

Core Strategy Issues & Options Comments

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C A R | Mayne | 1.1 Introduction | |
| - | | | |
| 1007905/CSI&O/1 | | | This strategy seems to have been dictated to us by central government at a time when we have enough local issues to deal with already. For those of us on the periphery of North Somerset, it seems that we are often either neglected completely in favour of something more interesting in Weston, or now used as a dumping ground for a whole new town. |
| R | Burrows | 1.1 Introduction | |
| - | | | |
| 939361/CSI&O/4 | | | Planning at all levels has failed in North Somerset. |
| C | Derrick | 1.1 Introduction | |
| - | | | |
| 1014817/CSI&O/9 | | | House-builders stand to make millions out of this; other spin-offs into private investors' pockets don't bear thinking about. |
| J | Lord | 1.1 Introduction | |
| North Somerset Liberal Democrats | | | |

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| 1022561/CSI&O/1 | | | Any development must be sustainable, reduce our carbon footprint and work with nature, not against it. Use low impact materials which improve our quality of life, provide green space for recreation and protect our wildlife corridors. With climate change, greater emphasis must be put on the health of our eco system - flood reduction control, carbon absorption aquifers and soil conservation. |
| A R | Webber | 1.1 Introduction | |
| - | | | |
| 1013377/CSI&O/1 | | | I can see no justifiable reason at all for the entire "South West Bristol " urban extension, with the exception of the proposed development in Weston which has some merit. Whoever drew up the four options we are presented with clearly does not live in the area. Without significant provision of transport infrastructure the entire area would be reduced to gridlock at peak times. This is just another ill-conceived, unnecessary Government strategy that local people will do all they can to fight. |
| T | Coombes | 1.1 Introduction | |
| Business West | | | |
| 474401/CSI&O/2 | | | we are somewhat disappointed at the overall content of the docuemnt and believe there is still some significant work to do to make this document fit for purpose and to provide a sufficient base for the production of the 'preferred options' report. |

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| G | Wilson | 1.1 Introduction | |
| | Wrington Parish Council 1019201/CSI&O/1 | | Happy to be consulted on document, would like to meet for a discussion, but unhappy about the grouping of Wrington with other settlements in topic paper and the rationale behind it. |
| R | Antliff | 1.1 Introduction | |
| | Somerset County Council 1021537/CSI&O/1 | | no comments, but wishes to be kept informed on progress. |
| A | Mountjoy | 1.1 Introduction | |
| - | 1023521/CSI&O/18 | | Recent government white papers talk about the need for greater community involvement in decision making, this seems to have been completely by-passed by allowing the Regional Assembly to develop the Regional Spatial Strategy. Whereby fundamental decisions concerning the future of our communities were made by a panel based in Exeter which was not easily accessible to local people. |
| A | Mountjoy | 1.1 Introduction | |
| - | 1023521/CSI&O/19 | | There was poor consultation of North Somerset Council's Core Strategy Issues and Options in this area. The format of the document was difficult to understand. |

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| B | Smith | 1.1 Introduction | |
| Bristol Port Company 1025793/CSI&O/8 | | | It is understood that transparency and cohesion are important aspects of the new planning approach inherent in LDFs. On this basis the Core Strategy needs to ensure that readers, and ultimately consultees, can understand how the Council arrives at its strategy, how policy choices hang together and how these choices have been derived, not least in relation to the main issues that the Core Strategy Issues and Options identifies. |
| L | Purcell | 1.1 Introduction | |
| Burrington Parish Council 1024481/CSI&O/12 | | | This PC recognises the importance of the core strategy and urges North Somerset Council to undertake the fullest consultations with Parish Councils, as each council has its own priorities that are unique to them. |
| M | Hill | 1.1 Introduction | |
| - | | | |
| 1012225/CSI&O/1 | | | Disappointing not to have received early notification. |
| C | Nash | 1.1 Introduction | |
| Leigh Woods Society | | | |

