

Frequently asked questions about the South West Bristol Urban Extension planning application:-

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Q.1 What is the application for?

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This planning application seeks outline planning permission for a mixed use development comprising:

- 9500 dwellings
- Employment provision
- Retail development
- Sports and leisure facilities
- Health and community facilities
- Hotel
- Strategic and local transport infrastructure
- Strategic and local green infrastructure space
- Public open space including play space
- Water attenuation features
- A secondary school
- Up to six primary schools
- A petrol filling station
- A waste to energy facility.

The location of the proposed development is commonly referred to as 'Ashton Park' or 'Ashton Vale' and is adjoining and south of A370, and to the north and south of Bridgwater Road A38, bounded by Barrow Hospital to the west, the lower slopes of Dundry Hill to the south, and the Bristol city edge at Highridge, Bedminster Down and Ashton Vale to the east and north east and including land in the parishes of Barrow Gurney, Dundry and Long Ashton.

Further information about the proposed development can be obtained by visiting the applicants [website](#).

Q.2 Where can I see the application?

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To make it easier for you to view the application and the comments we have received online we have prepared various online files:

- The file where you can [view the application](#) is 09/P/1455/OT2
- To [view comments from statutory consultees and other organisations](#)
- To view comments from the general public:

To make it easier for you to find specific comments we have prepared four separated files according to surname:

- For comments from people with [surnames A – E](#)
- For comments from people with [surnames F – K](#)
- For comments from people with [surnames L – Q](#)
- For comments from people with [surnames R - Z](#)

A paper copy of the application can be viewed at our offices located at the Town Hall, Weston-super-Mare and at Nailsea Library, Somerset Square, Nailsea (closed Mondays and Sundays) .

An electronic copy of the application, on a compact disc, can also be viewed at Portishead Library, High Street, Portishead.

Q.3 How can I learn more about the planning system?

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The [planning portal](#) is a government run website which contains a wealth of advice and information about the planning system. You can also obtain information about the planning system in North Somerset from our website on our "[Advice, forms and fees](#)" page.

Q.4 Can I have copies of the plans?

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Paper copies of all the plans and submitted documents can be made available subject to a printing charge. Our copying charges are explained in full on our [website](#).

Q.5 Who has been consulted?

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Everyone who has an interest in this application is welcome to submit comments to us. To let people know that the planning application is being considered we have placed adverts in local newspapers and erected site notices. We have also sent notification letters directly to the following people and organisations:

- Local residents and businesses near to the airport
- Long Ashton, Dundry and Barrow Gurney Parish Councils
- Local members of parliament
- All statutory consultees
- Other interested parties.

Q.6 How can I find out what my parish or town council thinks?

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You may discuss this application with your town or parish council. If you would like your views to be taken into account by your town or parish council, or you would like to attend the meeting where they discuss this application, please contact them directly.

Q.7 How can I submit my comments?

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If you have any comments on this proposal, please send them to us by no later than 23 October 2009. If we do not receive your comments by this date then they may not be taken into account in determining the application. To send us your comments you can either:

1. Submit your comments online via our website at www.n-somerset.gov.uk/planning
2. Email them direct to us at swbristolcomments@n-somerset.gov.uk (we cannot accept unusually large emails of 20Mb or more).
3. Post your comments to us.

Please submit your comments to us online if you can or via email. If you do choose to post us a letter, you must include your name and postal address if you want your comments to be taken into account but you do not need to include your telephone number or signature. Please also include the application number quoted above.

Q.8 How much time do I have to submit my comments?

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Given the large amount of public interest in this application we have extended our normal consultation period from 21 days to 6 weeks. Therefore, the date by which we need to receive your comments is 23 October 2009.

Q.9 How do I know if you have received my comments?

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Due to the exceptionally large volume of correspondence that we will receive about this planning application, we will not reply individually to comments made, nor will we send you an acknowledgment letter. However, you can check that your comments have been received by visiting our website. Please note that whilst we aim to post comments on our website within five working days, we may take a little longer during periods of high workloads. Once the application has been decided we will announce this on our website.

Q.10 What happens to my comments?

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Under access to information legislation all correspondence relating to planning applications is made available for public inspection and will also be made available for public viewing on our website. You should bear this in mind when writing any comments and deciding what information to include. You should not make any comments which are defamatory or offensive or which might give rise to legal proceedings against you.

When your correspondence is posted on our website we aim to remove any signatures, email addresses or telephone numbers to protect your privacy **(if you submit your comments via the council's website, please do not include your telephone number as it will be automatically displayed on the website).**

Anonymous comments cannot be taken into account therefore names and addresses will be made available for public viewing on our website. By sending your comments you confirm that you agree to this. Additional information regarding our data protection procedures can be found on our [website](#).

Q.11 How can I keep up-to-date on the progress of the application? [\(Back to Top\)](#)

Before the application is decided, we will publish on our website any additional documents or plans that we receive from the applicant together with relevant comments that we have received from statutory consultees. We will also announce on our website the date when the application will be considered by a council committee and, following this committee, the decision made.

Q.12 When and how will the decision be made?

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This application will be decided by a committee of elected councillors. At a council committee meeting (the date of which is yet to be determined) a report prepared by professional planning officers will be made available. This report will consider the relevant issues and recommend what decision the council should make. The councillors will be free to accept or reject this recommendation when making their decision. The reasons for the decision will be set out in full.

At any time during the determination of the application by this council the Secretary of State for Communities and Local Government has the power to call it in to be decided by government. If it is called in then North Somerset Council will no longer be the determining authority and the application will be decided by the secretary of state following a public inquiry. More information about the secretary of state's office can be obtained by visiting their [website](#).

If the council decides to refuse the application then the applicant can submit an appeal against the decision. An independent inspector appointed by the secretary of state will hear the appeal. More information about the appeal process can be found by visiting the planning inspectorate [website](#).

Q.13 Where will I be able to see the officer's report?

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The officer's report will be available to view on this website before the council meeting when the application is considered.

Q.14 Can I speak at the council meeting?

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Yes, for no more than three minutes. But only two speakers are normally allowed on any one planning application. Therefore, if you are one of a number of objectors, a spokesperson will have to be agreed. If agreement cannot be made, the chairman of the committee will select the person who first notified the committee clerk of their wish to speak. Alternatively, more speakers may be allowed with each having less time to speak.

If you wish to speak you must make your request in writing by letter, fax or email to the clerk of the committee indicating your request to speak and detailing the planning application. You must include your name and address and it must be received by noon on the day before the meeting. Further information can be found in our advice note "Public speaking on planning applications" available on our [website](#), or by contacting the council's democratic services team on 01934 888 888.

Q.15 What is the difference between the planning application and the Core Strategy?

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Planning applications are generally submitted by the landowner or their agents in order to obtain permission to develop a particular proposal. The council has a duty to consider all planning applications submitted. The proposal from Land Trust Developments for the extension of South West Bristol is a planning application. There are numerous rules, regulations and guidelines, which determine the process by which the Council will consult on and assess the proposal, leading to a decision as to whether to approve or refuse the application. Further advice about the planning application process is available at the Planning Portal [website](#).

The [Core Strategy](#) is prepared by the council and will be the main spatial planning document for North Somerset. The Core Strategy will therefore be important because planning applications will be considered against it. Once adopted it will replace parts of the North Somerset Replacement Local Plan. It will also set out the long term vision for North Somerset from now until 2026 and the broad locations for new housing, jobs, and other strategic developments. An Issues and Options document was published in October 2007 and a further public consultation exercise is expected to take place at the end of 2009.