



# **PORTISHEAD NEIGHBOURHOOD DEVELOPMENT PLAN**

## **Consultation Statement**

Submission Version

2022

## 1 Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Portishead Neighbourhood Plan. Section 15(2) of Part 5 of the Regulations requires that a Consultation Statement should:

- contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

**Part A** Gives an overview of the informal consultation events and activities that have led to the production of the Draft Portishead NDP and ultimately the planning policies contained within it that aim to control and promote sustainable development in Portishead.

**Part B** gives an overview and description of the pre-submission consultation, known as Regulation 14, that was undertaken on the Draft Portishead NDP. The Regulation 14 Consultation covered a six week period from 28<sup>th</sup> March 2022 to 8<sup>th</sup> May 2022. The purpose was to ensure Town residents, stakeholders and other interested parties had an opportunity to comment on a pre-submission draft of the Neighbourhood Plan. A summary of the comments and issues raised during the Regulation 14 Consultation are included in this report, as well as a summary of the changes made to the plan following consideration of consultation responses.

## PART A

### 2 Our Approach to Consultation

Throughout the preparation stages of the Portishead Neighbourhood Plan, Portishead Town Council and the Portishead NDP Steering Group have worked hard to engage local people on the progress of the Neighbourhood Plan, and also to ask for people's views on key topics.

Leaflets were distributed at every opportunity through the summer of 2019 at events such as the Local raft race, and the Portishead Summer Show asking residents if they would like to get involved in the preparation of the Portishead Neighbourhood Plan<sup>1</sup>. Requests were also made for volunteers to come forward on social media. During June and July 2019, every volunteer was consulted individually by two Councillors to ascertain their skills, knowledge and particular area of interest. By October 2019, 36 local residents had signed up as volunteers to assist with the preparation of the Neighbourhood Plan.

The first meeting of the NDP Steering Group took place on October 24<sup>th</sup> 2019. The Steering Group is made up of both Councillors and residents. The steering group was organized into key topics. Initially these were Housing, the economy, transport, the environment, education, infrastructure, projects or project management and local history. The volunteers were assigned to a topic depending on their particular interest, and formed working groups reporting to a steering group member. The key topics

were later rationalised into the environment, heritage, transport, community infrastructure, renewable energy and housing.

Celia Dring, a North Somerset Council Principal planning policy officer and the Neighbourhood Plan link officer has supported the Steering Group throughout the Plan preparation process.

A large proportion of plan preparation took place during the coronavirus pandemic of 2020 to 2022. As a result of restrictive lockdown restrictions and the inability to hold public or face-to-face meetings, the Steering Group adapted its consultation methods to be appropriate and safe to undertake during this period. This involved a shift to online meetings, increased use of social media and other methods of communication. At times, face to face meetings were possible, but the numbers allowed to attend were limited in order to maintain social distancing requirements.

The following section sets out the consultation methods that have been employed (pre-Regulation 14) in the preparation of the NDP.

### 3 Plan Preparation and Informal Consultation

#### Summary of Events and Activities

This section sets out details of how the community and other stakeholders as a whole were engaged in the process of plan preparation.

#### Sequence of Events and Activities

<b>Event/Activity</b>	<b>Date(s)</b>
Portishead Town Council hosted a stall at the Portishead Summer Show. Councillors were on hand to answer questions and recruit volunteers to help with preparing the neighbourhood plan and took the opportunity to seek views on important local issues, such as housing, economy, the environment and transport <sup>2</sup>	July 2019
A talk was given by First Bus West at the Folk Hall to local residents where ideas for improving the local bus service and tackling the many transport issues facing Portishead were recorded.	July 2019
A meeting was held in the Folk Hall for everyone who had volunteered to help produce the Neighbourhood Plan. There were 24 attendees.	October 3 <sup>rd</sup> 2019
First meeting of the Portishead NDP Steering Group	October 24 <sup>th</sup> 2019
A survey asking residents for their ideas on the future of Portishead was distributed to most households in Portishead and made available online. <sup>3</sup> There were 509 responses A summary of the responses was prepared <sup>4</sup> Feedback on the survey was issued in February 2020 as a series of bubble diagrams <sup>5</sup>	December 2019- February 2020
The second meeting for Neighbourhood Plan volunteers was held in the Folk Hall. There were 21 attendees.	December 10 <sup>th</sup> 2019
A Neighbourhood Plan website and Facebook page were created.	February 2020

The Steering Group appointed Place Studio, a consultancy whose work is helping communities to produce Neighbourhood Plans	June 2020
Place Studio organised a series of Working Group workshops to assist in the next phase of preparation of the Neighbourhood Plan. The whole Neighbourhood Plan team was invited. The workshops were held weekly and covered: Plan Structure, Vision and Primary Objectives (September 7 <sup>th</sup> , 23 attendees); Wellbeing policies and actions - Housing and Community Infrastructure (September 14 <sup>th</sup> , 17 attendees); Prosperity policies and actions - Economy and Transportation; (September 21 <sup>st</sup> 21 attendees) Environmental Sustainability - Green Infrastructure, Heritage and Renewable Energy (September 28 <sup>th</sup> , 18 attendees) and Bringing it together - Group Agreement and Draft Project and Engagement Plan (October 5 <sup>th</sup> , 27 attendees). The agenda for all five workshops is shown in Reference <sup>6</sup> .	September-October 2020
Portishead Neighbourhood planning group held an online workshop on September 5 <sup>th</sup> 2020 facilitated by the Centre for Sustainable Energy, looking at the predicted impacts of climate change within the plan period, and how the community could plan for a zero carbon climate adapted future <sup>7</sup>	September 2020
As public meetings were unlikely to be allowed for the foreseeable future due to Covid, the Steering group investigated the purchase of an online community engagement tool. After seeing presentations from three possible suppliers, Commonplace was chosen. A contract was signed with Commonplace on January 13 <sup>th</sup> 2021 and a training session for members of the Steering Group held the same day.	November 2020 – January 2021
The Neighbourhood Plan Team held a full day of online workshops on November 12 <sup>th</sup> 2020 hosted by their consultants, Place Studio. There were four 1½ hour sessions on Wellbeing, Prosperity, the Environment and Heritage. All Neighbourhood Plan volunteers were invited. The purpose was to kick start the next stage of work to build the evidence base for the Neighbourhood Plan <sup>8</sup> . The number of attendees were 8 for Wellbeing, 9 for the Environment, 6 for Prosperity & 8 for Heritage.	November 2020
Place Studio supplied a number of excellent detailed Toolkits to assist with evidence gathering. These toolkits enabled members of the working groups and local community to undertake evidence gathering.	December 2020
The Economy Group prepared a questionnaire for local businesses to provide data on their number, size, location and future requirements. <sup>9</sup> In February 2021, the Team started interviewing local businesses to gather their opinions on the future requirements and aspirations for business owners in Portishead. 39 business owners were interviewed between January and August 2021 and the results summarised in a report. <sup>10</sup>	January – August 2021
The Commonplace map website went live. This was advertised widely on social media and included a publicity photo showing two residents placing a 'pin' on the Portishead Lake grounds. <sup>11</sup> This contained a short survey and invited participants to place a pin in a	April 1 <sup>st</sup> 2021

<p>map of Portishead which could be a building, park, street etc. and to write a comment either commending or criticising that place. The map and results are available online at <a href="https://portisheadplanmap.commonplace.is/">https://portisheadplanmap.commonplace.is/</a> There were 5,299 visitors to the sites and 1,046 comments were left.</p>	
<p>Six surveys went live on the Portishead Neighbourhood Plan Commonplace website. These surveys were designed to gather resident's opinions in the following areas: homes, travel, local employment, community facilities, the environment and the conservation of our heritage. These can be found at <a href="https://portisheadplan.commonplace.is/">https://portisheadplan.commonplace.is/</a></p> <p>A poster publicising the Neighbourhood Plan Commonplace surveys was prepared showing a QR code to take participants straight to the surveys. This was put up on all the noticeboards and in shops and pubs<sup>12</sup></p> <p>Members of the Neighbourhood Plan Team were out and about asking residents to complete the Commonplace surveys. Paper copies of the surveys were available for those unable to use the online surveys.<sup>13</sup></p> <p>In July 2021, the Steering Group started analysing the data collected from the online surveys and shared this via our Facebook page, so everyone could see what others had been saying.</p> <p>In August, an additional survey was added to the website so that we could capture feedback on how the local bus services could be improved. See <a href="https://portisheadplan.commonplace.is/en-GB/proposals/portishead-bus-survey/step1">https://portisheadplan.commonplace.is/en-GB/proposals/portishead-bus-survey/step1</a></p> <p>Online surveys closed on 13<sup>th</sup> August 2021.</p>	<p>April -August 2021</p>
<p>Place Studio hosted four workshops for members of the working groups, one general and one for each of Prosperity, Wellbeing and Environment to discuss the proposed outline policies as set out in our first draft Neighbourhood Plan.</p>	<p>May 2021</p>
<p>Town Councillors and the Neighbourhood Plan Steering Group again attended the Portishead Show to capture feedback for the Neighbourhood Plan.<sup>14</sup></p>	<p>July 2021</p>
<p>Volunteers started pulling together local valued heritage assets, taking photos of views of and from Portishead, updating information on our environment and drafting up the policies for the heritage section of the Portishead Plan</p>	<p>August 2021</p>
<p>Volunteers started to identify trees that we could apply for a Tree Protection Order on, as well as identifying who owns some of the Local Green Spaces and shared our draft Objectives via our Facebook page</p>	<p>September 2021</p>

Responses and comments to the surveys were shared via the Neighbourhood Plan Facebook page and with Neighbourhood Plan volunteers. See <a href="https://www.facebook.com/portisheadplan/">https://www.facebook.com/portisheadplan/</a>	October 2021
3 workshops were held with Place Studio to review all the information and data captured for the Neighbourhood Plan and to identify any gaps. The agendas for each of the theme workshops is given in Reference <sup>15</sup>	November 2021
The Plan's draft objectives were shared via the Neighbourhood Plan Facebook page	November-December 2021
The first complete draft plan was issued at the beginning of February 2022	February 2022
Discussions held with North Somerset Council concerning the overlapping timescales of the New Local Plan and the Neighbourhood Plan	February 9 <sup>th</sup> 2022
Changes to draft plan approved by the NP Steering Group	March 7 <sup>th</sup> 2022
SEA/HRA screening complete	March 14 <sup>th</sup> 2022
Desk-top published version of draft plan issued.	March 14 <sup>th</sup> 2022
Regulation 14 consultation with public events held on April 16 <sup>th</sup> , April 23 <sup>rd</sup> and May 7 <sup>th</sup> in the Folk Hall and April 20 <sup>th</sup> in Portishead Library. - see part B for more detail	March 28 <sup>th</sup> – May 8 <sup>th</sup> 2022

## ONGOING ACTIVITIES

### Steering Group Meetings

Steering Group Meetings were held monthly from October 2019 until February 2022. Copies of the minutes of the meetings can be found in Reference <sup>16</sup>.

### Websites

Portishead Town Council Website (<https://www.portishead.gov.uk/>)

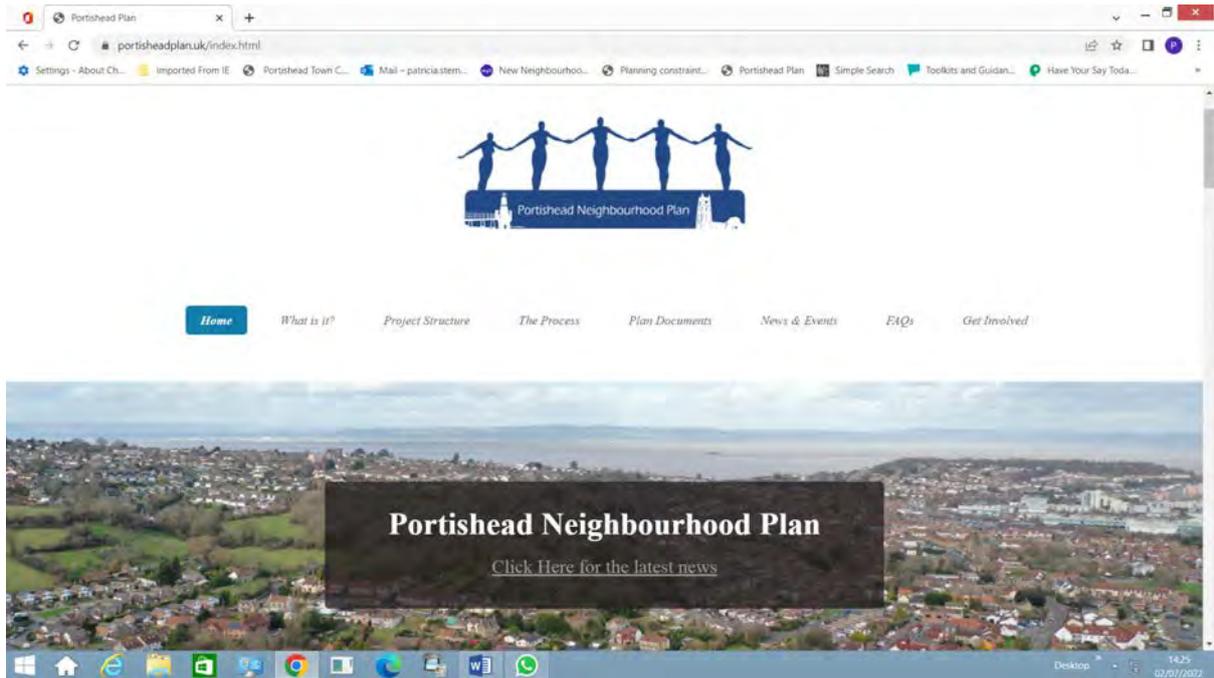
The Portishead Town Council website has been used throughout to notify the public about the dates of meetings, workshops and other activities relating to the Portishead Neighbourhood Plan.

However, the main communication has been via the Portishead Neighbourhood Plan Website.