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| | | | 1046529/CSI&O/4 |
| | | | We shall be interested to hear about the ongoing work of the Planning Policy Team and how you intend to respond to the feedback you receive from your consultation exercise. We appreciate the opportunity to contribute to the discussion. |
| P | Heath | 1.1 Introduction | |
| - | | | 1005153/CSI&O/1 |
| | | | Presentation of strategy is misleading. Authorities cited are widely discredited. |
| J | Gowar | 1.1 Introduction | |
| - | | | 1016353/CSI&O/1 |
| | | | Publicity poor and time for discussion inadequate. |
| K | Whitehead | 1.1 Introduction | |
| - | | | 1016097/CSI&O/18 |
| | | | This is a comprehensive consultation with many commendable aims. Although it relates to a 20 year period if the population continues to increase future problems will need to be solved which emphasises the requirement for sustainable development over this initial 20 year period. |

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| - | SWRDA/EP | 1.1 Introduction | |
| | SWRDA/EP 1020289/CSI&O/1 | | The long-term objective will be to create a number of new neighbourhoods that will compliment and enhance the existing communities that make up the current urban area of Weston and nearby villages to the south. These new communities will support the drive towards self containment, whilst also contributing to the creation of a greater degree of self-containment for the larger urban area of Weston. |
| S | Johns | 1.1 Introduction | |
| - | 1023297/CSI&O/1 | | Consultation has been inadequate in the area affected by the South West Bristol extension. |
| M A | Best | 1.1 Introduction | |
| - | 1026305/CSI&O/1 | | Appreciates consultation process. |
| B | Smith | 1.1 Introduction | |
| - | 1044769/CSI&O/1 | | Document format confusing. |

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| B | Smith | 1.1 Introduction | |
| - | | | |
| 1044769/CSI&O/2 | | | Phrasing of questions influences the answers. |
| - | Persimmons Special Projects | 1.1 Introduction | |
| Persimmons Special Projects Western 1020801/CSI&O/1 | | | The Council should await the contents of the Panel's Report before significantly advancing the Local development Framework Core Strategy to formal submission draft stage. The Panel will be making recommendations in respect of the overall scale and distribution of housing in North Somerset, and the future role and function of Weston. To accelerate the implementation of the major development areas identified in Draft RSS, the Council is urged to expedite the preparation of ALL the AAPS. |
| J | Smith | 1.1 Introduction | |
| Dundry Parish Council 1055873/CSI&O/1 | | | We have serious concerns about the Process that is being used to define Strategy. The Strategy should be providing a framework for future downstream initiatives. As such, NSC Strategy must be based on defined and agreed criteria. NSC is attempting to define the Strategy when the Regional Spatial Strategy is not yet agreed. |

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| T | Totz | 1.1 Introduction | |
| | South West Regional Assembly 1017665/CSI&O/1 | | We welcome the strong reference to the draft RSS throughout the document, especially in regard to scale and distribution of growth. We welcome the list of issues identified, and believe that they provide a valuable start into the Core Strategy preparation process. |
| A | Lowson | 1.1 Introduction | |
| | - 1050337/CSI&O/1 | | I am writing to complain about the very short notice given for public reaction to this document. We only saw the document in Leigh Woods because a member of the Parish Council acquired copies and I and another resident personally delivered them to properties in Leigh Woods. Residents did not see the document until the public exhibitions were already over. Something as fundamental as this should not be rushed through in such unseemly haste. 99% support for the retention of local Green Belt. |
| A | Hill | 1.1 Introduction | |
| | - 1051489/CSI&O/1 | | These comments are submitted on behalf of Alfred Hill who has land interests at Eastonin-Gordano and Portbury which he would like to be taken into account in the Local Development Framework. |

