

North Somerset Council
Local Development Framework

Core Strategy

Publication Version

Consultation Statement

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1. Introduction

This statement has been produced in support of North Somerset Council's Publication Version Core Strategy. This is the document that the Council intends to submit to the government for independent examination.

It describes how North Somerset Council has undertaken community participation and stakeholder involvement to produce the Core Strategy Development Plan Document (DPD). It demonstrates that this process has been undertaken in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, Regulation 25 'Public Participation in the preparation of a Development Plan Document'. It also highlights how the Council has met the requirements of the adopted Statement of Community Involvement (SCI) (2007).

The Statement has been prepared in accordance with Regulation 27 which requires the council to publish a statement pursuant to Regulation 25 setting out the following:

- those bodies and persons invited to make representations;
- how those bodies and persons were invited to make representations;
- a summary of the main issues raised by the representations; and
- how any representations made have been taken into account.

Prior to the publication of this Publication Draft a total of five periods of consultation and engagement had taken place as follows:

- (i) Early involvement on Pre-production Brief March 2007
- (ii) Issues and Options April to November 2007
- (iii) Participation on draft visions, objectives and policies March 2008 to November 2009
- (iv) Consultation Draft November 2009
- (v) Key Changes October 2010

A number of consultation reports have already been published which give full details for each period of consultation regarding the type of engagement, those involved, issues raised, outcomes and how the comments made have been used to inform the core strategy. These are as follows:

- [Pre-production Brief Consultation Results April 2007](#)
Includes the council's comments on representations received on the Pre-production brief 2007

- [**Core Strategy Issues and Options Consultation Statement February 2008**](#)
Details the results of the Issues and Options consultation 2007. Contains a full record of consultation and engagement in an appendix.
- [**Consultation and Engagement Record 2009**](#)
A full record of consultation and engagement up to the publication of the Consultation Draft in November 2009. Appendix 2 to that report details responses received to consultation on draft visions, objectives and policies from March 2008 to November 2009 and indicates how these have been incorporated into Core Strategy.
- [**Consultation Draft Comment Summaries and Council Responses October 2010**](#)
Individual comment summaries to Consultation Draft Core Strategy 2009 and council response to each, indicating resulting changes to the Core Strategy.
- [**Consultation Draft Consultation Statement October 2010**](#)
Report on engagement methodology for Consultation Draft November 2009, which summarises the key issues raised on a policy by policy basis and where the council intends to change the Core Strategy as a result of comments made.
- [**Key Changes Consultation Statement December 2010**](#)
A summary of the key points raised to the three key changes published in October 2010, the council's response to these and where changes to the core strategy could be made to meet the issues raised.

All these documents are available on the Council's website to view and download. Hard copies are available upon request. This consultation statement provides a summary of these documents.

2. Relationship to the Statement of Community Involvement (SCI)

a) Procedure

North Somerset Council's Statement SCI was adopted in March 2007. It outlines who should be consulted at each stage of Core Strategy production and the sorts of methods which could be used.

Since adoption, the Town and Country Planning (Local Development) (England) (Amended) Regulations 2008 have altered the stages of production of a Development Plan Document, removing the Preferred Options (regulation 26) stage and therefore reverting to a two rather than three stage consultation system.

Under current legislation there are two stages where the document should be the subject of consultation namely the early stage of document formation (Reg 25 stage) when issues and policy options

are being explored and developed and then formal consultation on the Publication Version when the plan has been almost finalised (the current stage).

An erratum to the SCI has been published to explain the procedural changes and is included at Appendix A. It states that references within the SCI to Preferred Options should be ignored and that all references to consultation at Submission Stage should now be taken to mean Publication Stage. The same consultation methods and involvement will apply as at the submission stage. A revision to the SCI will be undertaken in due course to reflect changes in procedure.

North Somerset has therefore undertaken more consultation and engagement under the new regulation 25 stage than is currently required. This would have been necessary in any event to give the public and stakeholders the opportunity to respond to altering circumstances, to adequately and comprehensively allow full and proper participation. The nature of the consultation and those involved has complied with the SCI.

The nature and timing of the five periods of consultation undertaken under the new regulation 25 is shown in summary form at Appendix B.

b) Methods

The SCI proposed that the consultation methods and those engaged with would vary according to the purpose of the consultation and the bodies or persons who the council were keen to involve. This proved to be the case with intensive wide ranging awareness raising events being predominant at Issues and Options Stage including one to one meetings with key stakeholders, workshops, parish meetings and public exhibitions. This included a series of workshop events involving large number of stakeholders in order to develop options and preferences for shaping the South West Bristol Urban extension (including cross boundary working and consultation).

Throughout the DPD's preparation North Somerset councillors and parish/town councils have been supported through individually tailored workshops and discussion sessions.

c) Feedback and incorporation of consultation outcomes into Core Strategy

A comprehensive on-going record of individual engagement events and their outcomes has been maintained from March 2007. This was published at Issues and Options and Consultation Draft stages. The updated list is included at Appendix C.

In addition, council responses were given to each comment received during informal consultation on draft visions, objectives and policies

which were published in the Consultation and Engagement Record November 2009. This was also done for those comments received to the Consultation Draft November 2009 and published in the comment summary and council responses document October 2010. In all cases the council's response indicated where the comments made would result in a change to the Core Strategy. Likewise the Key Changes Consultation Statement 2010 responded to the main issues raised during this consultation and stated whether or not they were likely to result in a change to the DPD.

3. Relationship with the Sustainability Appraisal (SA)

The Sustainability Appraisal of the Core Strategy has been developed in tandem with the Core Strategy's production. An SA scoping report was produced for consultation in October 2007 alongside the Issues and Options Consultation. This enabled advice from stakeholders and the public to be taken into account in establishing the scope and objectives of the SA.

The main SA was carried out at Publication stage. The Consultation Draft Core Strategy suggested possible alternative options but largely discounted them. Carrying out the SA at Publication stage has allowed it to reflect the policies in their more developed form and avoid abortive work arising from now-resolved uncertainties over regional policy.

4. Representations

Appendix B details the type of engagement and those involved at each stage of the core strategy's preparation to date.

Appendix C is a full list of consultation and engagement events up to publication version stage.

5. Main issues raised and how the results were incorporated into the core strategy

(i) Early involvement March 2007 Pre-production Brief

Stakeholder and public involvement in the preparation of the Core Strategy commenced in March 2007 when a Pre-production brief was published. This document set out the timetable, resources required, evidence needed to make decisions and an indication of the key challenges the Core Strategy faces.

Who was consulted and how

Details of the document were sent to all Councillors, Town and Parish Councils, adjacent authorities, central and regional Government and

development agencies, specific consultation bodies and various persons and organisations who had previously registered an interest in the Core Strategy. A series of topic papers was provided to stimulate discussion on the main issues and evidence requirements. Specific questions were asked about which interest groups or individuals should be involved, any evidence gaps, the timetable and whether development management policies should be included. The opportunity was taken to trial an online consultation system although e-mail and written comments were also encouraged.