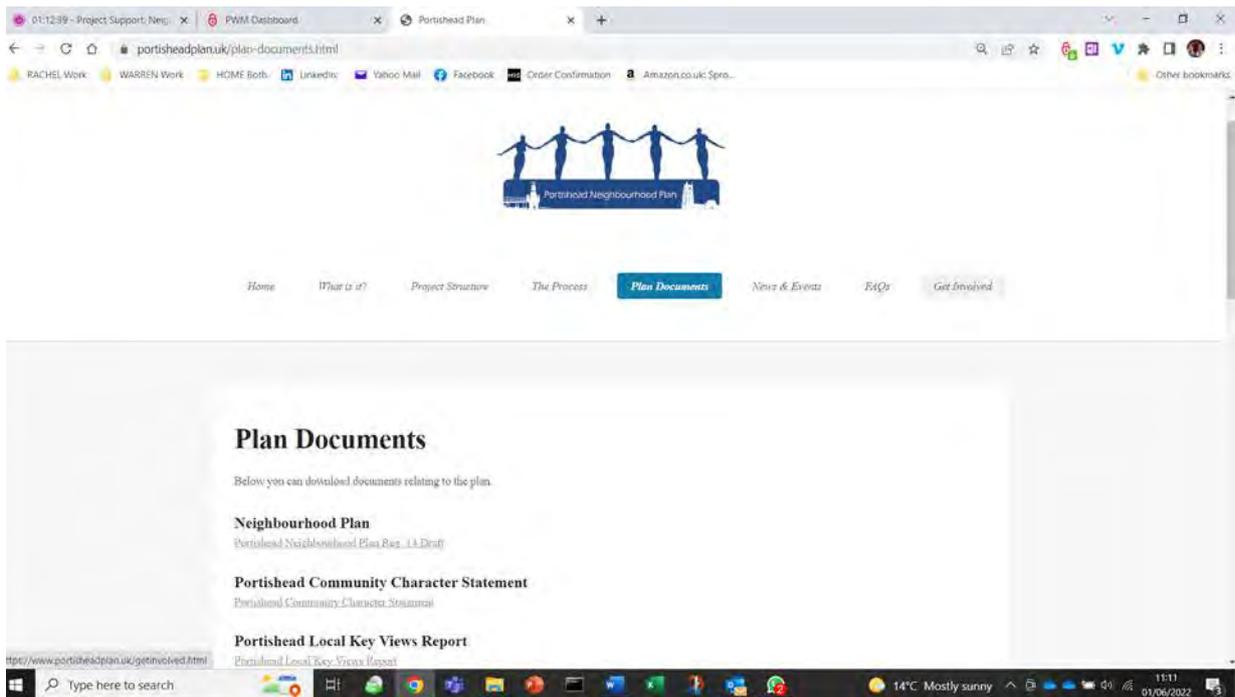
The Portishead Plan Website (<https://www.portisheadplan.uk/>)

The Portishead Plan website has been used throughout to record progress, events and activities. It provides information about the purpose of a Neighbourhood Plan, the members and structure of the steering group, the process of plan preparation, copies of documents produced during the plan preparation, new and events and other general information.

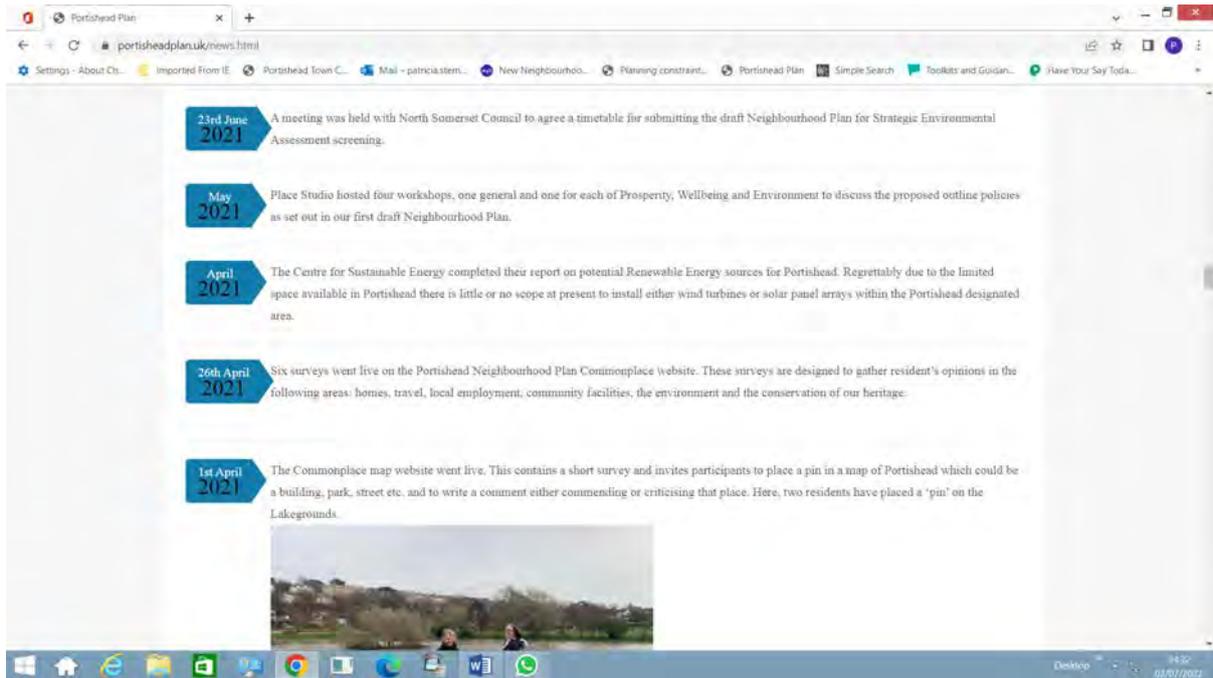
This website was set up in October 2019 and has been regularly updated throughout.



Screenshot of the Portishead Plan website home page



Screenshot of the Portishead Plan Documents page



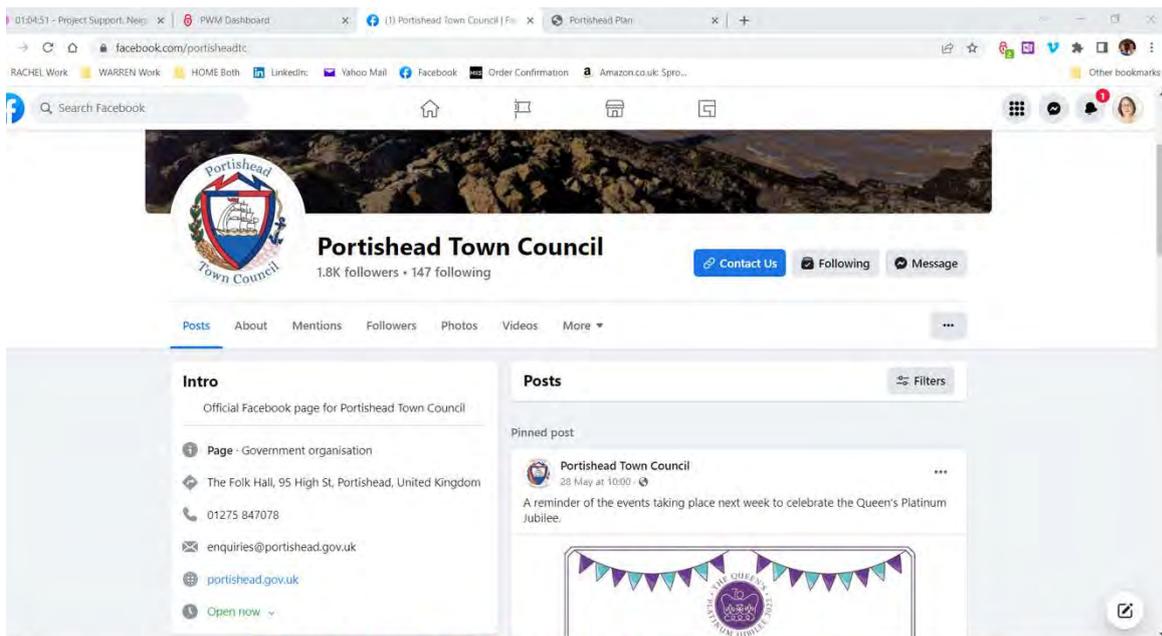
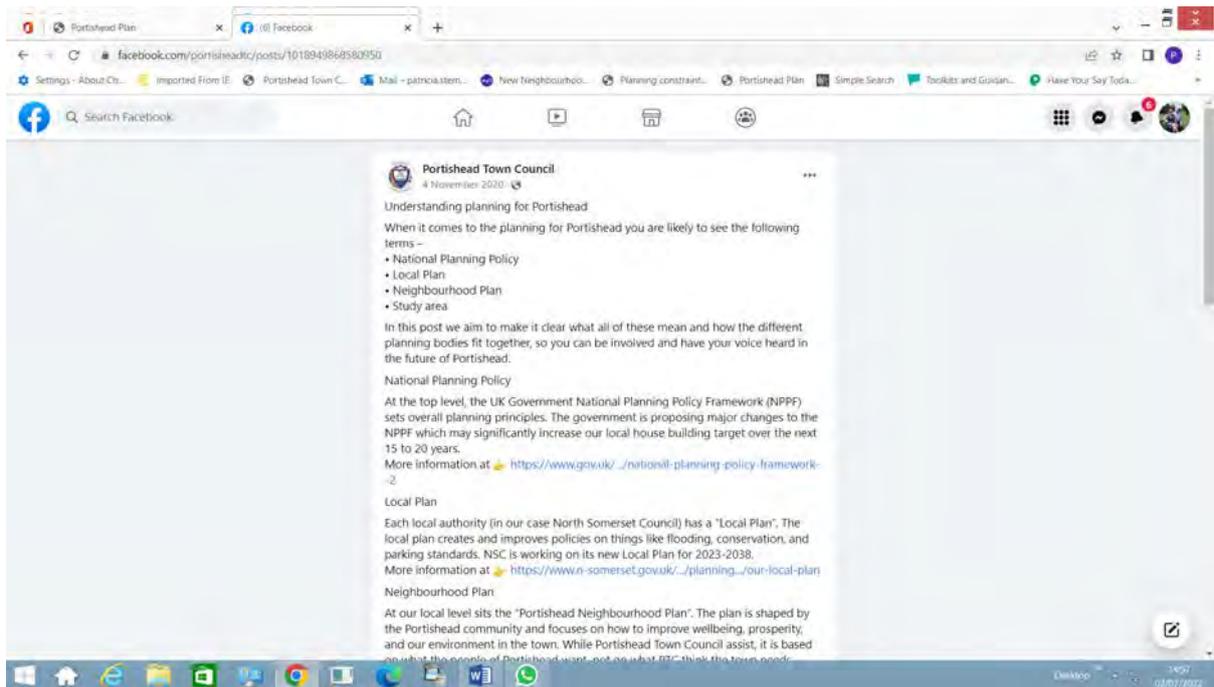
A sample screenshot of the Portishead Plan News and Events page

## Facebook

Both the Portishead Neighbourhood Plan Facebook account ( Portishead Neighbourhood Plan) and the Portishead Town Council's Facebook account (Portishead Town Council) have been used to keep residents up-to-date with the NDP progress. We have also used these platforms to share information about sub-consultations, such as on Local Green Spaces, and to flag up activities and events. Nearly all of the interaction with the public has been on the Portishead Neighbourhood Plan Facebook page.

## Portishead Town Council Facebook Page

This has been used to notify the public of major events in the calendar of Neighbourhood Plan development. Two sample screen shots are shown below.

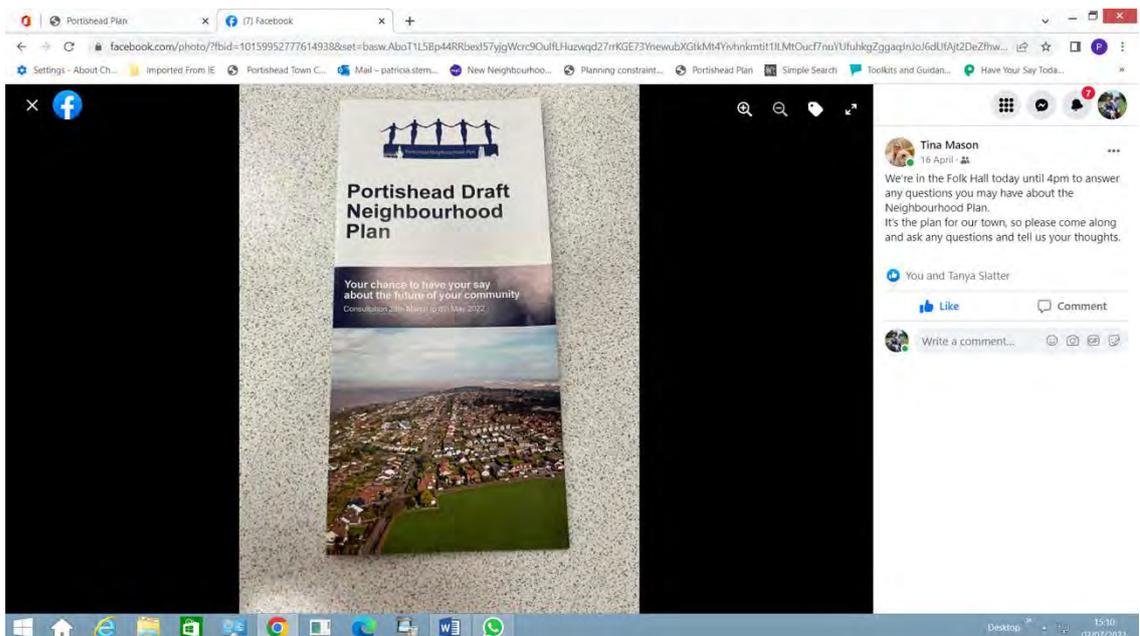
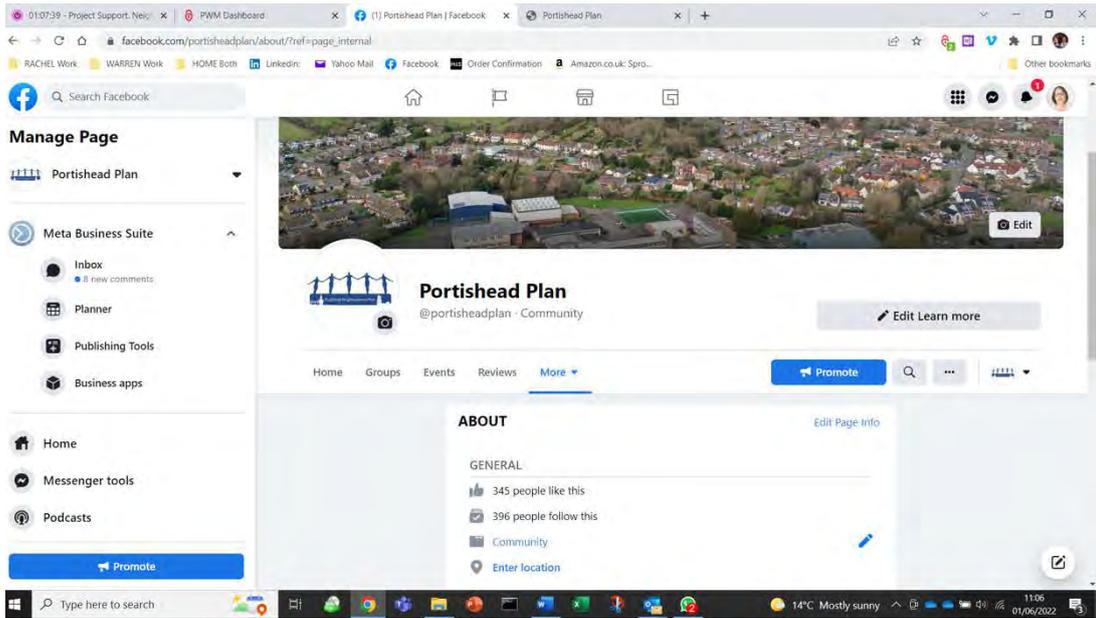