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| - | Alvis Brothers Ltd | 1.1 Introduction | |
| | Alvis Brothers Ltd 1051585/CSI&O/1 | | We welcome the publication of the Core Strategy Issues and Options for consultation. These comments are submitted on behalf of Alvis Brothers Ltd who have land interests at Ham Green which they would like to be taken into account in the Local Development Framework. |
| M | Dunkley | 1.1 Introduction | |
| - | 1055393/CSI&O/1 | | Please oppose any further invasions of this area of outstanding natural beauty. |
| - | I'm Your Man Limited | 1.1 Introduction | |
| | I'm Your Man Limited 1055617/CSI&O/1 | | I am also putting forward on behalf of my client Company, a proposal for the land to the south of Moor Park, shown edged red on the enclosed plan, to be allocated for employment development in the North Somerset LDF. |
| M | Conroy | 1.1 Introduction | |
| - | 1055553/CSI&O/1 | | If the future numbers of homes required is based on current data and related projections it will be a DISASTER as services,benefits, housing will never keep up with ever increasing unmanageable levels of immigrant population. |

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| S | Hewitt | 1.1 Introduction | |
| | Hatcliffe & Withywood Community Partnership 1056513/CSI&O/1 | | Hatcliffe & Withywood Community Partnership (HWCP) core values are community involvement (local ownership) equal opportunities (inclusion) and environmental sustainability. HWCP would like to see these values and priorities reflected in the North Somerset development framework as appropriate. |
| A | Wood | 1.1 Introduction | |
| | South West Regional Development Agency 1018977/CSI&O/1 | | The priority issues, such as Bristol Port and Bristol International Airport, must be reflected in the Core Strategy. The Agency has invested heavily in securing sustainable economic development and regeneration in both the West of England generally and North Somerset specifically. We hope that North Somerset Council will, via its Core Strategy, seek to maximise the impact and potential of investments such as these to secure high quality sustainable outcomes for North Somerset and West of England |
| - | - | 1.1 Introduction | |
| | UK Wind Energy Industry 1056801/CSI&O/1 | | BWEA was established in 1978 and is the representative body for companies active in the UK wind, wave and tidal energy market. The UK has a rich variety of renewable energy resource, including 40% Europe's wind resource. Wind energy currently supplies approximately a million homes in the UK. It is important to support and encourage the growth of the sector and associated benefits. |

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| J | Hardwidge | 1.1 Introduction | |
| - | | | |
| 1057825/CSI&O/1 | | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). it is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| - | Ashton Park Limited | 1.1 Introduction | |
| Ashton Park Limited | | | |
| 1058273/CSI&O/1 | | | The document that the Council is using in its consultation on the issues faced in the District and some of the options for the Core Strategy is succinct and informative. It is clear in its intention and its explanation of the planning process and very encouraging in its approach to engaging people in the debate. |
| A | Nunn | 1.1 Introduction | |
| - | | | |

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| 1058369/CSI&O/1 | | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| - | - | 1.1 Introduction | |
| Trustees of the Lord Wraxall Discretionary Will Trust 1025633/CSI&O/1 | | | Support the proposed strategic objectives of the Core Strategy, including the need to focus future growth within two sustainable urban extensions at Weston-super-Mare and to the south west of Bristol.elsewhere in North Somerset, development should come forward to meet local needs, however an alternative distribution of development at Flax Bourton is sought. |
| M J O | Pocock | 1.1 Introduction | |
| 1047841/CSI&O/1 | | | I have made these comments with the assumption that the SW Bristol expansion will go ahead. It seems a shame that this has to be the case. Perhaps this seems naïve, but I would love to see more investment in supporting families, so helping to reduce the rate of family breakup and the need for further housing. I would also love to see anything that helps remove the societal aspiration on having larger houses. |