Main issues raised to Pre-production brief March 2007 and how the results were incorporated into the Core Strategy Issues And Options

A total of 27 organisations and individuals responded.

- **There was a small majority in favour of not including Development Management policies due to likely delay this would cause and recent adoption of North Somerset Local Plan (March 2007).**

It was decided not to include Development Management Policies in line with comments received.

- **A separate Topic Paper on climate change was suggested. Gaps in the evidence focussed on the airport and the effects of the proposed urban extension at South West Bristol.**

A separate climate change topic paper was discounted as the evidence is not specific to North Somerset and it could end up repeating the Draft RSS evidence

- **There was concern about the Core Strategy's relationship with the Regional Spatial Strategy (RSS) due to its very early stage of development. There was concern over the impact and phasing of both the Weston and South West Bristol Urban extensions which were identified in the RSS. Concern was raised about the over emphasis on Weston-super-Mare in the Core Strategy-the role of the other towns and villages should be recognised.**

It was acknowledged that some emphasis should be given in the Core Strategy to establishing visions for the other towns and villages outside of Weston-super-Mare. It was decided to adopt an area-based approach where visions and policies relating to each town and village could be developed in order to guide non-strategic development and protect or enhance their individual characters.

Those additional organisations or interest groups which were suggested were added to the LDF database of consultees.

The majority of comments related to the challenges and suggestions of additional key issues, with many varied comments being made. These are detailed in the “Pre-production Brief Consultation Results” paper.

Other comments which related to detailed content of the Core Strategy were taken on board where appropriate in developing later stages.

(ii) Issues and Options October 2007

The Core Strategy Issues and Options stage began in April 2007 following consultation on the Pre-Production Brief In March 2007.

Who was consulted and how

Meetings, workshops and discussions were held with various stakeholders and organisations and internal and external consultees to establish emerging issues from this time onwards.

In order to provide a mechanism for focusing wider debate an Issues and Options leaflet was produced in October 2007. It was considered that this would allow more widespread involvement and understanding of the issues and options Core Strategy and process.

The consultation period on the leaflet ran from 1 October until 30 November 2007.

- The leaflet was distributed to households in North Somerset through the council magazine “North Somerset Life”.
- Manned and unmanned exhibitions were held in key locations
- Significant and general consultation bodies were notified of the consultation by email or letter, as well as other organisations, interest groups or individuals who were registered on the LDF database as having an interest in the Core Strategy (a leaflet was included as considered appropriate).
- Parish Council or other meetings were attended by planning officers upon request.
- Leaflets were made available through libraries throughout the district. They were also distributed to doctors, dentist surgeries and community buildings. Posters were displayed in public areas (particularly those areas likely to be most affected by the Core Strategy proposals).

- Media coverage was given in the Mercury and the Weston and Worle News on 18 October.
- The leaflet and associated information was available on the Councils website.
- Responses were requested in writing, by email or via the on-line representation system. Verbal telephone comments were also recorded, as were comments given at the exhibitions. Every one who submitted a written comment was allocated their own personal representation number with each individual comment also having a reference.

Main issues raised at Issues and Options stage and how the results were incorporated into the Consultation Draft Core Strategy

There were 251 respondents who made 1861 individual comments. There follows a summary taken from the Consultation and Engagement Record (November 2009) of the key issues raised and how they were incorporated into the Core Strategy.

- **Concern over the amount of housing required through the Regional Spatial Strategy (RSS), especially in relation to the SW Bristol Urban extension and the impact that this will have on existing communities.**
North Somerset does not support the urban extension at south west Bristol and so this no longer forms part of the Core Strategy.
- **Need to address the transport infrastructure requirements generated by the urban extensions, particularly SW Bristol.**
The Weston Package addresses these transport infrastructure issues for Weston-super-Mare.
- **There was general support for extending the green belt to the maximum extent shown, but also that the detailed boundaries around settlements need to be reviewed to allow for development to meet local needs.**
The revised draft RSS does not allow for the possibility of amending Green Belt boundaries and therefore these remain as defined by the adopted North Somerset Replacement Local Plan.
- **Nailsea should be reclassified as a market town, rather than a service village.**
The Consultation Draft now identifies Nailsea as one of North Somerset's Market and Coastal Towns (now referred to as "towns" in the publication version, along with Portishead and

Clevedon.

- **Royal Portbury Dock and particularly Bristol International Airport should feature as key issues within the Core Strategy. The majority view was one of restraint at the airport.**

The Issues and Options leaflet did not emphasise the role of Royal Portbury Dock or the airport in any particular way. The Consultation Draft and subsequent Publication Version acknowledge the contribution made to the North Somerset economy and the development issues which each raise and sets out policies to address them.

Land was taken out of the Green Belt for Port related use in the North Somerset Replacement Local Plan (policy E/6) and Core Strategy policy CS24 continues this approach. No further land will be identified in the Core Strategy.

Development requiring consent at Bristol International Airport up to 2011, is provided for by Policy T/12 of the North Somerset Replacement Local Plan. As well as taking account of the wide range of environmental issues including climate change, the Core Strategy emphasises the importance of assessing the local impacts, particularly in relation to surrounding communities and surface access issues.

Additional development in the longer term is expected to form the subject of an Area Action Plan or other development plan document, such as a subject-based plan for aviation. This would be co-ordinated, as far as possible, with the review of the Airport Master Plan around 2011.

- **There was general support for increasing self-containment levels, though no consensus as to a target level whether for Weston or the other towns.**

Although a target self containment level was attempted in the Issues and Options leaflet, the lack of agreement over a suitable level and difficulties in calculating such a level means that the Consultation Draft and now publication version abandoned this approach.

- **The majority view was that additional gypsy and traveller sites should be located adjacent to existing sites.**

The Gypsy and Traveller DPD sets out the criteria by which the suitability of a site will be judged. This underwent Issues and Options consultation in May 2009 and the Core Strategy sets out the general context for it.

(iii) Participation on draft Visions, Objectives and Policies March 2008 - November 2009

Between March 2008 and the publication of the Core Strategy in November 2009 a wide variety of methods were used to engage with stakeholders to progress the Core Strategy, including meetings, workshops and discussions, either in groups or on a one-to-one basis depending on the individuals or stakeholders involved. These included parish/town councils, North Somerset Councillors, key stakeholders, developers, and the South West Bristol Advisory Group (see Appendix C for further detail).

Draft visions, objectives and policies were produced in April 2009 for discussion and were targeted at local councils, North Somerset members and key stakeholders. They were also placed on the Council's website in order to make them more widely available. This enabled officers to get views on whether the content of these critical elements of the core strategy was appropriate.

Verbal comments were recorded from meetings. Written and e-mail comments were also accepted.

Main issues raised and how the results were incorporated into the Consultation Draft Core Strategy

These are recorded fully in the Consultation and Engagement Record November 2009. Comments were diverse and spread over a wide variety of issues.

- **There was general agreement with the visions. Equally there was support and objection to a restricted approach to development within Nailsea, Portishead and Clevedon. The visions for small towns and villages and for Rural Areas were supported.**

No changes were made to the visions in direct response to comments made.