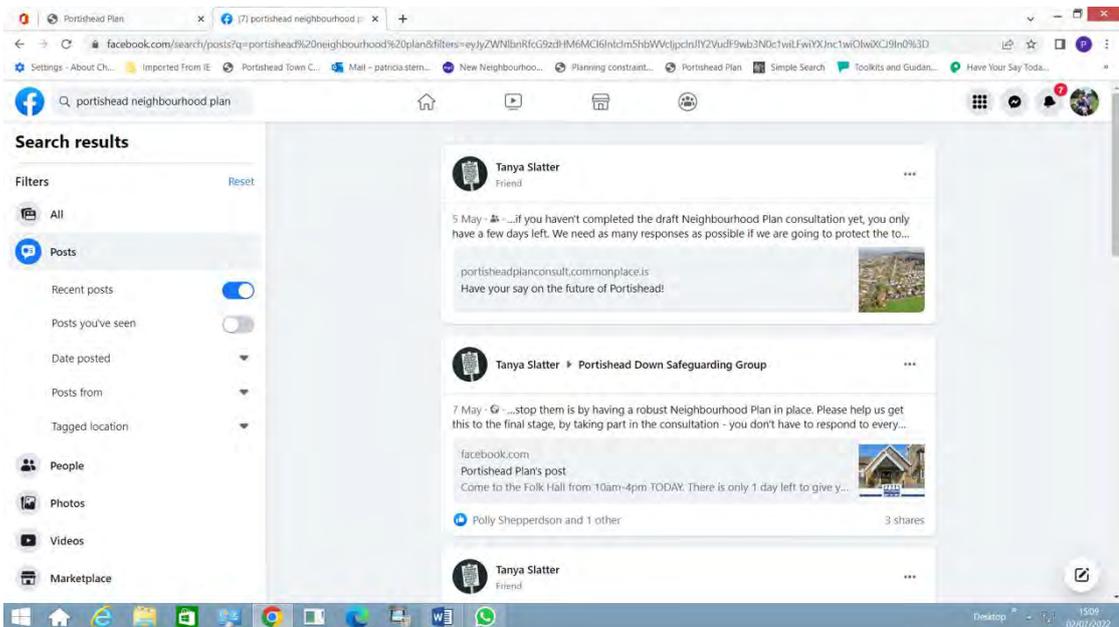
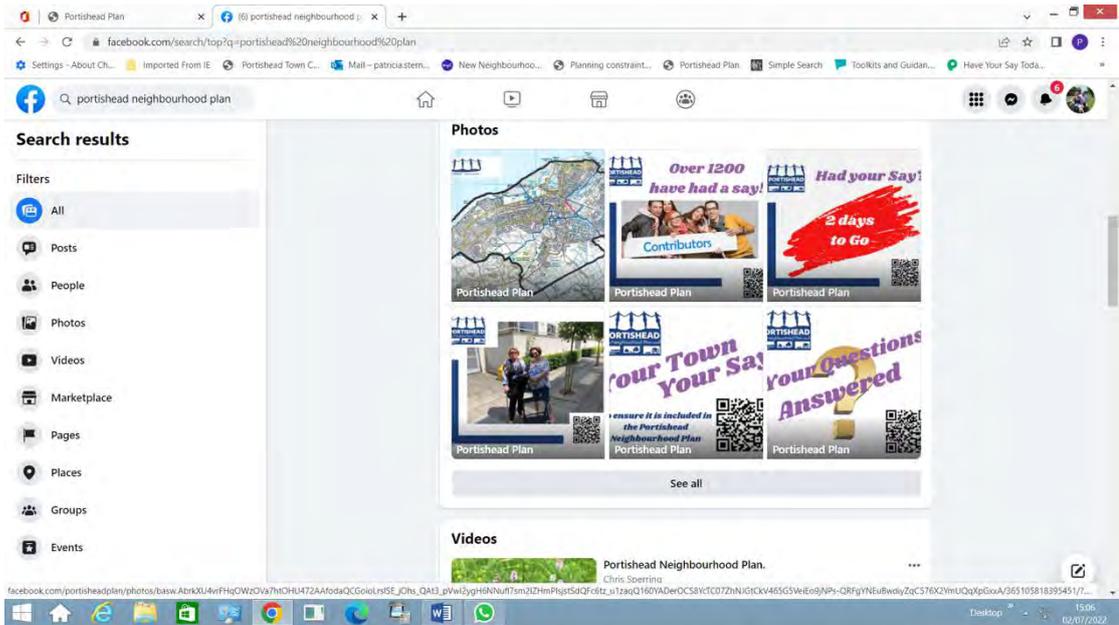
Sample Screenshots from the Portishead Town Council Facebook Page

## Portishead Neighbourhood Plan Facebook Page

The Portishead Neighbourhood Plan Facebook page was created in October 2019 and has been used extensively to communicate with the public.

During the Regulation 14 consultation phase, almost daily reminders were posted to encourage the public to complete the Commonplace surveys.





Sample screenshots of Portishead Town Council Facebook page

### Other Facebook Pages

Extensive use was made of other local Facebook pages, such as Posset pages and Portishead Postbox to inform the public of the progress of the Neighbourhood Plan and ensure that people knew about the consultations and surveys.

### Other forms of communication

Portishead has a weekly free publication, the North Somerset Times, which is delivered to every household. There is also a monthly glossy magazine, The Portishead and Clevedon Resident, and until recently a further magazine, Gordano Living also delivered to all residents. These have been used to communicate with residents who do not use social media. Examples of articles published in the North Somerset Times and Gordano Living are given in References <sup>17</sup>, <sup>18</sup> and <sup>19</sup>.

Notices of events and Neighbourhood Plan publicity were also posted on the Town Council Notice Boards situated around the town.

### Attending Local Events

As stated previously, a large proportion of plan preparation took place during the coronavirus pandemic of 2020 to 2022 when public events, both outdoor and indoor were banned. All major events attended to promote the Neighbourhood Plan therefore took place either in 2019 or in 2022. During 2019, the NDP steering group took advantage of being able to connect with the public by taking part in local events. These were to make people aware of the purpose and objectives of preparing a neighbourhood Plan, and to collate comments made by the public in relation to potential policies.

Photos taken at some of these events are shown in References <sup>2</sup>, <sup>20</sup>.

## PART B Regulation 14 Pre-submission Publicity and Consultation

3.1 The Neighbourhood Planning (General) Regulations 2012 state that before submitting a plan proposal to the local planning authority, a qualifying body (Portishead Town Council) must:

- publicise in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- details of the proposals for a neighbourhood development plan
- details of where and when the proposals for a neighbourhood development plan may be inspected
- details of how to make representations and
- the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood plan and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

3.2 This section of the Consultation Statement outlines the approach taken by the Steering Group to consult on the Draft NDP at the Regulation 14 stage of the process.

The Steering Group ensured that all relevant bodies and parties were informed of the consultation period, as well as ensuring that local residents were made aware of the consultation period and provided with opportunities to provide their views and comments.

The Draft Neighbourhood Plan and its associated evidence base was made public for the Regulation 14 Consultation on 28<sup>th</sup> March 2022 until 8<sup>th</sup> May 2022.

The request for comments was sent to all on the list of statutory consultees agreed with North Somerset Council (including the latter), to local landowners/developers who owned land proposed for Local Green Space designation in the draft Plan, and to a number of other local groups as listed in Appendix B.

The consultation was promoted to all in the town through a notification to all households, posters and the Portishead Town Council and Neighbourhood Plan websites, the Portishead Town Council and Neighbourhood Plan Facebook pages and shared to other Portishead Facebook pages, a press release in the north Somerset Times, notices pinned to all Town Council noticeboards, and active promotion by councillors in the streets of Portishead..

The leaflet attached at Reference<sup>21</sup> was distributed to all households in Portishead by Royal Mail during the week commencing March 18<sup>th</sup> 2022

Hard copies of the draft plan were made available in two locations in the parish, the Folk Hall and Portishead Library. Local residents were also supplied with a hard copy of the draft plan on request to the Town Council. The draft plan was available by accessing the Portishead Neighbourhood Plan website, via links from the Portishead Town Council website and from numerous Facebook posts. Four public events were held where people were encouraged to ask questions of Councillors and members of the Steering Group about the content of the draft plan<sup>22</sup>. About 60 members of the public attended these events.

Ten responses to the Regulation 14 consultation were received from Statutory Consultees including North Somerset Council, plus 3 responses from developers. A total of 930 comments were made to the Commonplace consultation plus 5 sets of comments which were submitted in paper format, and over 1700 people accessed the Commonplace website to look at the proposed policies and objectives.

**Appendix F** is the summary responses sheets, including a summary of all comments made, and how they were to be responded to in order to prepare a submission version of the Neighbourhood Plan.

## Appendices

Appendix A – Material illustrating pre regulation 14 Plan Preparation and Consultation events and activities

See References 1-19 (separate folder)

1. Recruitment Leaflet Summer 2019
2. Summer Show 2019
3. Portishead Neighbourhood Plan Survey December 2019
4. Summary of survey responses February 2020
5. Feedback of Dec 2019 Survey responses
6. Portishead Workshop Structure Sep 2020
7. Portishead Neighbourhood Plan Renewable Energy workshop
8. NDP Notes from meetings 12 Nov 2020
9. Business Survey for NP
10. Local Employment - Evidence Gathering report Aug 2021
11. Publicity photo for the Commonplace map website
12. Poster advertising Commonplace survey
13. Councillors out and about publicising the Commonplace survey
14. Summer Show 2021
15. Workshops October 2021
16. Steering Group meeting minutes
17. Gordano Living article 28.06.21
18. Article in North Somerset Times April 1<sup>st</sup> 2022
19. Article in North Somerset Times May 4<sup>th</sup> 2022
20. Post-it notes at the Raft race 2019
21. Regulation 14 consultation leaflet
22. Regulation 14 consultation April 20th 2022

## Appendix B – Regulation 14 List of Consultees Contacted

The following **Statutory Consultees** were sent the “Notice of Regulation 14 Consultation on the Portishead Neighbourhood Development Plan” (see Appendix C) on April 1<sup>st</sup> 2022

Avon Wildlife Trust
North Somerset Council Planning Dept.
National Coal board
Homes England
Natural England
The Environment Agency
Historic England
Network Rail
Highways England
Marine Management
DPM Consultants
NHS Bristol, North Somerset and South Gloucestershire (UK)
National Grid
Western Power
National Grid
Bristol Water
Wessex Water
Network Rail
Metro West
Weston in Gordano Parish Council
Clapton in Gordano Parish Council
Portbury Parish Council
Marine Management

The following **other consultees** were sent the “Notice of Regulation 14 Consultation on the Portishead Neighbourhood Development Plan” (see Appendix C) on April 4<sup>th</sup> 2022

**Stakeholders**

Chamber of Commerce

Gordano Civic Society

Portishead Railway Group

**Schools**

Gordano School

High Down Schools

Portishead Primary School

St Joseph's Catholic Primary School

Trinity Primary School

**Community Groups**

Portishead In Bloom

Turn The Tide

Portishead Lions

Portishead Royal British Legion

Youth Club

Gordano Scouts

Fairtrade Portishead

**High Street Businesses**

Ebb and Flow

Sarah Tynan Flowers

The Sport Shop

Soleution

The Big Kitchen Shop

Bootwater Bathrooms

The Card Shop

Careys Home and Garden

DIY Electrical

Earthfare

Flagship Boutique

Freemans

Gordano Carpets

Masterkey

Nortech Computers

Sk8 or Die

T & L Carpets

**Disabled Groups**

Deaf support Group

Portishead Dementia Action Alliance

Portishead Macular Society

**Local Churches**

Enjoy Church

Gordano Valley Church

Portishead Methodist Church & Redcliffe Bay Methodist Church

Portishead Church of England Churches - St Peters & St Nicholas'

Portishead Quakers

Portishead United Reformed Church

St Joseph's Church

April 28<sup>th</sup> 2022

Dear Sir or Madam,

## **NOTICE OF REGULATION 14 CONSULTATION ON THE PORTISHEAD NEIGHBOURHOOD DEVELOPMENT PLAN**

In accordance with the requirements of Paragraph 1 of schedule 1 of the Neighbourhood Planning (General) Regulations 2012, I am writing to let you know that the Portishead Neighbourhood Development Plan is out for Regulation 14 Consultation for a period of 6 weeks from 28<sup>th</sup> March 2022 to 8<sup>th</sup> May 2022.

The draft Plan and associated material is available at: <https://www.portisheadplan.uk> or <https://portisheadplan.commonplace.is>

A copy of all the material has also been sent to our Neighbourhood Plan link officer, Celia Dring at our Local Planning Authority, North Somerset Council.

All representations must be received by the Portishead Town Council no later than midnight on 8<sup>th</sup> May 2022. All representations will be publicly available (with personal information redacted) and will be considered by Portishead Town Council and the Portishead Neighbourhood Plan Steering Group in producing the final Plan which will then be submitted to North Somerset Council for Regulation 16 consultation and Independent Examination.

We encourage you to use our online consultation portal to submit representations where possible. This can be found at: <https://portisheadplan.commonplace.is>

We will share information of who was contacted with North Somerset Council to enable contact again at the Regulation 16 stage.

