area and sight lines will be maintained to the listed church with development seen in the context of the existing settlement in vantages to this.

## Flooding and Drainage



The area of built development is located outside of any areas of flood risk and the provision of new ecological habitat within the southern field would have no impact upon this.

An attenuation area is allowed for to store surface water run-off during peak events and manage discharge to the river to the south. This would be designed to flow at a reduced rate than the existing green field, even during peak storm events, in accordance with national policy. There would be no increased flood risk as a result.

A tree survey has informed the surface water discharge route to minimise any potential impact upon existing trees.

Foul sewage would connect into the existing public sewer.

## SCHEME BENEFITS



Our proposals will deliver economic and social benefits to the local area including the following:

### Affordable Housing

The scheme will include 30% of affordable housing (a mix of social rented and help to buy properties) which can be prioritised for local people.

## Facilities and Amenities

The proposed development will deliver wider community benefits through the provision of a public open space and play area.

The new residents attracted by the proposals will also support the viability of existing services and facilities within the local area, helping to sustain their future retention/expansion.

## Local Employment

The scheme during construction will generate circa 75 jobs[1].

Construction and operation will also generate spending in the local economy to help sustain and grow local businesses.

## S106 Contributions and Community Infrastructure Levy

S106 contributions are financial payments made by developers to ensure that new development does not increase pressure on local infrastructure and services. Contributions can be made towards a range of infrastructure and services, such as affordable housing, open space, community facilities and travel to school arrangements.

This works in tandem with the Community Infrastructure Levy which sets a levy for every square metre of new floorspace. This is currently charged at £80/m<sup>2</sup> and is subject to an inflation index. This figure would be calculated at the time of any reserved matters permission once the total floorspace was known but for the scope of development proposed would be circa £450,000. 15% of this sum would be safeguarded for Wrington Parish Council to spend as it sees fit.

Strongvox Homes will agree a set of S106 contributions with North Somerset Council to support local service provision in and around Wrington.

[1] HBF Housing Calculator Tool

## NEXT STEPS

The details shown on this website represent the current stage of progression informed by surveys and advice from a range of professional consultants. This has been submitted to North Somerset Council under a formal pre-application enquiry for feedback also.

Please take the time to complete our [feedback form](#). The deadline for this is 28 August 2020. The details of this website will remain available to view after this time as a point of reference.

Your views will help us to develop our proposals further for submission later this summer.

Once outline consent is secured a reserved matters application would likely follow within 3 months with the aim for a decision within 6 months following that. Construction would commence shortly after and take circa 2 years for a scheme of this size.

1. Fill in an online feedback form

2. Email queries to: [buttsbatch@pegasusgroup.co.uk](mailto:buttsbatch@pegasusgroup.co.uk)

3. Or call on 01454 625 945

If anyone is unable to access the internet please contact us to arrange for a paper version of the website to be issued.

### *Privacy Statement*

*Strongvox Homes is involved in the development of this site and we take your privacy seriously.*

*We have appointed Pegasus Group (trading as Pegasus Planning Group Ltd) to carry out this public consultation on our behalf. Any information provided on comments forms or in correspondence will only be used in accordance with the General Data Protection Regulations by Pegasus Group for the purposes of consultation on the development proposals and will not be disclosed with any third parties, other than in aggregate form with no personal details given.*

## FAQs



What is the proposed scheme for?

To create 71 homes, including 21 affordable homes, public open space and improved habitat, accessed from Butts Batch.

The site is not allocated for development and is outside of the settlement boundary for Wrington. How can this be acceptable?

Under national planning policy there is a duty on each local council to provide sufficient housing to meet its defined needs. This is monitored with an annual rolling projection for the next 5 years. North Somerset Council acknowledge that they are unable to demonstrate a sufficient supply of housing.

In such circumstances national policy requires that development be granted planning consent unless the "adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development" as assessed against the Government's National Planning Policy Framework.

Hasn't Wrington already had its fair share of development with the Cox's Green development?

Under the planning process, development is not assessed on the basis of a 'fair share' of development across all settlements but on the ability of each settlement to accommodate further growth. For reference, records show that the Parish of Wrington (including the Cox's Green development) has had a total cumulative growth of 5% from major developments over the past 30 years and this is considerably less than many settlements of a similar size and facilities within North Somerset.

Why are you not waiting for the next local plan and seeking the site is allocated through this?

The progression of the next local plan has been delayed by the failure of the West of England Joint Spatial Plan to progress last year. North Somerset Council's current projection (before the COVID-19 pandemic) is for adoption of a new local plan by January 2023 at the earliest and this will very likely be later. The Council cannot continue to fail to provide sufficient housing during this period and must consider sites such as this if it is to secure sufficient homes to meet the needs of the local population.

Who is proposing the scheme and who will build it out?

Strongvox Homes are proposing the scheme and will carry out any development.

Strongvox Homes is a privately owned and award winning developer, based in Taunton, that focus on developing high quality schemes across the west country. They develop an average of 200 homes a year and compete with the larger national housebuilders based on the quality of the design detailing and materials based on the local area for each of their developments.