- **The objectives were generally supported. A number of comments asked for greater detail which was already included in the associated policies. Also that general objectives relating to green infrastructure, climate change etc were not included.**

It has been clarified that the priority objectives have been refocused to address the particular issues of local significance rather than also including national planning policy objectives.

The reference to "the built-up area" at Weston-super-Mare has been removed as requested.

- **The most expansive comments related to Weston-super-Mare and proposed urban extensions. Whilst there was**

support for the employment led approach, there was also criticism in that it was considered that more details were required of how this would operate, housing would be needed independently of employment and more clarity is considered necessary in relation to the distribution of the class jobs.

More details will be developed in the Weston Villages Supplementary Planning Document and it is not appropriate for them to be included in the core strategy

It was considered inequitable that the employment led approach would not also apply in the town centre area.

With regards to the town centre, the priority here is regeneration and most sites will accommodate mixed development in any event.

One developer objected to the Core Strategy approach of no strategic development to the east of the M5 at Weston-super-Mare. The Council considers that there is enough land to the west of the M5 in more sustainable locations to accommodate the amount of development needed.

It was also considered more flexibility should be built into the policy.

The operation of the policy will take into account viability. No changes have therefore been considered necessary.

- **Concern was expressed that climate change policy lacks clarity.**

The policy was reviewed and amended in a number of areas.

- **Concern was expressed over density and viability in the sustainable design and construction policy.**

The approach was revised in both cases.

- **With respect to the policy “achieving high quality design and place making” it was requested that more detail be added. There was also an objection to the requirement for a percentage of housing to be to Lifetime Homes Standards**

It is not appropriate to include a more detail policy however this will be addressed in subsequent Development Plan Documents to ensure the core strategy remains strategic.

iv) Consultation Draft November 2009

The amendment to Planning Regulations had removed the necessity to undertake Preferred Options consultation, however the Council considered it necessary to consult fully on a draft document prior to moving to Publication Version in order to allow opportunity for a full exchange of views on a draft plan. This gave the opportunity for comment on a complete draft version of the Core Strategy.

Significantly the document did not contain provision for a South West

Bristol Urban Extension which had been the subject of much debate and controversy, although a separate chapter did detail the extensive work and consultation already undertaken.

The Consultation Draft was designed along with a summary leaflet entitled "Shaping North Somerset's Future" which identified the headline issues contained within the Consultation Draft document. Information about the Core Strategy was distributed in the December 2009 and January 2010 Issues of the North Somerset life magazine. This is a Council publication which is intended to go to each household in North Somerset. These explained the purpose of the Core Strategy and any changes since Issues and Options Stage in October 2007. The January edition gave dates and times of forthcoming "meet your planner" events.

The "meet your planner" events provided an opportunity for residents and businesses to find out about the Consultation Draft of the Core Strategy. These were staffed by planning officers to answer queries as necessary. There was also an un-staffed exhibition which was located at Weston-super-Mare Town Hall with planning officers available upon request to provide advice and answer questions.

Significant and general consultation bodies were notified of the consultation by email or letter, as well as other organisations, interest groups or individuals who were registered on the LDF database as having an interest in the Core Strategy (a copy of the Document was included to statutory consultees and where considered appropriate). Parish Council and other meetings were attended by planning officers upon request.

The document and summary leaflet were made available within libraries throughout the district, in the Town Hall in Weston-super-Mare and available for viewing at the consultation events. The document and leaflet were also made available to view or download on the council's website along with associated information such as the evidence base.

Media coverage was given in the Clevedon Mercury on the 22 October 2009, the Weston Mercury on the 22 September 2009 and the 2 December 2009 and the Midweek Mercury on the 23 December 2009.

Responses were requested via the on-line representation system but were also accepted in writing or by email. Comments given at the exhibitions were recorded. Everyone who submitted a written comment has been allocated their own personal representation number with each individual comment also having a reference.

All those commenting on the Consultation Draft were contacted in August 2010 to give an update on progress of the Core Strategy and

to explain how to see the councils' response to individual comments.

Main issues raised to the Consultation Draft November 2009 and how the results were incorporated into the Publication Version Core Strategy

There were 193 respondents to the consultation who made 1686 individual comments. The Comment Summaries and Council Responses (October 2010) details the council's response to each comment indicating where changes may be made to the document as a result of the comments made. The Consultation Statement (October 2010) summarises the main issues raised on a policy by policy basis and where document changes would be considered as a result.

Two themes are prominent within the responses to consultation, those being:

- a) **the Core Strategy approach to addressing the housing numbers at the time in the RSS, particularly in relation to the council's stance on not including the urban extension of 9,000 homes at south west Bristol**

North Somerset Council has maintained its opposition to a 9,000 home urban extension at south west Bristol in the Green Belt. The government's intention to revoke the Regional Spatial Strategy and give the responsibility of identifying locally derived district wide housing requirements to local councils lends support to this approach. No change to the Core Strategy has resulted from these comments but the council has gone on to establish local housing figures which were the subject of consultation in October 2010.

- b) **emphasis on the need to have greater flexibility to invoke the question of viability, not just in relation to the developer contributions Policy 34 but also those policies seeking renewable energy, affordable housing or developer contributions to services or facilities where existing provision will be inadequate to meet the needs of the proposed development (eg CS15,16,25,26,27). Linked to this are questions of deliverability of the plan's objectives.**

Policies CS34 and CS35 were merged and reviewed in light of current and emerging regulations particularly related to the use of tariffs and CIL. Specialist advice was subsequently sought on viability and deliverability issues, which has been used to inform policy changes, for example in relation to affordable housing. The Development Contributions SPD will provide further guidance.

Other main issues

- **The policy receiving the most comments was CS10 Transport and Movement however these were spread**

across the wide range of transport proposals addressed by the policy. Of particular note was support for the passenger use of the Portishead Rail line, objections to an M5 /south Bristol link road in particular questioning the justification for this and a small number of communities requesting a bypass.

The proposal for a M5/South Bristol Link Road has been removed from the Core Strategy. Support for the general approach was welcomed, and there were no other material changes made to the Core Strategy. The Core Strategy adopts a balanced approach to the whole issue of transportation and is based on an integrated transport network where all modes of transport play their part. There will always be conflicting views on this aspect.

- **The parking policy CS11 generated general support for the approach, but also some concerns that this did not conform with PPG13 and the need to promote sustainable transport.**

No changes were made. Much of the detailed work relating to these issues will be pursued through the Development Management DPD. It should be noted that PPG13 has now been amended.

- **In relation to South West Bristol, there was significant support for the council's position, and no clear view about a preferred development option. Views were polarised either for or against the urban extension. Changes to the green belt were requested at South West Bristol to allow for the urban extension and also at Nailsea.**

The Council's position is as expressed in a) above. In relation to Nailsea subsequent discussions have taken place with Nailsea Town Council to try and establish if there is any scope for expansion to meet locally defined objectives.