Yours faithfully

Patricia Sterndale  
Chair of Portishead Town Council and Chair of Portishead Neighbourhood Plan Steering Group  
[Patricia.sterndale@portishead.gov.uk](mailto:Patricia.sterndale@portishead.gov.uk)

Appendix D – Copy of Regulation 14 Commonplace Surveys  
See <https://portisheadplan.commonplace.is/proposals>

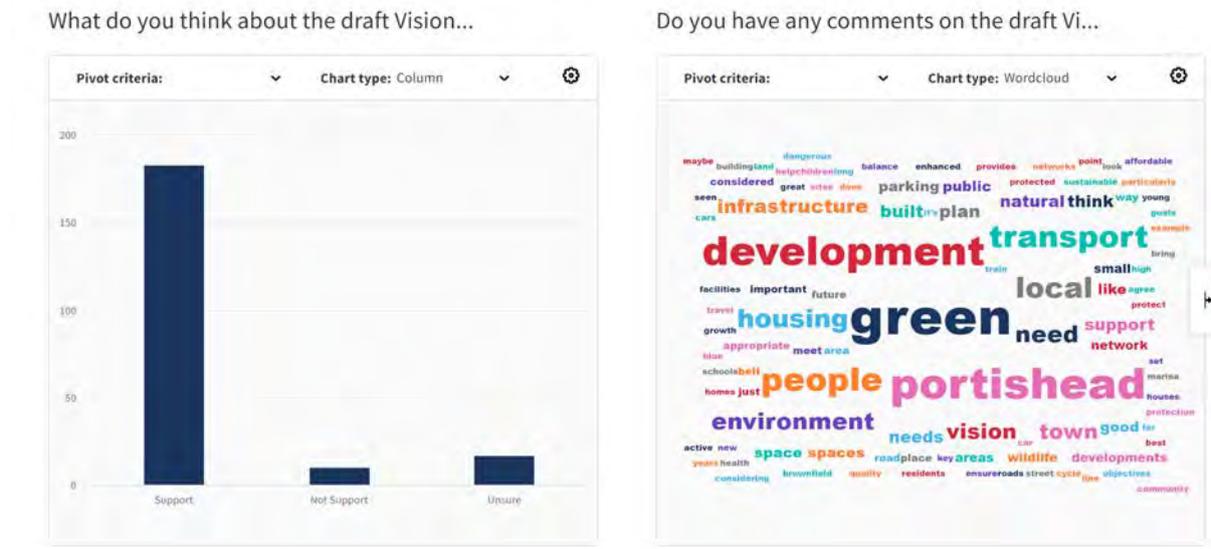
Appendix E – Regulation 14 Consultation publicity material & material from drop-in events  
See References 21 and 22

## Appendix F – Summary of Consultee Comments & Relevant Amendments to the Plan

### Portishead Plan Vision and Objectives

#### Summary of Commonplace Responses

##### Portishead Plan Vision



#### Key Comments from Commonplace:

- People wanted to see a commitment to the retaining of Green Belt development in the Plan
- Reference was made to a key component of protecting our environment should consider links with the Gordano valley and onto the Cadbury Ridge.
- Request for the Plan to encourage visitors and the visitor economy
- Request for the Plan to consider health and wellbeing more specifically

#### General Comments from Commonplace

- There was a desire for more practical detail to underpin the vision
- The poor public transport, recent cuts and further delays to the proposed Portishead railway have made people sceptical about the aims for sustainable transport
- People were supportive as long as infrastructure was provided along with housing
- A lot of general positive comments about the overall Plan and the vision was well balanced
- Lack of good public transport and transport infrastructure, medical, educational, community facilities were all mentioned
- Respondents were heartened by the commitment to protecting the heritage of Portishead
- General sentiment that we must protect our local environment
  - Strong feeling that the local green spaces and blue environment make the town what it is
  - Slade Road Playing field was mentioned as a particular local green space to protect as a community asset
- Development should focus on brown field sites
- Small scale developers are preferred to the large house builders
- There were requests for a green travel network including dedicated and segregated cycle lanes
- For those not supporting the Vision:

- They felt the Plan was too high level, not pragmatic and failed to address past failures in infrastructure delivery. They wanted no more housing development at all
- There was a comment that the Plan lacked ambition for the Town

#### **Summary of Statutory Consultee Comments**

- N/A

#### **Summary of Landowner Comments**

- Agent representing landowner at Land south of Clevedon Road: supportive of Vision as it identifies the need for sustainable growth and housing to meet local needs.

#### **Summary of revisions made to Vision as a result of Regulation 14 consultation**

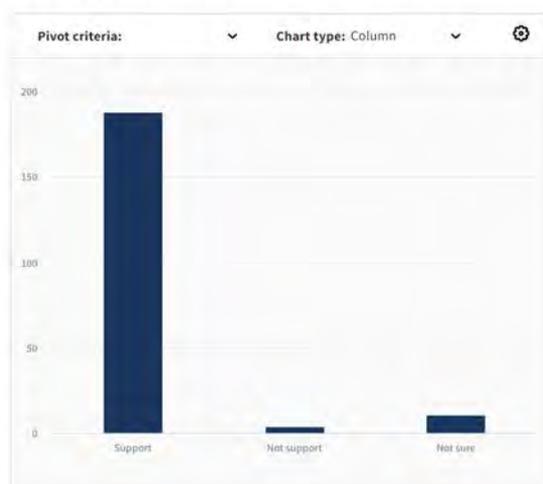
Wording amendments to reinforce the importance of the natural environment, the importance of prioritising brownfield development (over development in the green belt), inclusivity and adequate infrastructure that meets the needs of local people.

## Environment Objectives

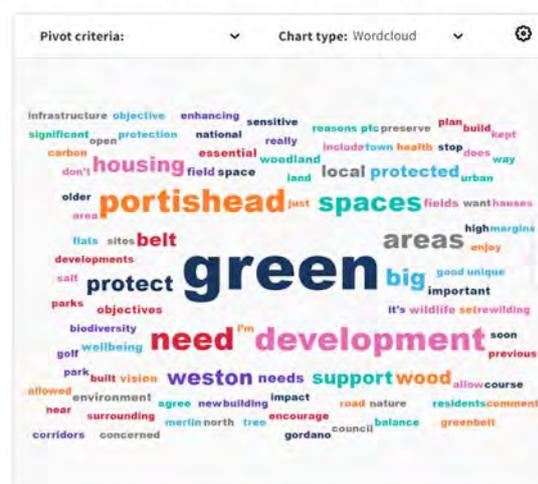
### Summary of Commonplace Responses

	Support	Not Sure	Not Support
Environment Objectives	188	11	4

What do you think of the draft Environme...



Do you have any comments on the draft En...



### Key Comments from Commonplace:

- Numerous people mentioned the importance of protecting the corridors around Weston Big Wood
  - Slade Road Playing Field and Merlin Park also mentioned as important local spaces
- Reference was made to protection of our local green spaces to nationally designated areas
- It is not clear what character and distinctiveness is and who decides
- [The Draft Plan vision sets an objective of enhancing the; bluegreen spaces (1.63 needs amendment to reflect this), treescape and woodland areas i.e. not just biodiversity which is already to be enhanced under local, and soon to be enacted, National legislation.

### General Comments from Commonplace:

- Portishead has a unique mix of woodlands. Green spaces and water which make it distinctive from other towns
- Many people mentioned the importance of the link between green and blue spaces and wellbeing
- Desire for all new builds to be insulated to the highest standards

### Summary of Statutory Consultee Comments

- NSC: suggest replacing 'marine' with 'water' in relevant green and blue infrastructure objective. Suggest reviewing landscape and views objective, as the purpose of the Green Belt (as defined in the NPPF) is not to prevent villages from merging.
- Environment Agency and Natural England: generally supportive of environment objectives

### Summary of Landowner Comments

- Not Applicable

### Summary of revisions to Environment Objectives made as a result of Regulation 14 consultation

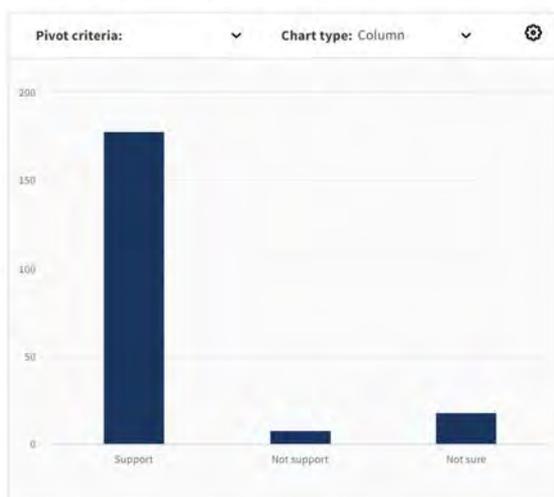
- Minor wording amendment to green and blue environment objective and landscape and views objective to reinforce importance of Weston Big Wood and the town’s valued setting within the Gordano Valley.
- Minor wording amendments to reinforce importance of local, small green spaces, as well as those that are nationally and internationally important.
- Minor wording amendment to promote the enhancement of the green infrastructure network (not just protection).

## Wellbeing Objectives

### Summary of Commonplace Responses

	Support	Not Sure	Not Support
Wellbeing Objectives	178	18	8

What do you think of the draft Wellbeing...



Do you have any comments on the draft We...



### Key Comments from Commonplace:

- No mention of disabled or elderly people
- Building standards should support sufficient space to enhance people’s well-being
- The following statements in the above sentence are vague and unnecessary:  
 ..."responds positively to the climate crisis"..."  
 ..."mitigates the local impacts of climate change."  
 They undermine an otherwise well drafted set of Wellbeing Objectives. Although well intentioned, the highlighted sentences are vague and provide for potential challenge in future planning disputes.

### General Comments from Commonplace:

- There were numerous comments about potential improvement to support wellbeing, for example
  - Disabled parking access to open space
  - Local circular bus services
  - Improved children’s play areas
  - Community orchards
  - Support for local farming and local markets
  - Shared scooter and other active transport facilities
  - Age specific waterparks



- Some comments that the objectives were too vague and not achievable

#### **Summary of Statutory Consultee Comments**

- Not Applicable

#### **Summary of Landowner Comments**

- Not Applicable

#### **Summary of revisions to Prosperity Objectives made as a result of Regulation 14 consultation**

- Minor wording amendment to add 'inclusive' to town centre objective
- Comments on transport objectives are more appropriately incorporated in the Prosperity and relevant policy section within Part Two of the Plan.



NSC:

- Detail needed on source and explanation for Figure 2. Check consistency with figure in relevant evidence base report
- Need to reference landscape character documents sitting below NPPF e.g. National Character Area Profiles and North Somerset Landscape Character Assessment SPD

**Summary of Landowner Comments**

Agent representing landowner at Land at Black Rock:

- Detail needed to clarify Figure 2
- Inconsistency between Key Views Report and views included in Figure 3
- Chosen viewpoints ‘appear contrived and highly selective at best’
- Lack of evidence substantiating that development of the green areas around Weston Big Wood would alter the character of the valley
- Black Rock Villas is misidentified in Key Views Report
- Reference to Key Views Report should be deleted from policy

**Summary of revisions made to PEN1 as a result of Regulation 14 consultation**

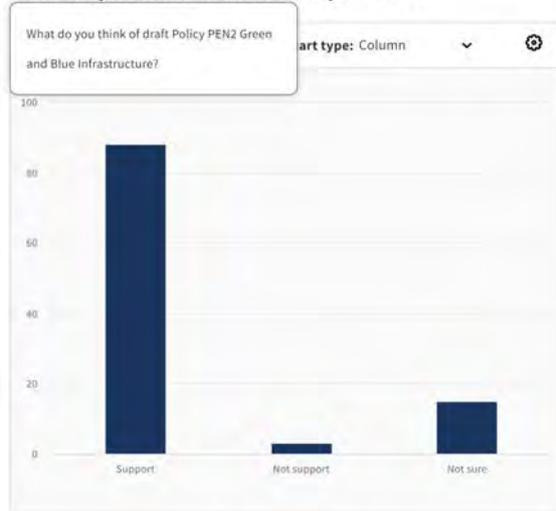
Policy unchanged. Supporting text, map and report updated.

Policy PEN2 – Green and Blue Infrastructure

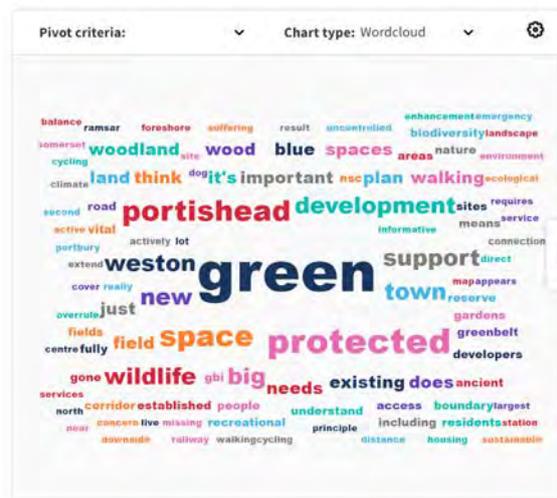
**Summary of Commonplace Responses**

Policy	Support	Not Sure	Not Support
PEN2	88	15	3

What do you think of draft Policy PEN2 G...



Do you have any comments on draft Policy...



**Key comments from Commonplace:**

- PEN2 must not be invoked to justify "new" green spaces associated within new developments within existing green spaces, and certainly not within the precious Green Belt
- The GBI should be widened to incorporate the popular walkways through and around Weston Big Wood and Portishead Down. These fields also house various forms of wildlife and vegetation and should be protected under the SAC and wildlife sites category

**General comments from Commonplace:**

- Concern is that NSC will overrule this plan

- Not fully understanding the concept of GBI. Would like to see recognition and inclusion of established walking routes such as around the nature reserve, the wetlands looking towards Avonmouth dock and those on Portishead Down.

### Summary of Statutory Consultee Comments

- NSC: Policy and supporting text should align to adopted Core Strategy policy
- Natural England: All Severn Estuary designations should be listed in NDP and shown on Figure 4

### Summary of Landowner Comments

- N/A

### Summary of revisions to PEN2 made as a result of Regulation 14 consultation

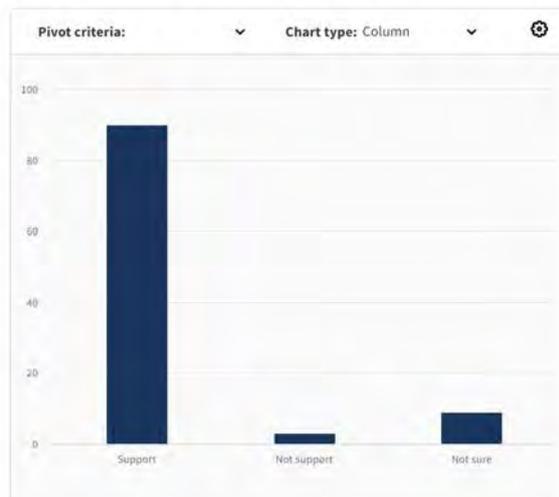
- Minor amendments to supporting text and Figure 4 to ensure all Severn Estuary designations are clearly listed.
- Minor amendments to Figure 4 to ensure Local GBI corridors more accurately cover Bracken Wood and Slade Road
- Minor amendments to policy wording to align with adopted Local Plan policy only (not emerging Local Plan review material).

## Policy PEN3 - Flood Risk and Natural Flood Management

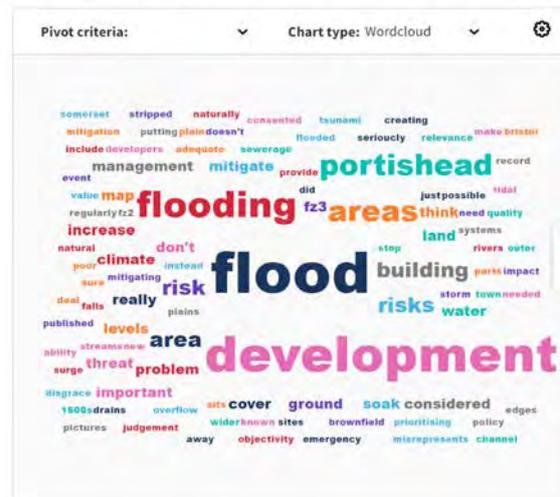
### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PEN3	90	9	3

What do you think of draft Policy PEN3 F...



