We understand that people will have mixed views about this consultation, but it is important that your views are heard now before decisions are made. If they allocate these sites for housing, it means that getting planning permission will be much easier, as these sites will be approved in principle for development. If these fields are built on, then the neighbouring fields will be next.

The more responses North Somerset Council get, the more our views are heard and the stronger our voices are.

If you would like to raise any concerns about this plan you can do so on the website above using their online consultation tool. You can make comments on any of the sites and respond to specific questions.

To help with your responses, here are some examples of why the field at the top of the Alburys/ West Hay Road is an unsuitable location for new houses.

Grade 2 farmland:

North Somerset Council policy in the Local Plan is not to build on Grade 1 or 2 farmland (DP53

Best and Most Valuable Land). This field and others backing onto West Hay Road have been identified as Grade 2 farmland. Only 10% of the land in North Somerset is graded Grade

2. Building on this land would go against the council's own policy to protect this type of land from inappropriate or unsustainable development. Most of the rest of Wrington is Grade 3.

Horseshoe Bats:

This area is in Consultation Zone A for the Special Area of Conservation (SAC) for Horseshoe

Bats, as identified in the North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document, adopted in January 2018. These bats are a rare and protected species, but they roost in the woodland behind West Hay Road and use these fields to forage for food. Losing this field would have a negative impact on these bats even with mitigation. The Council policy in the Local Plan is that development which would have an adverse impact on SACs will not be permitted (DP35 Nature Conservation). This field is located in Zone A, in the closest area to their roosting site in the SAC. Further Into Wrington is in Zone B. Any site within Zone A requires early consultation with the Council/Natural England and a full survey of the site prior to any planning application. It would not be appropriate for the site to be included in the new Local Plan, and approved in principle, before this important step has been taken.

Sustainable development:

North Somerset Council have declared a climate emergency. The lack of public transport,

facilities and jobs in the village means most, if not all new residents would be reliant on cars to travel to work and for leisure. Furthermore, all access roads are unsuitable for more traffic.

Wrington is not a sustainable location for new houses. Any significant new development would be detrimental to this climate emergency and be contrary to North Somerset Council's Core Strategy policies on climate change (CS1), transport (CS10) and the hierarchical approach to the location of new developments (CS32).

Landscape and Rural nature of Wrington:

This level of development is not in keeping with the overall character of the village and its

landscape setting. This goes against North Somerset's Core Strategy Policy CSS on Landscape. Development of this field would remove green open space with views of the Grade 1 listed church. This would harm the setting and special interest of the church. The Council's Land Sensitivity Assessment identified this field as having a medium impact if developed: other sites, which may be more suitable for development, were identified as low impact.

If you are concerned about this level of development. please also write to our local councillor Thomas Daw thomas.daw@n-somerset.gov.uk

c/o Town Hall, Weston-s-Mare, BS23 1UJ

And our MP Sadik Al Hassan sadik.alhassan.mp@parliament.uk House of Commons, London, SW1A OAA

The more people write to them, the more likely they are to act on our behalf!

Thank you and best wishes,

from your neighbours on West Hay Road