- **For the Weston urban extension policy CS28 there was little opposition to growth, but concerns over the detail of how this will be achieved, particularly the delivery of infrastructure to go along with the urban extension**

Given the intention of the Coalition Government to revoke the Regional Spatial Strategy and the work undertaken on the locally derived housing projections, the scale of development in Weston has been reduced from 12,000 dwellings to 5850 dwellings and in order to achieve a better balanced town the job target has been increased to 10,500. A separate SPD for Weston Villages is being prepared which will expand on the detail in terms of phasing and delivery, along with the Development Contributions SPD.

- **There was general widespread support for the Core Strategy's Policy CS20 employment led approach to development throughout the district with the emphasis on achieving greater self-containment. Some objection to the emphasis on B use class employment with concerns that this might restrict the range of employment types coming forward. There is a need to align the policy more closely with the recent PPS4. There was support for the general employment investment fund.**

The Core Strategy was reviewed to incorporate PPS4 and to recognise in particular the wider definition of economic development.

Job numbers were clarified to be consistent with the 1.5 B use class strategy at Weston urban extension and with Policy CS28. Although the Core Strategy seeks to support the delivery of a range of employment opportunities, at specific locations there is an emphasis on the delivery of B1 use classes as there are particular areas where these uses are being planned for.

- **There are concerns over whether affordable housing should be allowed in the green belt. Core Strategy policy CS17 prohibits this but there is more ambiguity in PPG2.** In reviewing the policy approach to affordable housing in the green belt, the council has come to the view that protection of greenbelt openness is the primary objective. Proposals for affordable housing within the green belt may be allowed but should therefore be restricted to within settlement boundaries. This is a relaxation of policy from the Consultation Draft which stated that affordable housing would not be permitted at all within the green belt.
- **Policy CS19 on Green Wedges and strategic gaps has raised concerns that it may be imposing a green belt like embargo on many forms of development with no national policy basis. On the other hand there has also been support for the approach in principle with some suggestions for areas which could be designated.** PPS 7 accepts that local designations like strategic gaps are appropriate where they can be justified. The policy has therefore been retained within the Core Strategy Publication Version. The Development Management DPD will include more detailed guidance on the function of strategic gaps. The identification of locations for strategic gaps will be a matter for the emerging Site Allocations DPD, rather than the Core Strategy.
- **A provision which received substantial objection is policy CS26's requirement for a Health Impact Assessment for**

proposals for one hundred or more houses or 3.33ha.

North Somerset considers it is justified in requiring Health Impact Assessments as stated in the policy, as these can identify the potential health gains and potential risks to health and help to identify additional measures to reduce or avoid these risks. All development contributions will be subject to a viability assessment and this will be made clear in the delivery policies. No change has been made to the Core Strategy Publication Version in this respect.

- **On a general note there have been calls for the Core Strategy to remain flexible to meet differing circumstances and to allow for changes (i.e. market conditions) which may occur over time.**

The Annual Monitoring Report will identify where policies are not performing as intended and will suggest the actions will need to be taken to address the issues. No changes have therefore been made to the core strategy on this point.

iv) Key Changes October 2010

In May 2010 the Coalition government confirmed that the RSS was to be revoked and that responsibility for identifying the right level of housing within a district rested with local authorities. North Somerset Council maintained its position that it did not support an urban extension at South West Bristol or development in the Green Belt and the overall strategy and approach set out in the Core Strategy was maintained as fit for purpose. However, it was recognised that there were two key issues which required further consultation before proceeding to Publication Version, namely the identification of a locally-derived housing requirement and a revised approach to growth at Weston-super-Mare. In addition the opportunity was taken to consult on a proposed amendment to the settlement hierarchy.

The Key Changes Consultation Document was published which summarised the three proposed key changes to the Core Strategy Consultation Draft and comments were invited on the proposed approach. The document was made available to view or download on the council's website along with associated information such as the evidence base for the locally-derived housing requirements in North Somerset. Hard copies of all the documents were also available on request.

Significant and general consultation bodies were notified of the consultation by email, as well as other organisations, interest groups or individuals who were registered on the LDF database as having an interest in the Core Strategy.

A press release was released on the 2 October 2010 notifying of the

forthcoming consultation period.

Responses were requested to 8 specific questions via the on-line representation system, but were also accepted in writing or by email. Everyone who submitted a written comment was allocated their own personal representation number with each individual comment also having a reference.

Main issues raised and how the results were incorporated into the Publication Draft Core Strategy November 2010

These are more fully reported in the Core Strategy Key Changes Consultation Statement October 2010

- **North Somerset Housing Requirement**

Most of the respondents to the Key Changes consultation supported the reduced housing requirement on the grounds that it better reflected the needs of local communities, environmental and infrastructure constraints. Some argued that the housing figures were still too high. Developers, particularly those who had interests at SW Bristol were strongly critical of the approach. This included criticism that the numbers were too low and failed to meet the needs of the sub-region, the plan failed to take RSS into account as this is now again part of the development plan, the methodology was flawed in respect of the treatment of household formation rates, the emphasis on job growth particularly in a time of recession, and that the needs of existing and future households would not be met and affordable housing would not be delivered.

The Council's response to issues raised is fully set out in the Key Changes Consultation Statement October 2010. North Somerset Council consider the approach is justified however in respect of the methodology and outputs of the locally derived housing figures. The Council considered that the Core Strategy should be amended to include a new North Somerset housing target of 13,400 dwellings in accordance with the Key Changes consultation.

- **Settlement Strategy**

There were a number of suggestions for some villages to be moved within the settlement categories. Generally there was support for the addition of an infill village category to allow some flexibility for the smaller villages. There was a difference of opinion however as to amount of infill that would be appropriate, with a number suggesting that a

limit of two dwellings was too restrictive. Other views were that settlement boundaries should be amended, or that the classification was too complicated. There was widespread concern over likely development pressure if allocations were allowed adjacent to settlement boundaries for towns or service villages, with a call for settlement boundaries to be amended instead where there was a specific need.

The Key Changes Consultation Statement October 2010 details the Council's response to issues raised in respect to the settlement strategy alterations proposed. As a result Felton and Winford were re-categorised as infill villages, Kingston Seymour was to be treated as 'other settlements and countryside', and the possibility removed of site allocations outside settlement boundaries in favour of site allocations through the Site Allocations DPD where this is locally justified and supported.

- **Weston villages**

The response to the Key Changes consultation was generally supportive of the revised approach, particularly the village concept, provided that community-led objectives could be delivered and that infrastructure and services were provided early on. However, a number of developers made comments about specific sites and the scale of growth at Weston. In particular Mead Realisations objected to the fixing of the overall numbers and extent of Parklands Village ahead of the master planning process, and the need in their view to allocate land east of M5 junction 21.

The Council's response is detailed fully in the Core Strategy Key Changes Consultation Statement October 2010. The result of consultation was that policy CS30 would be amended to incorporate the key principles set out in the Key Changes consultation so as to provide context for the development of the Weston Villages SPD.

6. Conclusions

The Core Strategy Publication Version 2011 was published on 9 February 2011. Comments relating to the soundness and legal compliance of the Core Strategy are invited before midnight 23 March 2011.