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| - | Baker Family | 1.1 Introduction | |
| - | 1055841/CSI&O/11 | | We are acting on behalf of the Baker Family - owners of land in North Somerset. Our clients consider that, taking into account the known constraints to future development in and around both Clevedon and Portishead, there is every reason for your council to give serious consideration to the provision of additional mixed use (housing/employment) development on land in and around Nailsea. |
| - | Burnett and Griffin | 1.1 Introduction | |
| - | 1073985/CSI&O/1 | | Our client's land-holdings are situated adjoining Streamcross on the western edge of the settlement of Claverham. Our clients would be interested in developing this site for a mixture of housing and employment purposes (including affordable housing), and would be willing to set aside a significant area of land for public open space purposes. |
| - | Taylor Wimpey Developments Ltd | 1.1 Introduction | |
| - | Taylor Wimpey Developments Ltd 1074721/CSI&O/1 | | Promotion of land parcel at the edge of Yatton as part of LDF. |
| - | Taylor Wimpey Developments Ltd | 1.1 Introduction | |
| - | Taylor Wimpey Developments Ltd 1074721/CSI&O/2 | | Expect to be re-consulted following publication of EiP report. |

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| Contribution reference | | | |
| - | Jones Family | 1.1 Introduction | |
| - | 1058305/CSI&O/1 | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| - | Tuckerwood Developments Ltd | 1.1 Introduction | |
| - | Tuckerwood Developments Ltd 1080481/CSI&O/9 | | We are acting for Tuckerwood Developments Ltd, the owners of land in North Somerset. Our clients have a direct interest in the emerging Local Development Framework ? Core Strategy. Please find attached for your consideration a copy OS based map showing the extent of our client's land-holding which they would like your Council in due course to consider as a potential future development site. |
| - | Mead Realisations Ltd | 1.1 Introduction | |
| - | Mead Realisations Ltd 1074881/CSI&O/16 | | Put two sites forward - one for housing and one for tourism uses. |

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| D A | Greenwood | 1.1 Introduction | |
| - | 989857/CSI&O/14 | | I rate this Core Strategy as B- (B minus). It is a housebuilders charter, and fails to mention, let alone discuss, the implications and issues that will follow from the population increase to about 300,000. There is no strategy for developing communities, providing for health or leisure needs and above all NO DISCUSSION ON TRANSPORT. |
| D | Griffiths | 1.1 Introduction | |
| | Bristol City Council 1022305/CSI&O/1 | | The increasingly strong links between Bristol, North Somerset and the other West of England Authorities, in functional and economic terms, highlight the importance of close working relationships. The key issue for the two Councils to address is clearly the delivery of the proposed urban extension to the South West of Bristol and its relationship to the established community in South Bristol. |
| R | McNaught | 1.1 Introduction | |
| | Flax Bourton Parish Council 1015041/CSI&O/7 | | Concern that Core Strategy leaflet did not reach residents of Flax Bourton as intended. |

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| A | West-Bartlett | 2.1 Preparing the Core Strategy | |
| - | | | |
| 1054849/CSI&O/19 | | | Please fight the RSS for as long as possible. |
| - | Baker Family | 2.1 Preparing the Core Strategy | |
| - | | | |
| 1055841/CSI&O/1 | | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| D | Crook | 2.1 Preparing the Core Strategy | |
| | Government Office for the South West | | |
| | 1017121/CSI&O/8 | | Document lacks sophisticated analysis of the possibility of employment opportunities not coming forward at Weston, e.g. scenario testing, setting out how development would occur with low, moderate and high levels of economic growth. |
| A | Tupper | 2.1 Preparing the Core Strategy | |
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| | | | 1027041/CSI&O/17 |
| | | | Cannot sustain growth over next 40-50 years or quality of life will deteriorate. Reduce demand for houses, jobs, services, at a more sustainable level by controlling immigration. |
| L | Summerfield | 2.1 Preparing the Core Strategy | |
| | Portbury Parish Council | | 1075841/CSI&O/1 |
| | | | Expect seamless transfer of the RLP policies into the new LDF. |
| S | Johns | 2.1 Preparing the Core Strategy | |
| - | | | 1023297/CSI&O/2 |
| | | | It is stated that we need 26,000 new houses in N.Somerset but we are not given information about how these statistics were obtained. Is this a target we have been set by the government or a projection from several reliable sources? The numbers seem worryingly high and implausible. |
| P | Heath | 2.1 Preparing the Core Strategy | |
| - | | | 1005153/CSI&O/2 |
| | | | There is little point in taking part in this consultation - the contributors can have no meaningful influence. The authorities cited are discredited. |