Do you have any comments on draft Policy...



### Key comments from Commonplace:

- Development of areas with known risks of flooding should include mitigation for the much wider area. Putting in flood management to mitigate one area is only of value if it doesn't just move the problem to somewhere else.

### General comments from Commonplace:

- No new building on land which falls within the flood risk areas
- Mention of soak areas in addition to drainage would be helpful







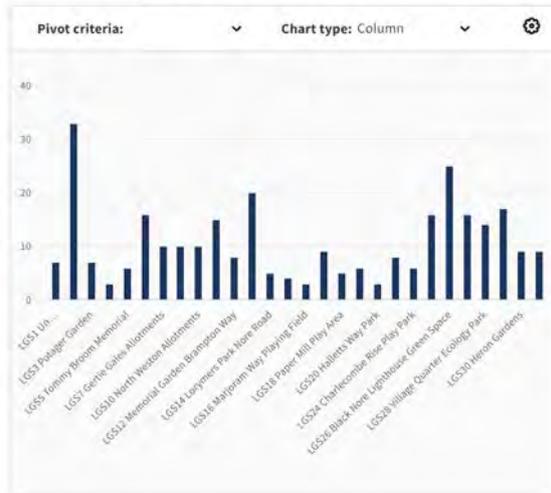
- Wording should be amended to ensure it clearly relates to development on the whole or part of a designated LGS only, to be consistent with para 103 of the NPPF.

### Local Green Spaces

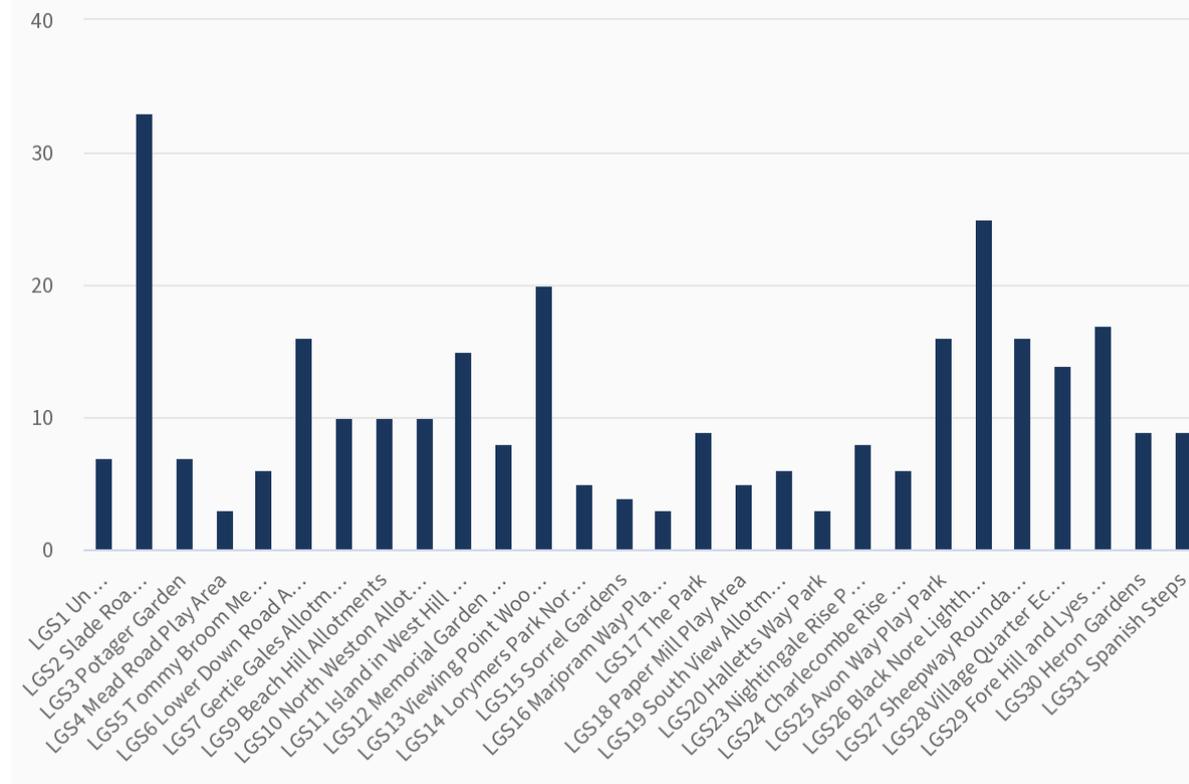
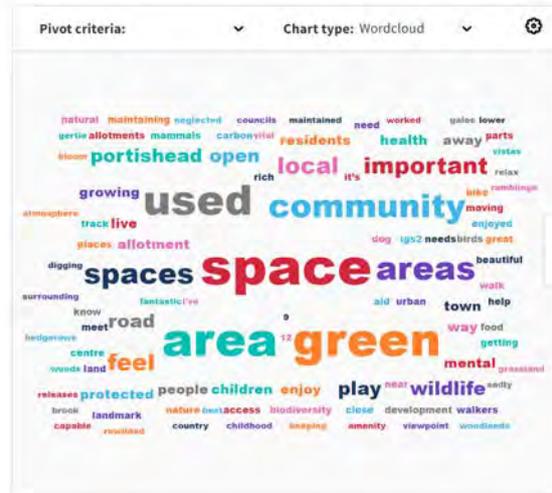
The top 3 Local Green Spaces felt to be special were:

- 1) Slade Road Playing Field – 33 votes
- 2) Black Nore Lighthouse – 25 Votes
- 3) Viewing Point Woodhill Road – 20 Votes

Are there any proposed Local Green Space...



Please tell us why your selected Local G...



### Summary of revisions made to PEN6 as a result of Regulation 14 consultation

- Detailed comments from NSC on each proposed LGS have been incorporated into the Local Green Space Report.





## Summary of revisions made to PEB1 as a result of Regulation 14 consultation

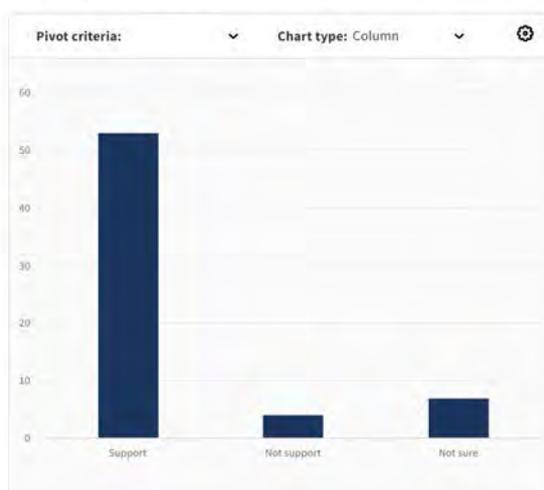
- Requirement for masterplan removed

## Policy PEB2 - Small and Infill Development

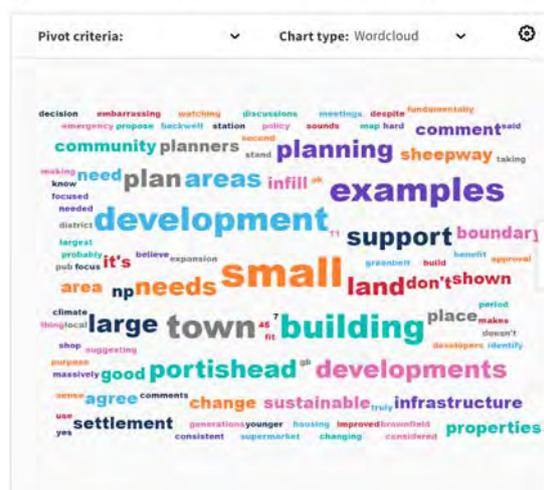
### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PEB2	53	7	4

What do you think of draft policy PEB2 S...



Do you have any comments on draft Policy...



### Key comments from Commonplace:

- Concern about the long-term impact of infill land small developments and in particular the View that there are too many smaller properties being converted into larger ones
- The settlement boundary shown on Figure 11 shows large areas of Green Belt land included within it. The settlement boundary shown on NSC's draft Plan excludes all those areas to the S/SE of the built-up area of Portishead.
- The map does not show any potential areas for small or in-fill development

### General Comments from Commonplace:

- There was support for building on brown field land
- Support for no more building on the Green Belt
- The (Portishead) infrastructure is unable to support the Policy currently and needs to be improved. Schools and GP surgeries mentioned in particular
- One respondent would like community approval for change of use before it can take place

### Summary of Statutory Consultee Comments

- NSC: The Neighbourhood Plan needs to reference the policies of the adopted development plan.

### Summary of Landowner / Agents Comments

- In order to be considered Sound, the settlement boundary within the emerging NP must be consistent with the boundary set out in the emerging Local Plan. It is evident that (NSC)

Council will need to allocate further land within Portishead in order to meet the Local Housing Need requirement. This will need to be reflected within the NP.

- Consider that it is premature for the emerging NP to define the Portishead settlement boundary at this stage

**Summary of revisions to PEB2 made as a result of Regulation 14 consultation**

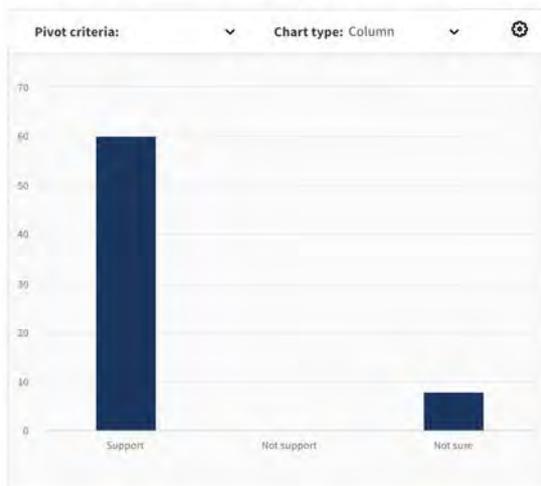
- Minor wording amendments to policy and supporting text to refer to adopted NSC policy framework (not emerging strategic policies).
- Additional wording to supporting text concerning the impact of small and infill development on local infrastructure provision
- Additional wording within policy to refer to impact on biodiversity.
- Settlement boundaries shown in the draft Plan are considered to be correct.

Policy PEB3 - Local Heritage

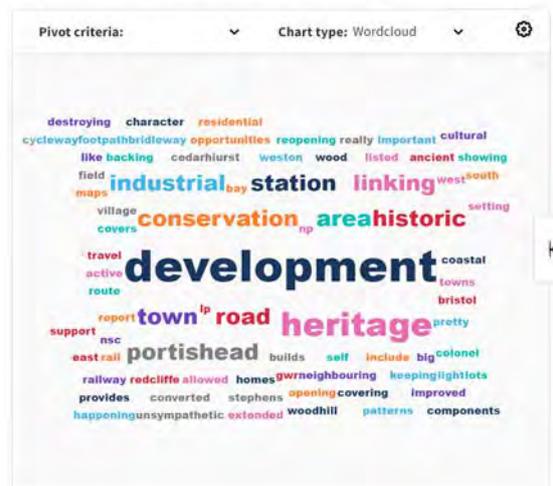
**Summary of Commonplace Responses**

Policy	Support	Not Sure	Not Support
PEB3	60	8	0

What do you think of draft Policy PEB3 L...



Do you have any comments on draft Policy...



**Key comments from Commonplace:**

- The Policy should apply to self builds
- The report covers the development of Portishead from a village with industrial heritage to a town pretty well but it could be improved by covering the industrial heritage to the west, the GWR station opening and the Colonel Stephens Light Railway linking the coastal towns to Bristol. This rail route is now being converted into a cycleway/footpath/bridleway by NSC. That provides active travel opportunities linking to the re-opening of a station. These are really important cultural & heritage components of a NP and the LP as are the historic maps showing the development of field patterns
- Request for the Woodhill conservation area to be extended further east to South Road as there are lots of unsympathetic development happening here which are destroying the historic character and setting of the town.

## General Comments from Commonplace

None

## Summary of Statutory Consultee Comments

- NSC: some refinement of wording needed and clarification of status of the locally valued non-designated heritage assets

## Summary of Landowner Comments

- N/A

## Summary of revisions to PEB3 made as a result of Regulation 14 consultation

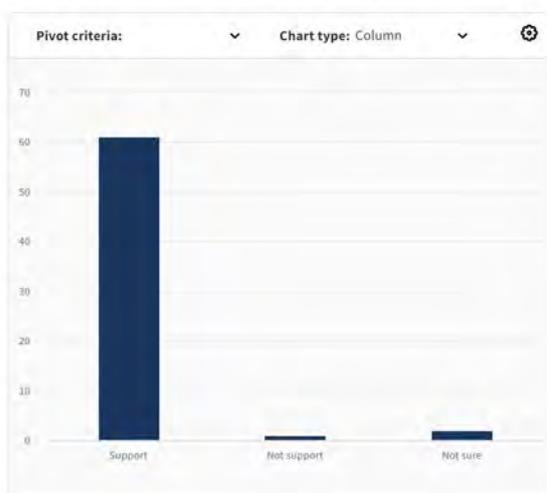
- Policy and supporting text (together with associated evidence base document) updated to clarify status of identified heritage assets
- Mirage Building removed

Policy PEB4 - Sustainable design construction and retrofitting

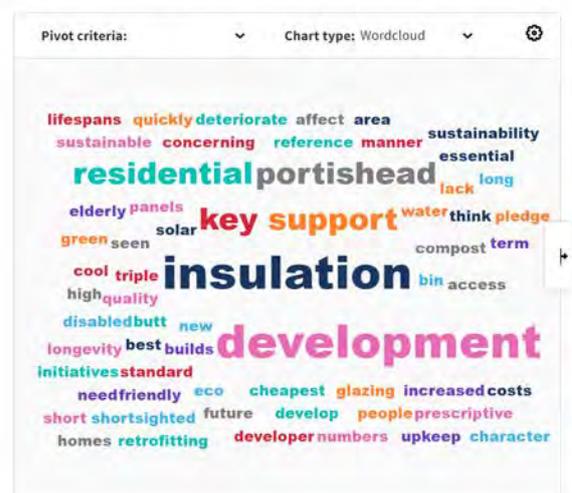
## Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PEB4	61	2	1

What do you think of draft Policy PEB4 S...



Do you have any comments on draft Policy...



## Key comments from Commonplace:

- Concern over lack of reference to accessibility for the disabled and elderly
- Request that all new housing should have solar housing as standard, as well as other sustainability measures
- Better insulation as noted as a key requirement.

## General Comments from Commonplace:

- Respondent stated they did not support any further residential development in Portishead

## Summary of Statutory Consultee Comments

- NSC: Approach supported in principle - policy reference updates suggested



NSC:

- Approach supported in principle, but the policy cannot be aligned to emerging Local Plan policies. Rather it should align to adopted policy CS2 and use new evidence to support new approaches.