Strongvox Homes are currently building 118 homes at Sandford, 38 homes at Congresbury and 49 apartments and houses at Weston-Super-Mare and details of these can be found at their website, [www.strongvox.co.uk](http://www.strongvox.co.uk)

What is an 'outline planning application'?

This is a type of application that establishes whether the principle of development is acceptable. In the case of this application, details of access would also be secured as well as parameters setting out where development, public open space and habitat creation would be located.

If granted outline planning permission, full details of the scheme would then be considered under a 'reserved matters' planning application. This would include details such as the final layout, house designs and landscape designs.

When will an application be submitted?

We intend to submit an outline planning application in September.

When would building start and how long would it last for?

Because the proposal is in 'outline' only this cannot be stated for sure.

Nevertheless, we would hope to secure outline planning permission in early-mid 2021. A reserved matters application would follow and be granted within the following year. Development itself would take circa 2-2½ years for this many houses meaning a completed development could be in place as soon as 4 years from now.

How would building works impact nearby properties?

Building works are inherently disruptive, but industry best practice seeks to minimise this as far as is reasonably possible. North Somerset Council would require a Construction Environment Management Plan for a development of this type that ensures these best practice measures are put in place. This would control things such as working hours and delivery practices to prevent noise nuisance and avoid specific times/routes.

How will the scheme impact on local wildlife?

An ecological survey has been carried out to inform development. This scheme only proposes development to the northern field meaning that the existing hedgerows can be maintained.

Buffer areas are proposed to the hedgerows from development and private gardens to ensure protected species such as bats can continue to use the site without impact. In addition, a new hedgerow would be created to the western and eastern boundary. The fields themselves have limited ecological value and residential gardens offer much more biodiversity in comparison.

The southern fields would be used for habitat creation alongside the above enhancements. This new habitat would be carried out to meet the guidance on a 10% improvement in ecology as defined by DEFRA (Department for the Environment and Rural Affairs) and its Biodiversity Metric.

A Landscape and Ecological Management Plan can ensure that any disruption during construction works is minimised and the public open space and habitat is actively managed and secured for this purpose into the future.

Will the scheme increase the chances of flooding?

It is required that any new development maintains or improves upon the existing surface water run-off rate. This is achieved by storing the water on site during peak storm events and slowly dispersing to the local water network. In doing so the proposals have no impact upon flood risk for nearby land or downstream areas.

How will the scheme impact on local traffic?

A professional transport statement has been carried out. This carries out a traffic modelling assessment based on a national database of completed developments that can be selected based on similar scenarios to provide an industry best practice comparable 'real world' outcomes. This concludes that the proposal would have no meaningful impact upon local traffic.

A safe access to the road from the site can be provided for all users, including a pedestrian footway connection to the village using the existing highway verge.

The proposal also safeguards a pedestrian/bicycle connection to the north for when the safeguarded cycle route along the old railway route comes forward.

How will the scheme impact on local services?

The provision of housing brings in new people who utilise local services. Funding is secured from new development via the Council in order to address this additional demand. This is achieved by two mechanisms: the Community Infrastructure Levy and what are known as Section 106 contributions.

The Community Infrastructure Levy secures money from developments to be used to fund a wider range of local services. This is based on every square metre of new floorspace and is currently charged at £80/m<sup>2</sup> and is subject to an inflation index. This figure would be calculated at the time of any reserved matters permission once the total floorspace was known but for the scope of development proposed would be circa £450,000. 15% of this sum would be safeguarded for Wrington Parish Council to spend as it sees fit.

In addition to this, Section 106 contributions are financial payments made by developers to ensure that new development does not increase pressure on local infrastructure and services and can be used to fund specific services not addressed by the Community Infrastructure Levy. Contributions can be made towards a range of infrastructure and services, such as affordable housing, open space and travel to school arrangements.

Why are you consulting now and not waiting until after the COVID-19 pandemic so you can hold a physical meeting?

The government have made clear that they do not wish to see life and the economy to stall entirely. They have put in place emergency legislation to allow Councils and developers to carry out consultation and continue to progress planning applications in the current circumstances.

I know someone who does not have access to the internet. How can they understand the proposals without viewing this website?

We can send paper copies of the website materials to anyone who requests to do so.

How can I make my views known?

Please see the Next Steps section of this website.

When an application is made, the Council will also consult nearby residents and the Parish Council for their views. This would also occur at any reserved matters application (see above).

How can I discuss the scheme with someone?

Please contact Pegasus Group via the details at the Next Steps section of this website, should you have any other queries/wish to discuss the matter with the appointed planning consultants. Please ask to speak with Jonathan Coombs.

How will my data be used?

The responses to the consultation will help inform the final application submission. A Statement of Community Involvement will be submitted with the application summarising the feedback given and how this has been responded to.

Pegasus Group (trading as Pegasus Planning Group Ltd) are appointed by Strongvox Homes Ltd to carry out public consultation on their behalf. Any information provided on comments forms or in correspondence will only be used in accordance with the General Data Protection Regulations by Pegasus Group for the purposes of consultation on the development proposals and will not be disclosed with any third parties, other than in aggregate form with no personal details given.



## LAND AT BUTTS BATCH, WRINGTON

### PUBLIC CONSULTATION

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