Appendix A Erratum 2 to Statement of Community Involvement



“North Somerset Council Statement of Community Involvement Adopted February 2007

Erratum-March 2010

This erratum has been prepared to clarify changes which have come about due to changes in planning regulations.

1. Removal of Preferred Options stage
Under the provisions of the Town and Country Planning (Local Development) (England)(Amendment) Regulations 2008 the Preferred Options stage was removed from the preparation of Development Plans. As such all references to a formal ‘Preferred Options’ stage within the SCI should be ignored.
2. Publication Stage
The same regulations also brought forward the consultation which previously was held at submission stage to a separate, previous stage named the ‘Publication Stage’. All references to consultation at submission to the Secretary of State should now be taken to mean prior to submission at ‘Publication Stage’. Upon ‘publication’, the same example consultation methods and those who can expect to be involved, apply, as to Stage 3 in the table on page 11.
3. Telephone numbers
Contact number for the Planning Policy Team is 01934 426 775.
4. Amended plans
From 1 October 2009 Paragraph 3.21 is inaccurate due to recent regulations which change the procedure for amending planning applications (Section 96A of the Town and Country Planning Act-for non-material amendments; and Town and Country Planning (General Development procedure)(Amendment No.3)(England) Order 2009 (SI2009 No.2261) for minor material amendments. The following wording should now be used “Occasionally people want to amend their plans after they have already been approved. In these circumstances we will consult neighbouring residents about amendments which are considered to be material (significant).”
5. Appendix F, Minor Development- ‘method of consultation’ should read “neighbourhood notification **and/or site notice**” to be consistent with para 3.2

Planning Policy Team
March 2010
01934 426244

Appendix B Core Strategy Consultation Table

Core Strategy Stage	Date	Nature of consultation	Type of engagement	Who was involved	Consultation records produced
Early involvement on Pre-production brief	March 2007	Early stakeholder and public involvement in the timetable, resources required, evidence needed to make decisions and an indication of the key challenges the Core Strategy faces.	<p>Pre-production brief produced focusing on:</p> <ul style="list-style-type: none"> • should development control policies be included • timetable • who else should be involved? • additional evidence to be gathered <p>Meetings and discussions.</p> <p>Email /letter</p> <p>Trial of online consultation system</p>	Various stakeholders and organisations and internal and external consultees	“Pre-production Brief Consultation Results” paper April 2007 which includes the Councils comments on representations received
Issues and Options	April 07- November 07	On-going informal wide ranging discussions to establish emerging issues from this time onwards.	Meetings, workshops and discussions, on group or one to one basis.	Various stakeholders and organisations and internal and external consultees.	“Core Strategy Issues and Options Consultation Statement February 2008”, Includes a full record of

	November 07	Consultation on Issues and Options leaflet with specific questions asked to focus debate on suggested issues.	<ul style="list-style-type: none"> • Leaflets to North Somerset households. • Leaflets in libraries, doctors surgeries, dentists, community buildings • Awareness raising exhibitions manned and unmanned. Posters particularly in areas likely to be most affected by CS proposals • Parish Council meetings • Email or letter consultation sent. 	<p>All North Somerset residents</p> <p>Parish/town councils and public</p> <p>Significant and general consultation bodies, other organisations, all groups or individuals on LDF database, Parish/Town councils</p>	<p>consultation and engagement as an appendix.</p> <p>Core Strategy comment summaries February 2008</p>
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			<p>Type of response Responses in writing, email, online consultation system; Verbal telephone comments and comments given verbally at exhibitions</p>		
<p>Participation on Draft Visions, Objectives and Policies</p>	<p>March 08 – November 09</p>	<p>To progress the draft visions, objectives and policies</p>	<p>Wide variety of methods used to engage with Stakeholders. Meetings, workshops and discussions, on group or one to one basis.</p> <p>Website to enable public comment.</p> <p>Type of response Verbal comments recorded at meetings, written and email comments.</p>	<p>Parish/town Councillors, North Somerset Councillors. Key stakeholders and developers, South West Bristol Advisory Group</p>	<p>“Consultation and Engagement record 2009” Summarises all the consultation undertaken in this phase and appendix 2 details responses received on draft visions, objectives and policies and indicates how these have been incorporated into the Core Strategy.</p>
<p>Consultation Draft</p>	<p>November 2009</p>	<p>Opportunity for a full exchange of views on a full draft plan.</p>	<p>“Shaping North Somerset’s Future” Consultation leaflet</p>	<p>General public comment invited</p>	<p>Comment summaries and council responses (October 2010)</p>

		<p>“Shaping North Somerset’s Future” Consultation leaflet</p>	<p>email or letter</p> <p>“Meet your Planner” events.</p> <p>Attendance at Parish Council and other meetings.</p> <p>Posters.</p> <p>Press coverage. Press release.</p> <p>Document and leaflet</p>	<p>Significant and general consultation bodies, other organisations, interest groups or individuals who were registered on the LDF database as having an interest in the Core Strategy (a copy of the Document was included to statutory consultees and as where considered appropriate)</p> <p>Public</p>	<p>Individual comment summaries and council response to each indicating resulting changes to the Core Strategy .</p> <p>Consultation Statement (October 2010) Report on methodology which summarises the key issues raised on a policy by policy basis and where the Council intends to change the Core Strategy as a result of comments made.</p>
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			<p>at libraries and on website.</p> <p>Type of response Online representation system Verbal comments recorded at meetings, written and email comments.</p>		
Key Changes	October 2010	<p>Prompted by Coalition Governments intention to revoke RSS and invoke locally derived housing requirement. Consultation on</p> <ul style="list-style-type: none"> • Revised locally derived housing numbers • revised approach to growth at Weston-super-Mare • proposed amendment to the settlement hierarchy. 	<p>Letter/email</p> <p>Press release Website. Consultation Document and supporting documents on website</p>	<p>General public comments invited</p> <p>Significant and general consultation bodies, other organisations, interest groups or individuals registered on the LDF database as interested in the Core Strategy.</p>	<p>Consultation Statement December 2010. Provides a summary of the key points raised to the three issues. Tables in the appendices detail for each of the three key issues the main points raised, the councils response to these and where changes to the Core Strategy can be made to meet the issues raised.</p>

			Type of response Online representation system Written and email comments.		
Publication Version	February 2011	Statutory consultation on Councils final Core Strategy –test of soundness.	Email/letter Parish briefing Press release. Website. Consultation Document and supporting documents on website. Twitter and facebook	General public comments invited Significant and general consultation bodies, other organisations, interest groups or individuals registered on the LDF database as interested in the Core Strategy.	Consultation Statement February 2011

			Type of response Online representation system Written and email comments.		
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APPENDIX C Consultation and Engagement Record March 2007 (Issues And Options) To February 2011 (Publication Version)