**Summary of Landowner Comments**

- N/A

**Summary of revisions made to PER1 as a result of Regulation 14 consultation**

- Minor wording amendments to supporting text to align with adopted North Somerset Policy context, not emerging
- Additional text within the policy to ensure any proposals that could affect River Severn Estuary must carry out screening for HRA.

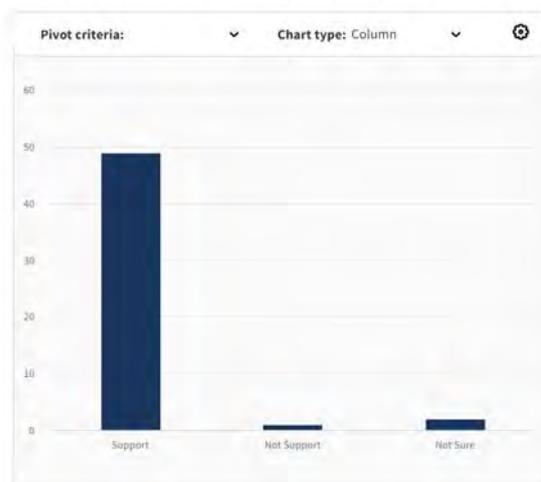
Community Facilities

Policy PWC1 – New Community Facilities and Infrastructure

**Summary of Commonplace Responses**

Policy	Support	Not Sure	Not Support
PWC1	49	2	1

What do you think of draft Policy PWC1 P...



Do you have any comments on draft Policy...



**Key comments from Commonplace:**

None

**General Comments from Commonplace:**

- A respondent wanted the reinstatement of the pitch and putt golf course on Nore Road, and cited an online poll that they had instigated, claiming that this showed support for this idea.
- A respondent wanted to see more facilities around the Vale area, in part to reduce the need to travel out of the area.
- A request that all new community facilities replacing existing facilities should be of at least an equal standard.
- A respondent was keen that community facilities should consider the needs of girls and women in the town, and expressed concern that facilities such as football and cricket

pitches and the new skate park favoured male users. The respondent also challenged the same-sex changing rooms at Parish Wharf leisure centre and the mixed entrance area to the Lake Grounds toilets.

- Concern was expressed by a respondent to the possibility of active travel leading to accidents between cyclists and pedestrians, and excluding vehicles from popular areas could prejudice those with young children/elderly residents.
- The policy should be applied to the Slade Road playing field.
- It was noted that the town does not have enough community facilities, especially for young people, and that those that it does have are often oversubscribed or overused, so protecting existing facilities is essential.

#### **Portishead Youth Centre Comments**

Extract: 'The facilities and spaces at Portishead Youth Centre are incredible and many towns around the country would love to be as fortunate as Portishead in having such a well-equipped building for community use. We are very aware of this as an organisation; however, we are also conscious that with more building space and capacity, we could provide so much more to support the community of Portishead. There is more demand for room hire for activities and sessions, 1:1 alternative education and 1:1 mentoring than we currently can currently accommodate.'

#### **Summary of Statutory Consultee Comments**

NSC:

- Some of the context / supporting text is unfortunately negatively phrased regarding current provision of facilities and infrastructure
- Policy and supporting text should align to adopted Core Strategy policy
- There is a tension between what the draft policy says and what is permitted under new change of use permitted development rights.
- Is there any difference between PWC1 and adopted policy DM68/9?

#### **Summary of Landowner Comments**

N/A

#### **Summary of revisions made to PWC1 as a result of Regulation 14 consultation**

- Minor policy wording and supporting text amendments to align with adopted Local Plan
- Additional supporting text to refer to UN SDGs on inclusivity.

Policy PWC2 - Protection of Existing Community Facilities

#### **Summary of Commonplace Responses**

<b>Policy</b>	<b>Support</b>	<b>Not Sure</b>	<b>Not Support</b>
<b>PWC2</b>	53	1	0





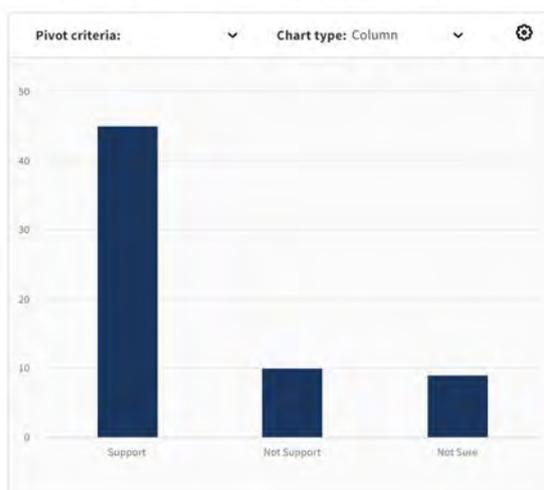


## Policy PWH3 - New Housing to meet Local Needs in Portishead

### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PWH3	45	9	10

What do you think of draft Policy PWH3 N...



Do you have any comments on draft Policy...



### Key comments from Commonplace:

- Mixed and diametrically opposite view expressed out the percentage of social housing in the Policy, some for and some against.
- The number of projected new homes in the next 15 years (570) is inadequate to meet the needs of young people
- Persimmon Homes concerned about reduced profits due to the target for affordable housing.
  - Persimmon: Draft Policy PWH3 refers to a minimum provision of 35% affordable housing, with reference to North Somerset Draft Local Plan Policy DP42. Neither the Neighbourhood Plan or North Somerset Draft Local Plan provide a report on viability to justify this increase and the report on need does not warrant the increase either. The increase in provision to 35% affordable housing should therefore be removed from Draft Policy PWH3.
- StrongVox developers suggested changes to Policy wording:
  - In this regard it is considered that the policy should be amended to read:
 

Proposals provide a minimum of 35% of housing developed in Portishead will be expected to be affordable on-site provision on all developments of 10 dwellings or more (or on sites of 0.5 hectare or above), where viable, in conformity with North Somerset Local Plan Policy DP42...

All affordable housing provided through developer contribution will be expected to contribute to meeting the specific affordable housing needs of Portishead's community as set out in the Portishead Housing Needs Assessment 2021 or updated evidence upon housing needs

Market housing prioritises the delivery of housing types that contribute to meeting Portishead's specific housing needs as set out in the Portishead Housing Needs Assessment (2021) 2021 or updated evidence upon housing needs"

### **General Comments**

- No more housing as we are full up
- Any new housing Must have adequate parking
- The lack of infrastructure that has accompanied recent developments
- Concern about negative impact of development on our green spaces
- Energy saving measures essential in any new development

### **Summary of Statutory Consultee Comments**

NSC:

- NDP needs to reference the current adopted development plan as the starting point particularly the 30% affordable housing threshold

### **Summary of Landowner Comments**

Agent representing landowner at Land at Black Rock:

- Core Strategy out of date (more than five years old)
- NDP should be delayed to align with adopted NS Local Plan 2023.
- Neighbourhood Plan must be consistent with affordable housing policy in Emerging Local Plan. Local Plan 40% not evidenced. No strategic evidence of housing target.

Agent representing landowner at Land South of Clevedon Road:

- Viability must be taken into account in affordable housing delivery. Portishead Housing Needs Assessment, 2021 whilst useful represents a 'snap-shot' in time.
- Suggested amended policy and text to refer to new needs evidence at application stage and viability criteria.

### **Summary of revisions to PWH3 made as a result of Regulation 14 consultation**

Retain and Revise

- Policy simplified to refer to adopted NSC policy requirements for affordable housing provision.
- First Homes requirement removed.
- Supporting text amended.

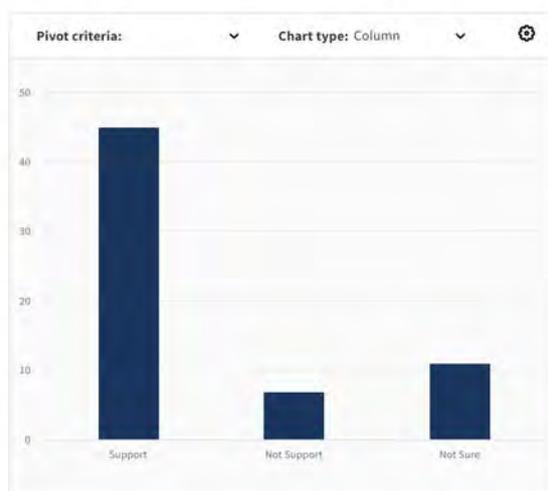


## Policy PWH5 - First Homes Discount in Portishead

### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PWH5	45	11	7

What do you think of draft Policy PWH5 ...



Do you have any comments on draft Policy...



### Key comments from Commonplace:

- Concern about the practical implementation of the scheme and whether it will make a difference
- Clarification asked for about who pays the other 50%.
- Persimmon Homes raised an issue about the reduction of their profits as The policy seeks to provide an increased discount on First Homes from 30% to 50%. “Whilst the rationale for this increased discount is known and understood it is important that it does not prohibit development proposals by making them unviable. It is noted that neither the plan nor North Somerset Local Plan is supported by an appropriate whole plan viability assessment at this stage. This should be addressed prior to examination, ideally via an all-encompassing study by North Somerset Council. The inclusion of the increased discount adds greater weight to our point on viability in relation to draft policy PWH3”

### General Comments from Commonplace

None

### Summary of Statutory Consultee Comments

NSC:

- Shared Ownership the preferred NSC affordable low cost home ownership product going forward. But PNP may support First Homes product.

### Summary of Landowner Comments

Agent representing landowner at Land South of Clevedon Road:

- Whole plan should be subject to viability assessment prior to examination.

### Summary of revisions to PWH5 made as a result of Regulation 14 consultation

Policy requirement for percentage of affordable housing to be first homes removed.

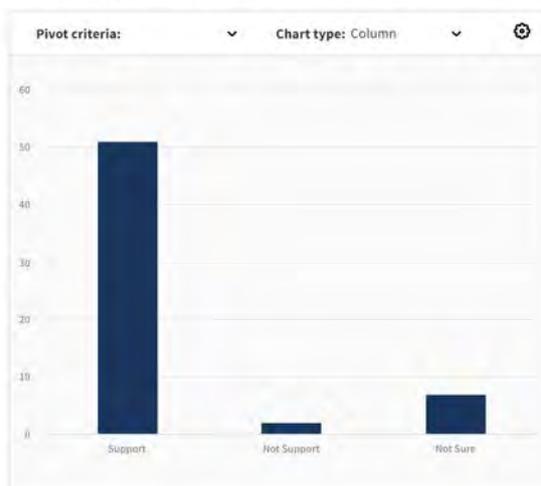


## Policy PWH7 - Adaptable New Homes

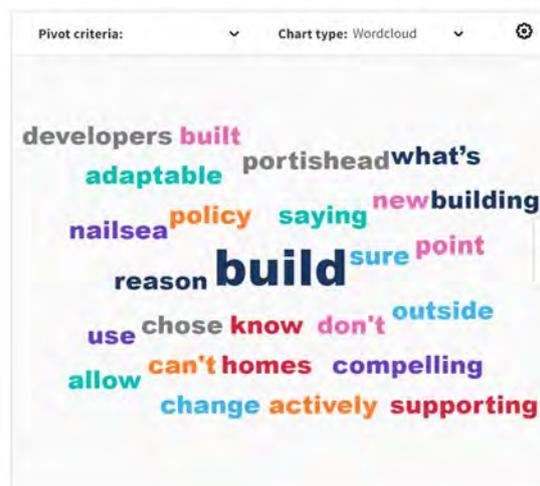
### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PWH7	51	7	2

What do you think of draft Policy PWH7 A...



Do you have any comments on draft Policy...



#### Key comments from Commonplace:

- Respondent questioned why all homes cannot be built to be adaptable.

#### General Comments from Commonplace:

- Concern that Policies such as this are often overturned by developers applying for “change of use”

#### Summary of Statutory Consultee Comments

NSC:

- Supporting text. Reference Core Strategy and justification for diverging. Ref to new evidence

#### Summary of Landowner Comments

- N/A

#### Summary of revisions to PWH7 made as a result of Regulation 14 consultation

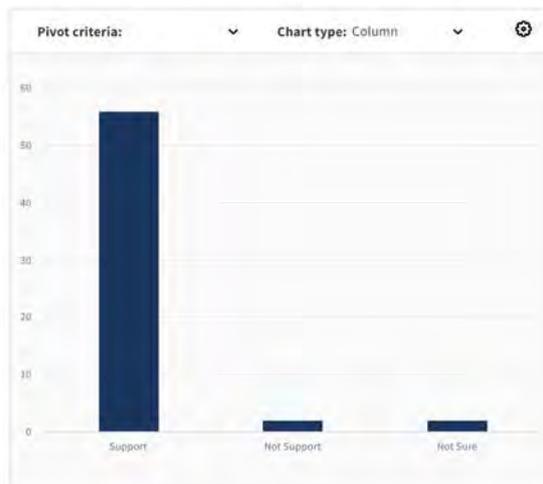
- Policy wording amended to refer to evidence behind emerging Local Plan policy as opposed to emerging policy reference.
- Supporting text amended.

## Policy PWH8 - Alterations to make Existing Homes Accessible

### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PWH8	56	2	2

What do you think of draft Policy PWH8 A...



Do you have any comments on draft Policy...



### Key comments from Commonplace:

- None

### General Comments from Commonplace

- The lack of a Parking strategy in recent times was highlighted.

### Summary of Statutory Consultee Comments

NSC:

- Onus to demonstrate personal resident need unwarranted and potentially discriminatory
- Supporting text. Reference Core Strategy and justification for diverging. Ref to new evidence

### Summary of Landowner Comments

- N/A

### Summary of revisions to PWH8 made as a result of Regulation 14 consultation

Retain and Revise

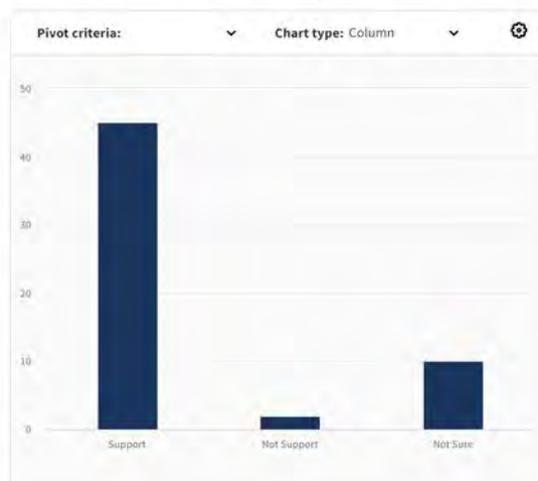
- Policy wording amended to remove onus on personal circumstance
- Wording refined to cross reference between NDP policies.
- Supporting text amended.

## Policy PWH9 - Community Led Development Projects

### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PWH9	45	10	2

What do you think of draft Policy PWH9 C...



Do you have any comments on draft Policy...