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| N J | Milton | 2.1 Preparing the Core Strategy | |
| | Cleeve Parish Council 1045633/CSI&O/1 | | Concerned at document being drafted before final decisions on the Planning White Paper and RSS, and with apparently constantly changing guidance from GOSW on how such a document should be approached. |
| A | Oxberry | 2.1 Preparing the Core Strategy | |
| - | 1047681/CSI&O/4 | | Your document states, "The RSS will be approved by government in 2008". This implies it has not currently been approved, so how do you know that it will be approved? What is outstanding in the process before it is approved? Who are the 'regional assembly' and who has given them the right / power to tell N. Somerset that we must provide 9000 homes in the S W Bristol urban extension? Can I get elected onto the 'regional assembly'? I imagine not. Who qualifies to sit on this assembly? |
| D | Crook | 2.1 Preparing the Core Strategy | |
| | Government Office for the South West 1017121/CSI&O/1 | | Broadly content that the document serves the purposes of an issues and options paper, and forms a useful basis for future work. |

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| M | Burdge | 2.1 Preparing the Core Strategy | |
| - | 1045569/CSI&O/1 | | In our view the stress on the RSS needs to be greater in this document, since as a result of the 2004 Act, this becomes part of the Development Plan and therefore has the benefit of Section 38(6) of the Act in respect of planning decisions. additional dispersal strategy should be developed to allow for growth in Portishead, Nailsea, Clevedon and Yatton. |
| J E | Hiscott | 2.1 Preparing the Core Strategy | |
| - | 1021473/CSI&O/10 | | NSC should lobby Government, to balance the influence of developers. |
| T | Coombes | 2.1 Preparing the Core Strategy | |
| | Business West 474401/CSI&O/4 | | We are disappointed that the document largely fails to recognise the benefits of joint working and partnership working, and further believe that better collaboration across the boundary of the District, with Bristol City Council, is a prerequisite for more sustainable growth and development in North Somerset. |
| R | Burrows | 2.1 Preparing the Core Strategy | |
| - | 939361/CSI&O/1 | | I do not believe the amount of housing or locations are correct and well thought through. |

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| N A | Purchase | 2.1 Preparing the Core Strategy | |
| - | 1015329/CSI&O/1 | | I am concerned that this section, and possibly the rest of the document, fails to mention and plan for the extremely high and rapid growth in housing in Portishead. |
| J | Gowar | 2.1 Preparing the Core Strategy | |
| - | 1016353/CSI&O/2 | | Query the desirability of siting 9000 new homes in North Somerset south of Bristol; limit urban expansion of towns and larger villages with clearly defined Green Belt extended to "C" to prevent merging; continue to oppose the expansion of smaller villages and hamlets; work with BANES to preserve the rural character of the south and east of the District and its neighbouring area. |
| A R | Webber | 2.1 Preparing the Core Strategy | |
| - | 1013377/CSI&O/2 | | This is Government nonsense based on their projected population figures. |
| R | Burrows | 2.1 Preparing the Core Strategy | |
| - | 939361/CSI&O/5 | | Better understanding and analysis of the problems required. |