Date and stage	General topic area	With whom	Nature of Event	Outcomes
Issues and options				
20.03.07 24.04.07 05.06.07 24.07.07	Weston Town Centre	Town Centre Landowners	Town Centre Landowners Meetings	Ongoing discussions regarding the regeneration of Weston Town Centre
13.04.07	Health Issues	NS Primary Care Trust,(Mary Hart & Max Kammerling)	Preliminary discussion	Initial awareness raising of LDF
23.04.07	LDF	NS Partnership	Meeting of NS Partnership Board	Purpose & key elements of LDF explained to Board.
17.05.07	LDF	Core Officers Group	Brief presentation	Formal update on progress with LDF
07.06.07	LDFRSS update	Town & Parish Councils	Development Workshop	Raised awareness with T&PCs of new RSS/LDF basis for development planning
12.06.07	Tourism in Weston	Destination Management	Preliminary Discussions re: Tourism Data	Discuss tourism evidence base and joint working in terms of Weston branding/vision
21.06.07	Car Parking in Weston	Car Parking Manager D+E	Discussions over car parking situation in the town centre and DPE and CPZ plans.	Data Sharing.
22.06.07	North Somerset-wide issues for Sustainable Community Strategy	NS Partnership	Workshop to review body of evidence	Work of NSP will feed into work on CS

Date and stage	General topic area	With whom	Nature of Event	Outcomes
28.06.07		New Members	General level induction on what D&E does.	To educate new members
29.06.07		New Members	Power point presentation	To provide more detail on, eg LDF.
3.07.07	Education issues	Mike Slawin Weston College	Preliminary discussion	Initial awareness raising of LDF
4.07.07	What makes a sustainable community	NS Strategic Housing Partnership	Agenda item at SHP mtg. Brief presentation by Nick B with general discussion.	To ensure close liaison with this key delivery body.
9.07.07	Water supply	Bristol Water (Spencer Martin, Kevin Henderson, Graham Firth & Louise Steer)	Preliminary discussion on what major exts at Weston & SW Bristol RSS will mean for Bristol Water.	Useful to establish link & provide more detail to BW on DPDs & timings.
16.07.07	Core Strategy – SW Bristol Extension/Settlement Hierarchy/Greenbelt	Local Planning Team with Town & Parish Councils	Town and Parish Councils Workshop	Workshop to discuss major forthcoming strategic issues.
30.07.07	Rail services	Network Rail (Mike Gallop & Chris Aldridge)	Preliminary discussion on what major exts at Weston & SW Bristol RSS will mean for Network Rail.	Useful to establish link & provide more detail to NR on DPDs & timings.
02.08.07 – 16.08.07	Weston Town Centre AAP	Internal Consultation	Internal Consultation	To address issues concerns of other sections/departments within NSC on this document.
11.09.07	Core Strategy	Wraxall & Failand Parish Council	Local Planning Team Leader spoke at parish meeting.	Outline RSS context & main elements of Core Strategy & to advertise Issues & Options consultation in Oct.
17.09.07	Core Strategy	Barrow Gurney Parish Councillors (Jeff Coombes, Ed Bradley & Robin)	Informal discussion.	Outline forthcoming Issues & Options consultation
17.09.07	Core Strategy	Karuna Tharmananthur met Long Ashton Parish Council	Assistant director invited to attend meeting to talk about Core Strategy.	Reviewed progress to date on preparation of RSS & Core Strategy & notice of Issues & Options in October.

Date and stage	General topic area	With whom	Nature of Event	Outcomes
2.10.07	Core Strategy & SW Bristol urban extn	Hartcliffe & Withywood Community Board	Regular meeting of Board	Presentation by Planning Policy Officers focussing on RSS & CS & SW Bristol urban extension to raise aware-ness locally.
3.10.07	Core Strategy & SW Bristol urban extn	Dundry Parish Council	Local Planning Team Leader spoke at parish meeting.	Presentation by Planning Policy Officers focussing on RSS & CS & SW Bristol urban extension.
15.10.07	Core Strategy & SW Bristol urban extn	Long Ashton Parish Council	Local Planning Team Leader spoke at parish meeting.	Presentation by Planning Policy Officers focussing on RSS & CS & SW Bristol urban extension.
15.10.07	Core Strategy & SW Bristol urban extn	UWE	Planning Policy Manager gave presentation to students working on SW Bristol module.	Presentation & discussion of issues. Follow up discussions – will keep track of progress.
25.10.07	Core Strategy & Weston AAP	Demist	Planning Policy Officers gave presentation to NSC officers	
25.10.07	Core Strategy & SW Bristol	Baker Associates	Team meeting with representatives of Ashton park Ltd.	
6.11.07	Core Strategy & Weston AAP	Federation of Small Business	Planning Policy Manager gave presentation	Contacts established – will encourage feedback & continual engagement.
14.11.07	Core Strategy	Long Aston Parish Council Public meeting. Attendance approx 120	Planning Policy Manager gave presentation followed by questions	See separate note of meeting
16.11.07	Core Strategy	NSC Corporate Gypsy & Travellers Group	Planning Policy Officers discussed progress on Core strategy and process for moving to sites id.	Need for more specific engagement with G & T community over sites.
28.11.07	Core Strategy & Weston AAPs	Bristol Fire Authority	Planning Policy Manager met with fire officers to discuss future development proposals + implication.	Fire service to be kept up to date and invited to comment on emerging proposals.

Date and stage	General topic area	With whom	Nature of Event	Outcomes
08.01.08	Core Strategy	Portbury Parish Council	Planning Policy Manager gave presentation to Parish Council.	PPC to submit additional response to consultation.
09.01.08	Core Strategy & SW Bristol urban extn	Yanley residents	Planning policy manager and transport Planning Manager gave presentation to Yanley residents.	Residents would like to become engaged in process.
12.01.08	Core Strategy & SW Bristol urban extn	Dundry Parish Council	Planning Policy Manager gave presentation to Parish meeting.	Residents extremely concerned over proposed urban extension. Need to keep DPC in the loop – want to be involved in stakeholder engagement process.
27.02.08	SW Bristol urban extn	Strategic Housing Partnership Workshop	Planning Policy Manager gave presentation.	RSLs need to be involved.
Participation				
04.03.08	SW Bristol urban extension	SW Bristol Advisory Group	Presentation and discussion.	Terms of reference for the group & set context for Planning Together Workshops
13.03.08	Core Strategy & urban extensions	Local Tier Partnership (RSLs)	Presentation and discussion.	Registered Social Landlords to be involved in process of delivering new urban extensions.
02.04.08 03.04.08 29.04.08 30.04.08	SW Bristol	Planning Together Workshops	Presentations/workshops	Vision, Hopes and Fears, Options, Draft Key Diagram
16.05.08	Weston Regeneration Area	Weston Advisory Group Workshop	Presentations/workshop	Draft Key Diagram