### Key comments from Commonplace:

- None

### General Comments from Commonplace:

- It was questioned whether there is actually any suitable land available for Community Led Development Projects

### Summary of Statutory Consultee Comments

NSC:

- Policy and supporting text should align to adopted Core Strategy policy

### Summary of Landowner Comments

- N/A

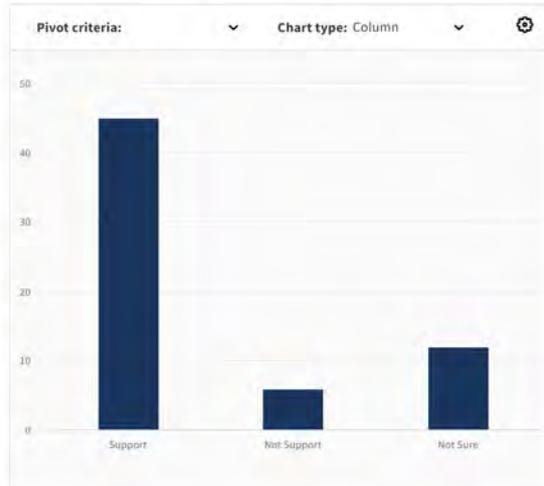
### Summary of revisions to PWH9 made as a result of Regulation 14 consultation

- Strategic policy references updated (to refer to adopted Local Plan as opposed to emerging)/



PWH11	45	12	6
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What do you think of draft Policy PWH11 ...



Do you have any comments on draft policy...



### Key comments from Commonplace

- People not supporting the Policy were of the view that there is a shortage of larger 3/4 bedroom family homes.

### General comments from Commonplace

- Concern that this Policy will make the parking situation worse

### Summary of Statutory Consultee Comments

Not Applicable

### Summary of Landowner Comments

Not Applicable

### Summary of revisions to PWH11 made as a result of Regulation 14 consultation

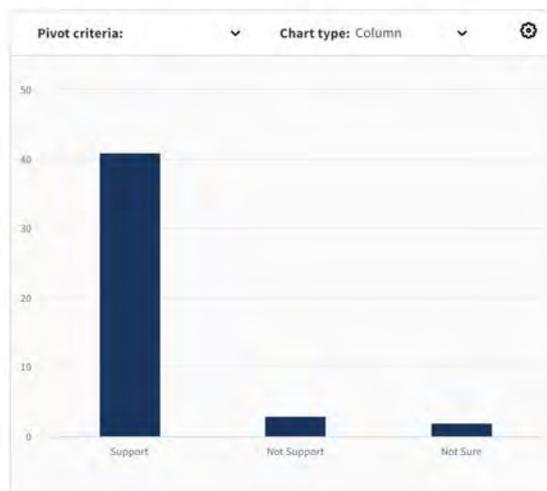
- Minor policy wording amendment to add date to parking standards document.

## Economy

Policy PPE1 - Protecting Portishead's Valued Employment Space

### Summary of Commonplace responses

What do you think of draft Policy PPE1 P...



Do you have and comments on Policy PPE1?



**Key comments from Commonplace:**

- A developer asked why referral has been made to the withdrawn planning application for Old Mill Road, when the NDP should be looking forwards
- The same developer queries the evidence base to back up the statement in para 5.5 of the draft Neighbourhood Plan - that there is a lack of available commercial land within the settlement boundary.
- Police HQ should be included in the list of major employers

**General comments from Commonplace:**

- People would like to see more shops spread around the Town – top of Avon Way, Village Quarter
- Existing employment space should be protected

**Summary of Statutory Consultee Comments**

NSC:

- Policy and supporting text should align to adopted Core Strategy policy
- Change in planning rules have not allowed scope to retain existing employment use allocations if an alternative use application is received.

**Summary of Landowner Comments**

Agent representing landowner at Land at Black Rock:

- Policy and supporting text should align to adopted Core Strategy policy. Recommend waiting until 2023 when the new Local Plan is due to be adopted for the NDP to be made.

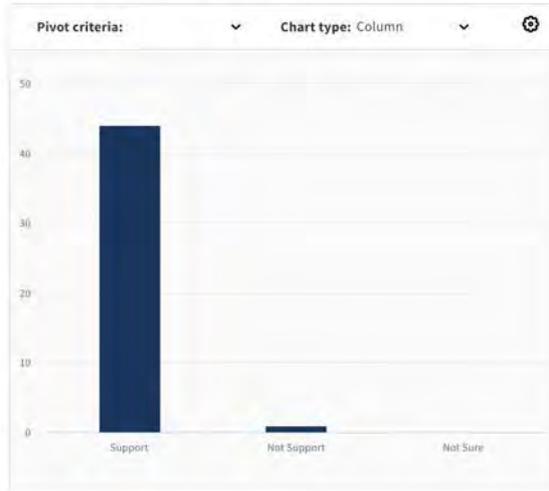
**Summary of revisions made to PPE1 as a result of Regulation 14 consultation**

- Wording amendment to ensure conformity with adopted Local Plan

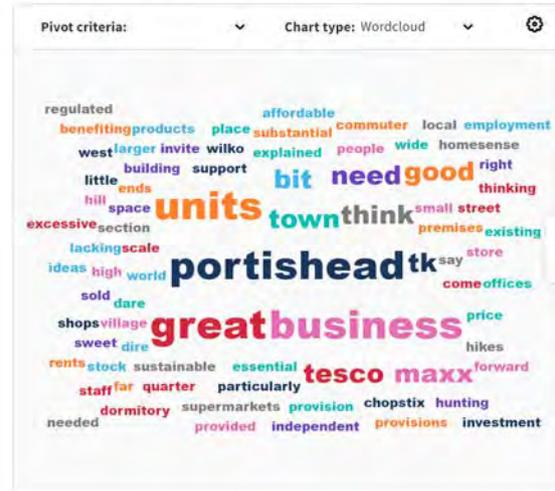
Policy PPE2 - Supporting Business investment and Start-ups

**Summary of Commonplace responses**

What do you think of draft Policy PPE2 S...



Do you have any comments on draft Policy...



### General Comments from Commonplace:

- Some thought the plan could be more forward thinking –
- Provisions of offices are not needed in Portishead as there are empty units.
- Question on how can affordable units for independent shops be provided?
- Question on how can excessive rents in existing units be regulated?
- Policy is essential for a sustainable town

### Summary of Statutory Consultee Comments

Not Applicable

### Summary of Landowner Comments

Not Applicable

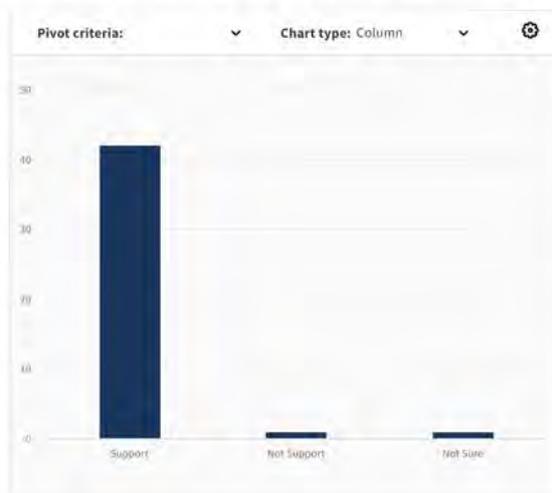
### Summary of revisions to PPE2 made as a result of Regulation 14 consultation

- Minor wording amendment to refer to Portishead Community Character Statement

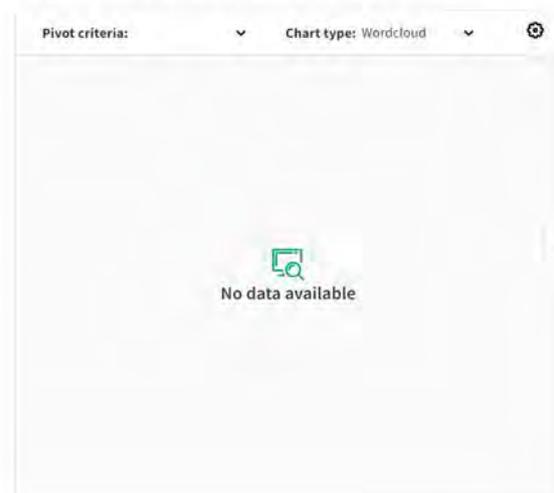
## Policy PPE3 – Supporting Low Carbon Local Businesses

### Summary of Commonplace responses

What do you think of draft Policy PPE3 S...



Do you have any comments on draft Policy...



**No Commonplace public comments received**

### Summary of Statutory Consultee Comments

Not Applicable

### Summary of Landowner Comments

Not Applicable

### Summary of revisions to PPE2 made as a result of Regulation 14 consultation

- Minor wording amendment to refer to Portishead Community Character Statement







- Supporting text: Suggested change to wording to emphasise shift away from cars and again highlight the importance of buses. Highlight possibility of ebikes to make it easier to cycle up hill.

### Summary of Landowner Comments

Agent representing landowner at Land at Black Rock:

- State support for this policy and highlight the potential for their site to deliver the required inclusive travel infrastructure

### Summary of revisions made to PPT1 as a result of Regulation 14 consultation

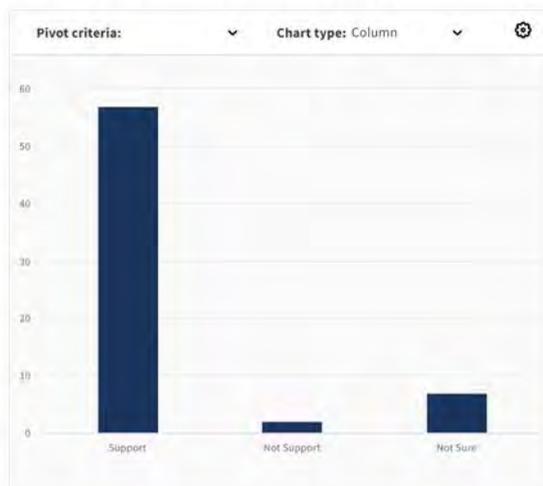
- NSC strategic policy reference updated to adopted Local Plan, as opposed to emerging.

Policy PPT2 - Encouraging Active Travel for Leisure and Recreation

### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PPT2	57	7	2

What do you think of draft Policy PPT2 E...



Do you have any comments on draft Policy...



### Key comments from Commonplace:

- Clevedon Road and Nore Road mentioned as unsafe for cyclists and pedestrians
- Better linkages between Old Mill Road the proposed railway station and the High Street mentioned

### General comments from Commonplace:

- Several comments mentioned the need to separate cyclists and pedestrians, and to delineate foot and cycle paths from roads, all for safety reasons.

### Summary of Statutory Consultee Comments

Not Applicable

### Summary of Landowner Comments

Not Applicable

### Summary of revisions to PPT2 made as a result of Regulation 14 consultation

- Policy unchanged.



## Summary of revisions to PPT3 made as a result of Regulation 14 consultation

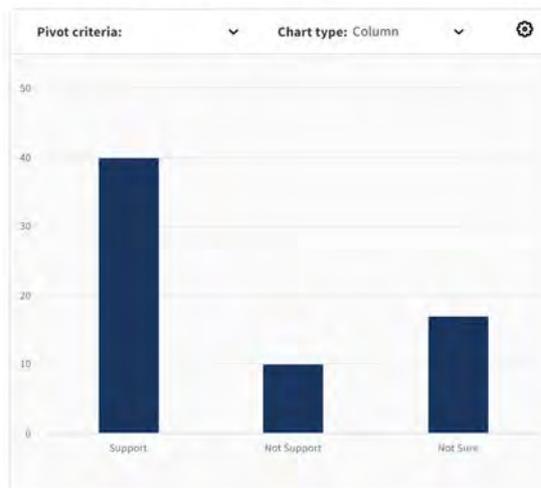
- Supporting text amended for clarity on role of this policy within the sustainable transport hierarchy.

## Policy PPT4 - Parking

### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PPT4	40	17	10

What do you think of draft Policy PPT4 T...



Do you have any comments on draft Policy...



### Key comments from Commonplace:

- Several comments from people who do not think that parking spaces should be prioritized for EV vehicles or disabled people unless there is a proven demand and that many people who are not that mobile do not have blue badges
- Need to understand the reality of this being a car town versus one comment that the Policy does not meet the need of the climate emergency
- Demand for secure cycle parking from several people

### General comments from Commonplace:

- Complaints of lack of enforcement of illegal parking
- Complaints that we are already short of parking spaces

### Summary of Statutory Consultee Comments

#### NSC:

- Supporting text should highlight that the main priority should be reduction of car usage, and that development that introduces infrastructure to reduce car usage should be considered positively.
- Supporting text: more could be said in the policies about re-allocation of road space, not only to cycle parking but also to support the creation of new or improved walking/cycling routes and where appropriate to give priority to buses making them more attractive for regular use.





- Strategic policy reference updated.

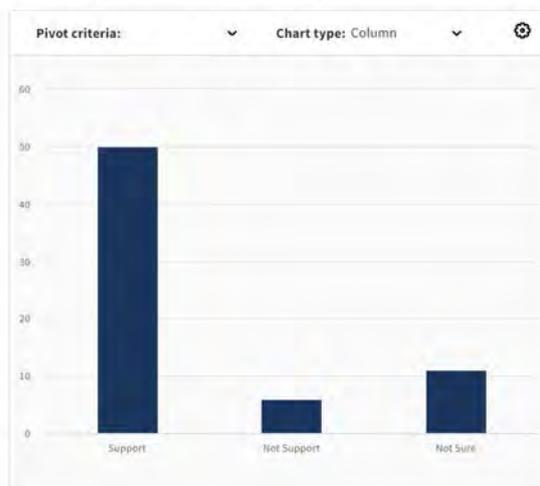
## Wyndham Way Study Area

### Policy PWW1 - Wyndham Way Study Area

#### Summary of Commonplace responses

Policy	Support	Not Sure	Not Support
PWW1	50	11	6

What do you think of draft Policy PWW1 W...



Do you have any comments on draft policy...



#### Key comments from Commonplace:

- The policy is much too vague, heavy on jargon, light on substance
- Support for more business premises and more local employment. Well paid jobs and not just office space.
- No more housing, in particular no more flats. Would lead to more traffic & parking problems.
- Existing business should be retained or viably relocated
- No more shops as this would destroy the High Street
- Should wait for the arrival of the railway.

#### Other comments from Commonplace:

- Concerns about safety, graffiti and anti-social behaviour especially around Old Mill Road
- Replace traffic lights at McDonalds/ Aldi with a mini roundabout
- Wyndham Way needs changing to make entrance to Portishead more attractive. Remove ugly signage and replace dual carriageway with walkways.
- Businesses should contribute to community needs, such as public transport, public spaces, public art, schools, community centres, community events, etc.

#### Summary of Statutory Consultee Comments

NSC:

- Suggested amendments to background text to clarify status of place making work and Wyndham Way project.