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| C A R | Mayne | 2.1 Preparing the Core Strategy | |
| - | 1007905/CSI&O/2 | | I presume you mean 2008 not 2088! |
| M A | Webber | 2.1 Preparing the Core Strategy | |
| - | 1015617/CSI&O/1 | | I am opposed to the building of 26,000 homes in N. Somerset and to the destruction on the Green Belt on the south west side of Bristol. |
| S | Vallance | 2.1 Preparing the Core Strategy | |
| - | 1000833/CSI&O/3 | | Despite responding to this, I have NO faith that I can make any impact on things I suspect are already decided between Councils and powerful development companies. The consultation online is ridiculously complicated - I am sure a lot of people are totally cut out from giving a view. |
| G | Bigg | 2.1 Preparing the Core Strategy | |
| | Campaign to Protect Rural England 1059617/CSI&O/1 | | Predictions in population growth is at the core of much of the proposed changes and CPRE believe that it is essential that proposals are evidence based and should adopt a plan, monitor and manage approach. We are concerned with the speed and uncertainty in the new planning process. Fear that economics will override the environment priorities. |

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| A | Wood | 2.1 Preparing the Core Strategy | |
| | South West Regional Development Agency 1018977/CSI&O/2 | | North Somerset has a critical role to play in terms of helping to deliver the RES (Regional Economic Strategy). As such the Core Strategy for North Somerset will play a key role in helping to deliver the vision for the West of England sub-region. The intention for Weston-super-Mare to become a major economic centre to the south of Bristol is supported. Bristol Airport and Bristol Port are both of national significance but they receive very little attention in the Issues and Options document. |
| - | Redrow Homes | 2.1 Preparing the Core Strategy | |
| | Redrow Homes 1071969/CSI&O/1 | | The primary concern of Redrow Homes is that the Local Development Framework does not facilitate the delivery of land at South West Bristol both within North Somerset's and Bristol City Council's administrative boundaries. As highlighted by the Housing Green Paper, PPS3 and recent statements from Ministers, we are facing a housing crisis that must be met by a significant increase in the delivery of housing. |
| J | Early | 3.1 The Vision | |
| - | 1004545/CSI&O/2 | | No comment. |

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| C A R | Mayne | 3.1 The Vision | |
| - | 1007905/CSI&O/3 | | This is completely contradictory. How do you envisage dumping thousands of new homes in a rural area without having an impact on farming, wildlife and the natural environment generally? |
| A R | Webber | 3.1 The Vision | |
| - | 1013377/CSI&O/3 | | I can see a good case for the economic improvement of Weston-super-Mare. |
| N A | Purchase | 3.1 The Vision | |
| - | 1015329/CSI&O/2 | | This actually seems more of an unsupported fantasy than a reasonable and achievable vision. |
| JGA | Norman | 3.1 The Vision | |
| MARLENS | 1005249/CSI&O/2 | | Vision is too optimistic about reduction in dormitory towns. We need to provide mass transit options for commuters. |

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| J H | Pickwick | 3.1 The Vision | |
| - | 1026241/CSI&O/2 | | Realisation of the Vision depends on the will and ability of both developers and planning officials to pursue the strategic objectives. |
| L | Purcell | 3.1 The Vision | |
| | Burrington Parish Council 1024481/CSI&O/1 | | The vision, as expressed by North Somerset, is that by 2026 Weston-super-Mare will be a major economic centre catering for the employment, as well as the social and leisure needs of its population, whilst attracting visitors to support this role. This is to be supported. |
| P C | Whitehead | 3.1 The Vision | |
| - | 1019137/CSI&O/1 | | In order to meet Government targets, it is inevitable that not everyone will agree with the proposals which are put forward, but I do feel that little consideration appears to have been given to the effects of global warming and the loss of Green Belt land to the south of Bristol. If these are as dire as some are predicting, much of Weston will disappear beneath the waves and my understanding is tht current policy is not to attempt to create the flood defences which would be necessary. |

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| D | Crook | 3.1 The Vision | |
| | Government Office for the South West 1017121/CSI&O/2 | | Pleased at inclusion of focused and locally distinctive vision but unclear how it relates to Community Strategy and earlier visioning work. |
| B | Smith | 3.1 The Vision | |
| - | 1044769/CSI&O/3 | | Aspirations need to be more specific and conflicting priorities resolved. |
| - | Burdge family | 3.1 The Vision | |
| - | 1058881/CSI&O/1 | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| - | Pittaway Ltd | 3.1 The Vision | |
| | Pittaway Ltd | | |