Date and stage	General topic area	With whom	Nature of Event	Outcomes
18.06.09	SW Bristol urban extension	SW Bristol Advisory Group	Presentation and discussion	Feedback from Planning Together Workshop, appointment of consultants for Strategic Master Planning and Delivery, use of parish Councils etc for disseminating information
20.05.08	Urban extensions	SW Design Panel	Presentation and discussion.	SW Design Panel Report.
30.06.08	Core Strategy & urban extensions	Member Workshop	Presentation and discussion.	Input into Core Strategy
01.07.08	Core Strategy & urban extensions	Council Scrutiny Panel on Strategic Planning and Economic Development	Presentation and discussion.	Input into emerging policies
24.07.08	Core Strategy & urban extensions	NSP Transport, Environment, Economy Group	Presentation and discussion.	Consider wider implications eg health agenda
20.08.08	Barrow Reservoirs and water supply.	Bristol Water	Discussion of issues.	Possible works needed to reinforce reservoirs in case of failure. Implications for location of development at SW Bristol urban extension.
26.08.08	SW Bristol.	Dundry Action Group and local residents.	Presentation and question and answer session.	Strong objection to proposed development and loss of Green Belt.
18.09.08	Weston urban extension	West Area Committee	Discussion of emerging issues.	Progress report
24.09.08	Core Strategy	Advisory Group for Weston Regeneration	Discussion	Progress Report
24.09.08	Core Strategy	Council Scrutiny Panel on Strategic Planning and Economic Development member workshop	Presentation and discussion.	Input into emerging policies

Date and stage	General topic area	With whom	Nature of Event	Outcomes
26.09.08	SW Bristol	Parish Councils and Communities Workshop	Presentation and discussion.	Update Parish Councils and Local Community groups on the work that the Council have commissioned regarding the SW Bristol Urban Extension.
08.10.08	SW Bristol	South West Bristol Advisory Group	Presentation and discussion	Presentation of First Stage of Consultants work Distribution of newsletter to all organisations Organisation of Planning Together workshop update
13.10.08	SW Bristol	University of West of England	Presentation and discussion with planning students.	Information exchange
29.10.08	BIA	Member briefing	Presentation of RSS, Core Strategy and development issues.	Concern over surface access issues
13.11.08	Core Strategy	West Area Committee	Discussion of policy process and policy deficits.	Members to consider policy areas
25.11.08	Weston urban extension	Advisory Group for Weston Regeneration	Discussion	Progress Report
26.11.08	SW Bristol	Planning Together Workshop	Presentation and discussion	Update for stakeholders
27.11.08	SW Bristol	Planning Together Exhibition	Exhibition of Consultants work to date plus landowners proposals	Information exchange to bring wider public up to date.

Date and stage	General topic area	With whom	Nature of Event	Outcomes
03.12.08	SW Bristol	SW Bristol Advisory Group	Presentation and discussion	Shared responses to RSS Feedback from Workshop Joint Parish group established plus communication sub group
09.12.08	Core Strategy	Council Scrutiny Panel on Strategic Planning and Economic Development	Consideration of Working Group report on Core Strategy and urban extensions.	Guidance produced by SPED working group.
16.12.08	Core Strategy	Environment Agency	Discussion of Core Strategy content and policies, and SFRA.	Emphasise importance of Strategic Flood Risk Assessment.
27.01.09	Core Strategy and SW Bristol	Long Ashton PC	Public meeting.	Concern about proposed developments raised.
30.01.09	Core Strategy	Avon Local Councils Associations (ALCA)	Presentation and discussion on RSS, Core Strategy and settlement strategy.	Concern about implications of removal of settlement boundaries.
02.04.09	Core Strategy and SW Bristol	Failand PC	Presentation and questions and answers.	Strong objection to proposed development in Green Belt.
09.04.09	Core Strategy.	North Area Committee	Presentation to update on Core Strategy progress and to provide opportunity for Area Committee Members to highlight areas of specific concern.	Would be useful to have a fact sheet showing differences to Local Plan policies. Will H/7 approach be continued? Parking is a key issue, parking standards, layout and design. Need plain English. What weight is given to emerging policies? Demonstrate how Members concerns taken into account.

Date and stage	General topic area	With whom	Nature of Event	Outcomes
14.04.09	Core Strategy.	West Area Committee	Presentation to update on Core Strategy progress and to provide opportunity for Area Committee Members to highlight areas of specific concern.	Need policy on planning obligations/Community Infrastructure Levy. Parking is a key issue - consider issues around parking for commercial uses.
15.04.09	Core Strategy.	South Area Committee	Presentation to update on Core Strategy progress and to provide opportunity for Area Committee Members to highlight areas of specific concern.	Support principle of reducing car use, but need to be realistic. Need policy on nursing homes. Garden grabbing – how do we discourage infill in gardens? All H/7 does is increase the costs of building a house. Garages – can't park in garages because they are too small. Roads need to be wider. Policy on converting agricultural buildings to holiday cottages?
22.04.09	SW Bristol	SW Bristol Advisory Group	Presentation and discussions	Update on landowner progress and Parish forum
23.04.09	Core Strategy and Housing Strategy.	Housing workshop	The purpose of the session was to enable informal discussions to take place between council officers and the housing associations/developers around current housing issues and emerging policies, strategies and documents.	Welcomed opportunity to influence Core Strategy & Housing Strategy. Concern about assessing viability of developments. Potential to allocate affordable housing sites?

Date and stage	General topic area	With whom	Nature of Event	Outcomes
24.04.09	Core Strategy.	Parish and town council workshop	Presentations and discussions on Core Strategy issues with town and parish council representatives.	Concern at implications of potential loss of settlement boundaries. Opposition to Green Belt development at SW Bristol.
05.05.09	Core Strategy	Council	Presentation and discussion.	Support for overall approach
07.05.09	Core Strategy.	Central Area Committee	Presentation to update on Core Strategy progress and to provide opportunity for Area Committee Members to highlight areas of specific concern.	Care Homes issue – need to encourage people to stay in their own homes. Need to ensure adequate width of roads – wider pavements with trees to give shade/counteract heat island effect. Importance of education contributions – for a wide range of types of schools and colleges. New development has consequences for schools in existing areas. Also contributions to health facilities.
15.05.09	Core Strategy/ Weston Urban Extension	Weston Town Council	Discussion	Tabled the proposed vision for their comments. Attended by Town Councillor Heard and acting Clerk
20.05.09	SW Bristol	University of the West of England Healthy Communities Research Forum	Presentation and discussion on links between spatial planning and healthy communities.	Importance of co-ordination planning and health in creating sustainable new communities – important overlaps between professional agendas.