Historic England

- There is no strategic policy of allocation for this site, so the inclusion of this policy in the NDP could be considered a “de-facto” allocation
- There is not the sufficient level of evidence or assessment undertaken to justify inclusion of this site as an allocation.

**Summary of Landowner Comments**

- N/A

**Summary of revisions to PWW1 made as a result of Regulation 14 consultation**

- Policy removed and content shifted to be included as Community Action instead.

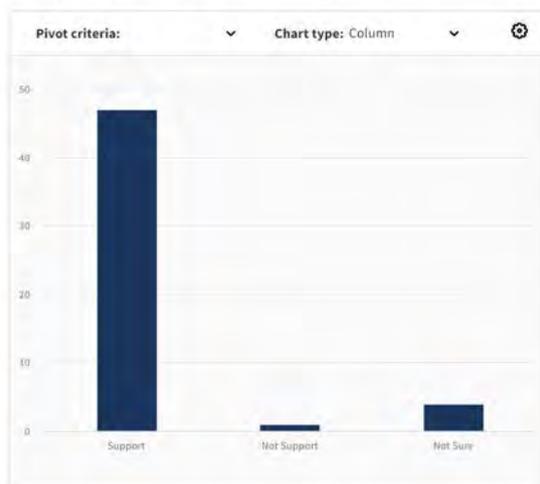


## Policy PTC2 - Business Use of Upper Floors

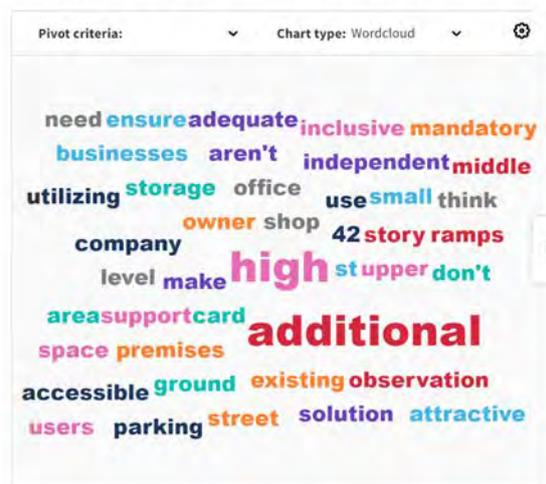
### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PTC2	47	4	1

What do you think of draft Policy PTC2 B...



Do you have any comments on draft Policy...



#### Key comments:

- One respondent already makes use of the upper storey. One not in favour.
- Need to ensure adequate parking

#### Other Comments:

- Make ground floor businesses accessible for the disabled with ramps.

#### Summary of Statutory Consultee Comments

N/A

#### Summary of Landowner Comments

N/A

#### Summary of revisions to PWH3 made as a result of Regulation 14 consultation

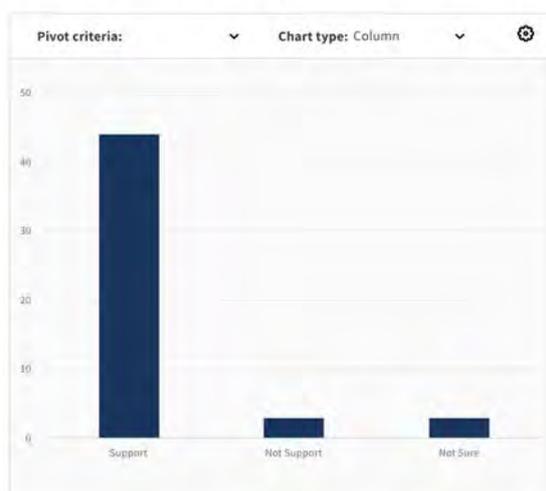
- Policy unchanged

## Policy PTC3 - What do you think of draft Policy PTC3 Town Centre Housing

### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PTC3	44	3	3

What do you think of draft Policy PTC3 T...



Do you have any comments on draft policy...



#### Key comments:

- Need to provide adequate parking
- Should convert unviable business space to viable e.g. by capping rates and rent. Should promote town centre, not convert to housing.

#### Other Comments:

- Repeating NSC policies

#### Summary of Statutory Consultee Comments

NSC:

- Permitted changes of use render policy not operational.
- Clear evidence of particular harm required.

#### Summary of Landowner Comments

N/A

#### Summary of revisions to PWH3 made as a result of Regulation 14 consultation

- Policy unchanged

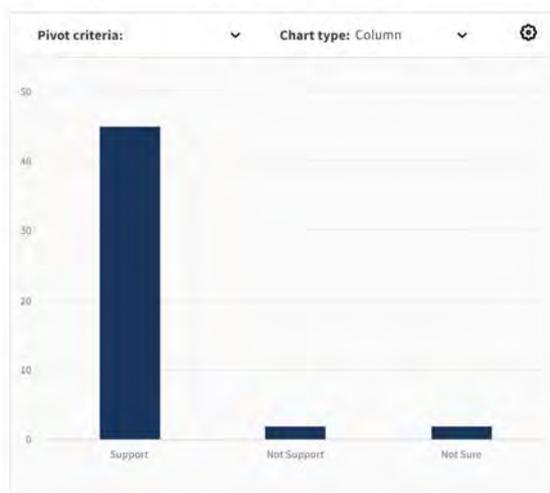


## Policy PTC5 - Shopfronts and Signage

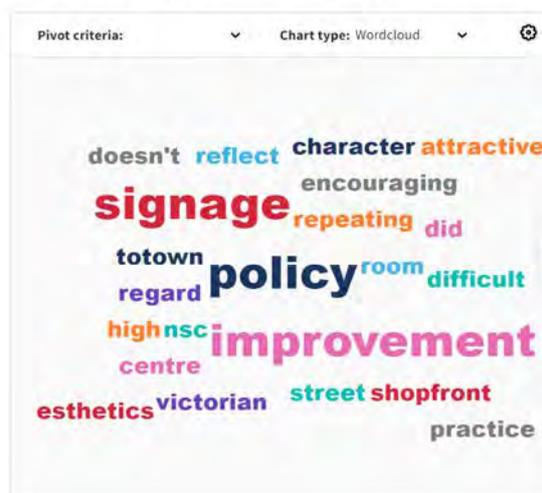
### Summary of Commonplace Responses

Policy	Support	Not Sure	Not Support
PTC5	45	2	2

What do you think of draft Policy PTC5 S...



Do you have any comments on draft Policy...



#### Key comments:

- This would be an improvement, but difficult to put into practice

#### Other Comments:

- A repeat of NSC policies

#### Summary of Statutory Consultee Comments

NA

#### Summary of Landowner Comments

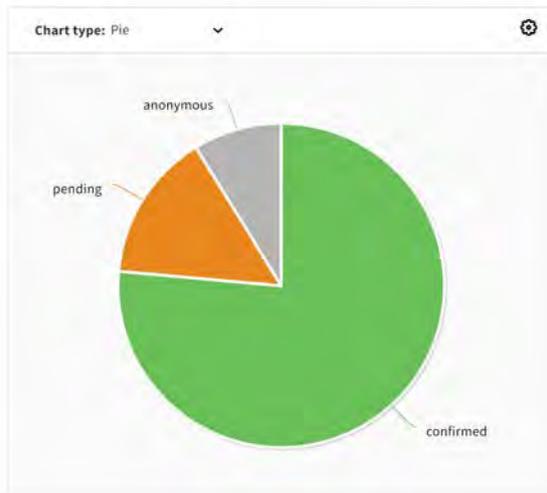
N/A

#### Summary of revisions to PWH5 made as a result of Regulation 14 consultation

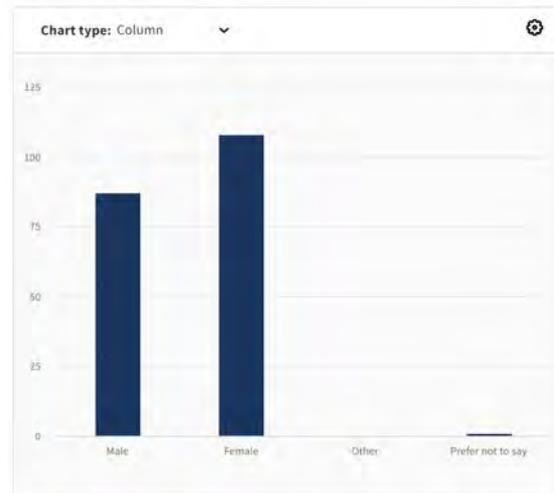
- Policy wording amended for clarification on harm to character of the town.

## Demographic and general data

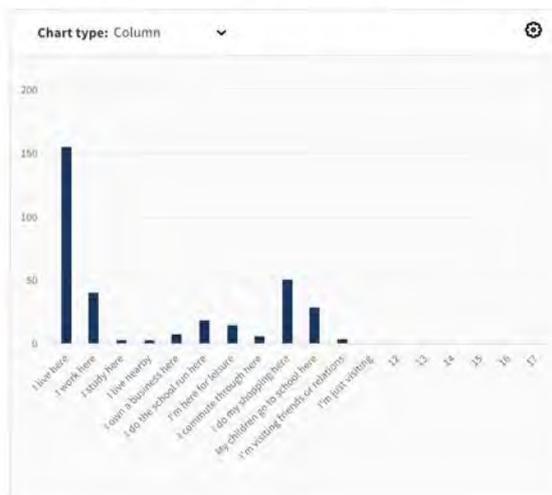
### Status



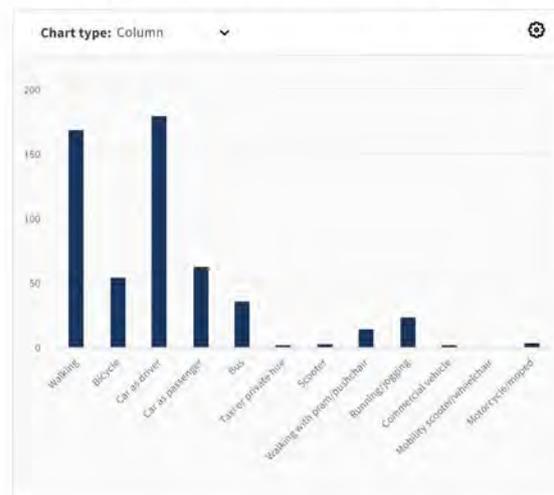
### What is your gender?



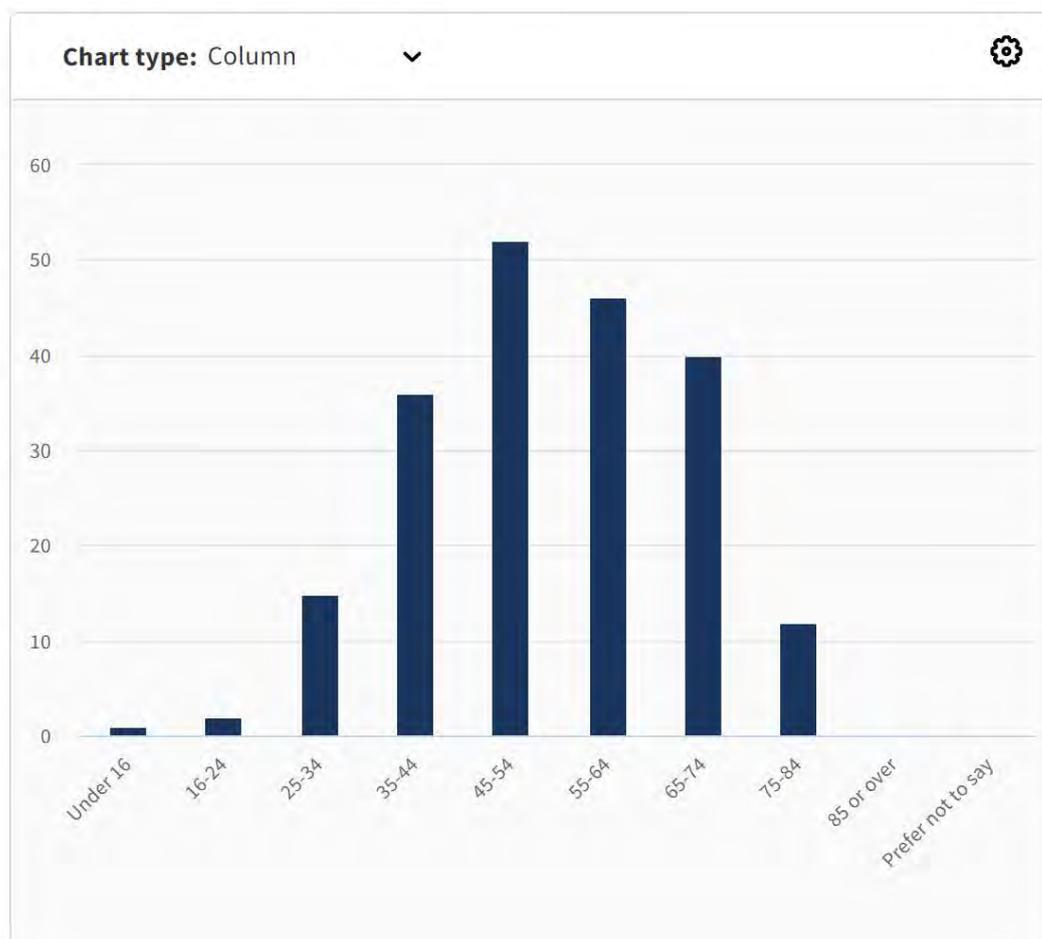
### What is your connection to the area?



### How do you usually travel in the area? C...



## What is your age group?



<sup>1</sup> Recruitment Leaflet Summer 2019

<sup>2</sup> Summer Show 2019

<sup>3</sup> Portishead Neighbourhood Plan Survey December 2019

<sup>4</sup> Summary of survey responses February 2020

<sup>5</sup> Feedback of Dec 2019 Survey responses

<sup>6</sup> Portishead Workshop Structure Sep 2020

<sup>7</sup> Portishead Neighbourhood Plan Renewable Energy workshop

<sup>8</sup> NDP Notes from meetings 12 Nov 2020

<sup>9</sup> Business Survey for NP

<sup>10</sup> Local Employment - Evidence Gathering report Aug 2021

<sup>11</sup> Publicity photo for the Commonplace map website

<sup>12</sup> Poster advertising Commonplace survey

<sup>13</sup> Councillors out and about publicising the Commonplace survey

<sup>14</sup> Summer Show 2021

<sup>15</sup> Workshops October 2021

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- <sup>16</sup> Steering Group meeting minutes
  - <sup>17</sup> Gordano Living article 28.06.21
  - <sup>18</sup> article in North Somerset Times April 1<sup>st</sup> 2022
  - <sup>19</sup> Article in North Somerset Times May 4<sup>th</sup> 2022
  - <sup>20</sup> Post-it notes at the Raft race 2019
  - <sup>21</sup> Regulation 14 consultation leaflet
  - <sup>22</sup> Regulation 14 consultation April 20th 2022