



Wickwar
Parish Council

Wickwar Parish Council
c/o 22 Inglestone Road
Wickwar
Wotton-under-edge
Gloucestershire
GL12 8NH

Clerk: Rachel Davis
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15th January 2021

Ms E Geater
Crest Nicholson South West
Crest House,
Lime Kiln Close,
Stoke Gifford,
Bristol BS34 8ST

Dear Ms Geater,

Re: Public consultation on proposed development – land east of Inglestone Road, Wickwar

Thank you for your letter dated 6th January, informing us of the details for a public meeting via Zoom. The Parish Council is doing its utmost to make local residents aware of the meeting. However, you will appreciate that this is a very difficult task during a national lockdown.

The Parish Council has previously made the point that this development is speculative and conflicts with the objectives and policies of South Gloucestershire Council's adopted Core Strategy and Policies, Sites and Places plan. The proposed development is also premature because it falls outside of the defined settlement boundary for Wickwar, and a review of the boundary has yet to take place. For these reasons, the public consultation is particularly important, because no consultation about future development has been able to take place with residents via the statutory consultation process for the new Local Plan.

Unfortunately, it has come to light that many residents in the village have received no notification that this public consultation is even taking place. It is the Parish Council's understanding that only 500 flyers were printed, and that these were delivered to the houses closest to the proposed new development. There are 826 households in the parish (according to the latest version of the electoral register), which means that you have made no attempt to notify 39% of residents about a development that will have a significant impact upon their local environment and therefore quality of life.

It is very difficult to understand therefore, how these residents are supposed to know about and respond to the consultation. According to the village Facebook page, it is not just households which are geographically furthest from the development that have been missed. Some households on Inglestone Road itself, Amberley Way and the High Street, have received nothing. Although there is a

website and a telephone number available, this does not help those people without internet access, and a telephone number is no good if people do not know about it in the first place.

Furthermore, we understand that a member of Wickwar Residents' Action Group contacted Callum Warren at TFA around 7th January 2021, to explain that many people had not received a flyer. The response given was that no more flyers were going to be printed. You have been given the opportunity to rectify this mistake and you have not acted upon it.

A further concern which must be raised, is that since 5th January the whole country has been in lockdown with people being urged to stay at home. Word of mouth and the opportunity for people to discuss this development with neighbours, has simply not been available. Although a public meeting online is better than nothing, using an online platform excludes many people without the required technical know-how, internet access, or devices to attend. Now that a public meeting has been called, it is only two days before the consultation deadline, which gives people very little time to digest the answers to the questions that they have asked, and to submit their considered responses.

The current communication policy from Crest Nicholson appears to be based on the populous having internet access and subsequent visibility of the proposals. This is not the case, particularly for the older members of the community. As such, from a transparency and equality point of view, this consultation process is flawed. Will you commit to deliver a leaflet to every household? Will you also extend the consultation deadline to enable those who have not been informed, to take part in it? A minimum six-week extension to the consultation process is requested.

Finally, it is assumed that Crest Nicholson has sought pre-application advice from South Gloucestershire Council in respect of this development. In our previous letter dated 31st December, we requested that you make this pre-application advice public as soon as possible, and notify us of when and how it will be published. We still require a response to our request. The Parish Council has submitted this as a question for the public meeting on 20th January, as well as a question about whether you intend to extend the consultation deadline.

Yours sincerely,



Rachel Davis

Parish Clerk