Date and stage	General topic area	With whom	Nature of Event	Outcomes
23.06.09	Core Strategy	Nailsea Town Council	Discussion	Tabled the proposed vision for their comments.
02.07.09	SW Bristol	SW Bristol Advisory Group	Presentation and discussion	Update on delay of RSS. Response to Landtrust development and presentation of alternative options. Progress on the Football Club proposals. Introduction to the Green Belt scoping report
08.07.09	Core Strategy	Clevedon Town Council	Discussion	Tabled the proposed vision for their comments. Chairman and Clerk in attendance
13.07.09	Core Strategy	Council Scrutiny Panel on Strategic Planning and Economic Development	Presentation on employment-led approach, and discussion.	Agreed with employment led approach
20.07.09	Core Strategy	Kingston Seymour PC	Presentation and discussion.	Concern at implications of dispersing growth not allocated at SW Bristol.
05.08.09	Core Strategy	Portishead and North Weston Town Council	Discussion	Tabled the proposed vision for their comments. Chair of Planning Committee and Clerk in attendance
26.08.09	Core Strategy	Police	Discussion on wording of draft policies – particularly designing out crime.	Suggested wording changes incorporated.
27.08.09	SW Bristol	Parish Council representatives	Update on progress.	Support for North Somerset Council Approach
18.09.09	Core Strategy	Philip Wealthy – Spatial Planning Peer	Advice on content and soundness of the Core Strategy.	Amendments incorporated.
28.09.09	SW Bristol	Member briefing	Presentation on Core Strategy and development options.	Debate on RSS and implications of potential development options

Date and stage	General topic area	With whom	Nature of Event	Outcomes
30.09.09	Core Strategy	Advisory Group for Weston Regeneration	Discussion	Progress Report
15.10.09	SW Bristol	Parish Chairs briefing	Update on RSS and Core Strategy approach to SW Bristol.	Support for Core Strategy approach.
16.10.09	Core Strategy	Member workshop	Presentation and discussion.	Amendments proposed
19.10.09	Core Strategy	Council Scrutiny Panel on Strategic Planning and Economic Development member workshop	Presentation and discussion.	Amendments proposed
21.10.09	SW Bristol	SW Bristol Advisory Group	Presentation and Discussion	Discussion of Core Strategy Draft and South Bristol Link Transport Bid
Consultation Draft				
5.11.09	Core Strategy & SW Bristol	Land Use Management for Sustainable Urban Cities Conference	Presentation on planning for urban extensions and discussion with European planning professionals.	Discussion around alternative approaches to delivering growth.
14.12.09	SW Bristol	Centre for Sustainable energy Plan Local Workshop	Presentation and discussion.	Discussion around community based planning and renewable energy.
17.12.09	Core Strategy & Housing Strategy	NSP – Health and Wellbeing.	Joint presentation and discussion.	Discussion of strategic housing issues.
19.01.10	Bleadon	Bleadon PC	Discussion of settlement strategy issues and implications for Bleadon.	Need to consider community-led approach to redevelopment sites where settlement boundaries removed.

Date and stage	General topic area	With whom	Nature of Event	Outcomes
13.01.10	Core Strategy	Public consultation at Locking	Consultation on Core Strategy and Housing Strategy.	Discussion focussed on Weston urban extension proposals.
15.01.10	Core Strategy	Public consultation at Hutton	Consultation on Core Strategy and Housing Strategy.	Discussion focussed on Weston urban extension proposals.
18.01.10	Core Strategy	Public consultation at the Campus, Worle.	Consultation on Core Strategy and Housing Strategy.	Discussion on Core Strategy issues.
20.01.10	Core Strategy	Public consultation followed by presentation to Nailsea TC	Presentation to Nailsea TC and discussion.	Discussion around implications of RSS and aspirations for Nailsea.
21.01.10	Core Strategy	Public consultation at Portishead.	Public consultation on Core Strategy and Housing Strategy.	Discussion on Core Strategy issues.
25.01.10	Core Strategy	Public consultation at Clevedon.	Public consultation on Core Strategy and Housing Strategy.	Discussion on Core Strategy issues.
27.01.10	Core Strategy & RSS	Public consultation at Long Ashton	Public consultation on Core Strategy, Housing Strategy and developer proposals at SW Bristol.	Discussion over implications of RSS growth.

Date and stage	General topic area	With whom	Nature of Event	Outcomes
29.01.10	SW Bristol	SW Bristol Advisory Group	SWAG meeting.	Update on RSS and development proposals.
03.02.10	Core Strategy	Weston TC	Presentation and discussion.	Discussion over implications of Core Strategy.
09.02.10	SW Bristol	Wraxall & Failand PC	Presentation to PC.	Discussion over RSS and development proposals.
06.03.10	SW Bristol	Policy Graduates Association	Presentation and discussion.	Discussion of RSS, Core Strategy and development proposals.
22.03.10	Core Strategy /development Management DPD, Site Allocation DPD	Core Strategy Delivery working group (SPED Led)	Councillor Workshop on green wedges, parking, garden grabbing	Discussion of emerging policy.
19.04.10	SW Bristol	Long Ashton Annual Parish Meeting	Presentation.	Discussion of RSS and developer proposal.
20.04.10	SW Bristol	Wraxall & Failand Annual Parish Meeting	Presentation.	Discussion of RSS and developer proposal.

Date and stage	General topic area	With whom	Nature of Event	Outcomes
26.04.10	Core Strategy /development Management DPD, Site Allocation DPD	Core Strategy Delivery working group (SPED Led)	Councillor Workshop on settlement boundaries, green belt, holiday dwellings, small dwellings	Discussion of emerging policy.
28.06.10	Core Strategy /development Management DPD, Site Allocation DPD	Core Strategy Delivery working group (SPED Led)	Councillor Workshop on garden grabbing, equestrian development, parking (employment), holiday accommodation.	Discussion of emerging policy.
26.07.10	Core Strategy /development Management DPD, Site Allocation DPD	Core Strategy Delivery working group (SPED Led)	Councillor Workshop on employment, retail and town centre uses, tourism	Discussion of emerging policy.
13.09.10	Core Strategy /development Management DPD, Site Allocation DPD	Core Strategy Delivery working group (SPED Led)	Councillor Workshop on density, mixed and balanced communities, settlement strategy	Discussion of emerging policy.
11.10.10	Core Strategy /development Management DPD, Site Allocation DPD	Core Strategy Delivery working group (SPED Led)	Councillor Workshop sustainable design and construction	Discussion of emerging policy.
Key Changes				
20.10.10	Core Strategy	West Area Briefing	West Area Committee briefing	Discussion of emerging policy

Date and stage	General topic area	With whom	Nature of Event	Outcomes
22.10.10	Core Strategy and proposals at Weston.	Rotary Club.	Lunchtime briefing.	Discussion of emerging policy.
1.11.10	Affordable Housing	Led by affordable housing consultants, Three Dragons, with invited stakeholders.	Viability and deliverability workshop.	Discussion on methodology and issues to inform consultant's advice.
2.11.10	Core strategy key changes	Parish and town councils	Workshop/briefing on key changes to housing numbers, settlement strategy and Weston Villages	Discussion of emerging policy
5.11.10	Core Strategy settlement strategy. Nailsea	Nailsea Town Council, North Somerset Councillors (Cllr Ann Kemp and Cllr Nigel Ashton)	Discussion of Nailsea case for adjustment of settlement boundary and site allocation for mixed uses.	Clarity of both parties policy stance. No development in the green belt at Nailsea. Nailsea to work with North Somerset Housing enabling team to establish housing need.
8.11.10	Core Strategy key changes	North Somerset members (SPED lead).	Workshop/briefing on Developer Contributions DPD, key changes to housing numbers, settlement strategy and Weston Villages	Discussion of emerging policy
13.12.10	Core Strategy /development Management DPD, Site Allocation DPD	Core Strategy Delivery working group (SPED Led)	Councillor Workshop on issues to date and future work programme	Discussion of emerging policy.

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