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| Organisation | | | |
| Contribution reference | | | |
| 1058945/CSI&O/1 | | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| - | Porthurst Ltd | 3.1 The Vision | |
| Porthurst Ltd 1059713/CSI&O/1 | | | It is assumed that the core will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| D | Alvis & Mrs J Bennett | 3.1 The Vision | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1074049/CSI&O/1 | | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| - | Mead Realisations Ltd | 3.1 The Vision | |
| | Mead Realisations Ltd 1074881/CSI&O/1 | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| P | Moss | 3.1 The Vision | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1074465/CSI&O/1 | | | It is assumed that the Core Strategy will in due course need to be amended to take full account of the anticipated changes in the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). It is further assumed that any such changes will need to be the subject of a further round of public consultation - given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| - | Crest Nicholson | 3.1 The Vision | |
| Crest Nicholson 1059809/CSI&O/1 | | | It is assumed that the Core Strategy will in due course need to be amended to take full account for the anticipated changes to the Regional Spatial Strategy (RSS10) arising from the outcome of the Examination in Public (EiP). it is further assumed that any such changes will need to be the subject of a further round of public consultation -given that they will almost certainly necessitate a review of both the Vision and at least some of the Strategic Objectives set out in the current paper. |
| S P | Parry | 3.2 Question 1 | |
| Avon Wildlife Trust | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1045217/CSI&O/1 | | <p>Not enough detail given to answer questions. Welcome the recognition within the Core Strategy and its supporting documents of the importance of conserving and enhancing the natural environment within the local authority area.</p> <p>Would welcome a reference within the Strategies and Initiatives Document to the Natural Environment and Rural Communities Act 2006.</p> |
| A | Tupper | 3.2 Question 1 | |
| - | 1027041/CSI&O/1 | | Yes - but we cannot sustain this level of population growth. |
| - | Baker Family | 3.2 Question 1 | |
| - | 1055841/CSI&O/2 | | Our clients are generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. They also consider it appropriate for your Council to review the role of each of the smaller towns (including Nailsea). |
| T | Totz | 3.2 Question 1 | |
| | South West Regional Assembly | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | | | |
| | 1017665/CSI&O/2 | | We would only like to draw your attention to the Inset Diagram 4.1 which sets out the broad location for the urban extensions in the West of England based on the advice received from the 4(4) authorities. When assessing the different options, it should be ensured that the urban extensions at Weston-super-Mare and to the south west of Bristol are located within the Areas of Search. |
| G | Iles | 3.2 Question 1 | |
| | Brockley Parish Council 1048801/CSI&O/1 | | We strongly believe that development of the Green Belt in North Somerset should not take place before Bristol development, which is closer to employment and would be more sustainable. New housing in North Somerset should also be conditional on hard factual evidence that self-contained employment, highways and infrastructure, medical and social facilities and schools will be provided in parallel and Government funded. |
| J | Smith | 3.2 Question 1 | |
| | Dundry Parish Council 1055873/CSI&O/2 | | The Green Belt has been THE major tool for the protection of rural areas and the countryside for some decades, and in our view, it has been very successful. Why is NSC proposing removing this protection? We believe that NSC should be protesting strongly to the RSS to retain the current Green Belt boundaries |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 3.2 Question 1 | |
| | Del Piero Ltd 1045697/CSI&O/1 | | Del Piero Ltd agrees with the vision for the urban extensions to establish mixed use communities valued for their high standards of sustainability, quality of life and inspired design. |
| A | Ridge | 3.2 Question 1 | |
| - | 1048513/CSI&O/1 | | Yes, as a broad outline. |
| - | - | 3.2 Question 1 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/1 | | A fundamental issue to the success of the urban extensions is the way in which they will "integrate" with the existing urban areas. The Core Strategy's Vision should therefore highlight this as a key issue, as follows (additions highlighted in bold): "Urban extensions to the south west of Bristol and at Weston-super-Mare will be established mixed communities valued for their high standards of sustainability, quality of life & inspired design which are fully integrated with the existing urban area |
| J | Smart | 3.2 Question 1 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/1 | | Yes |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| S | Banks | 3.2 Question 1 | |
| | Butcombe Parish Council 1049313/CSI&O/1 | | Significant and inappropriate expansion of the urban fringe, particularly into the Green Belt as suggested south west of Bristol, will inevitably increase pressure on the special character of North Somerset's rural hinterland, leading to incremental creeping degradation of the rural environment over time. We do not believe that the vision sufficiently recognises the crucial importance of the landscape and nature conservation biodiversity of North Somerset's non-urban areas. |
| - | SWRDA/EP | 3.2 Question 1 | |
| | SWRDA/EP 1020289/CSI&O/2 | | English Partnerships supports the vision within the Core Strategy which identifies that the urban extensions to the south west of Bristol and at Weston-super-Mare will be established mixed communities valued for their high standards of sustainability, quality of life and inspired design. |
| - | CNM Estates | 3.2 Question 1 | |
| | CNM Estates 1017697/CSI&O/1 | | The vision should refer to Weston-super-Mare's objective to perform a sub-regional role, it's Strategically Significant City and Town Centre (SSCT) designation within the draft RSS and the council's ambitions to effect significant mixed use town centre regeneration, redress the low grade tourist accommodation, local economy, job creation and housing imbalance. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A J | Barrett | 3.2 Question 1 | |
| - | | | |
| 1015137/CSI&O/1 | | | What jobs will support 18,000 new households and how can the rural lifestyle and aspirations referred to be fulfilled with current proposals? |
| L | Allday | 3.2 Question 1 | |
| Kingston Seymour Parish Council | | | |
| 1017889/CSI&O/1 | | | Agree with the vision but is 17% population growth necessary or desirable. Slower growth will allow quality to be maintained. North SOMerset should refuse to accept this growth. |
| H | Cripps | 3.2 Question 1 | |
| - | | | |
| 1026337/CSI&O/1 | | | Do not agree with vision for N Somerset. Some of objectives are good but you have not identified the main issue which is the loss of green belt as a first option rather than the use of brown field sites within Bristol or other non green belt land. The establishment of a green belt was a fundamental principle to protect the environment and its transgression is dishonest and harmful. None of the options are acceptable. I hope you will arrange public meetings so that we can have a prope |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Scott | 3.2 Question 1 | |
| | NG Bailey 1026369/CSI&O/1 | | Restrict growth at BIA. Keep SW Bristol Green Belt |
| Xanne | Blythe | 3.2 Question 1 | |
| | Yatton Parish Council 1026657/CSI&O/1 | | The vision is very good. |
| - | - | 3.2 Question 1 | |
| | Crest Strategic Projects 1020993/CSI&O/1 | | Whilst the broad vision is supported, it fails to give due recognition to the role which the small towns with a rail station, such as Nailsea, play in meeting the housing needs of the district in a sustainable manner. A strategy which is over reliant on two urban extensions would lack flexibility if one (or both) urban extensions were delayed or failed to come forward. In view of this, giving the small towns with a rail station a greater housing role would enhance the flexibility and robustness. |
| T | Scott | 3.2 Question 1 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| 1021345/CSI&O/1 | | | Disagree, BIA expansion should be treated as major issue. BIAs future growth must be curtailed; keep night noise quota system; properly assess long-term cost of emissions; avoid presuming BIA expansion will happen, as planning process not complete. Keep parts of Bristol green belt to avoid losing villages such as Dundry, Winford and Felton. |
| S M | Chapman | 3.2 Question 1 | |
| Barrow Gurney Parish Council 1047777/CSI&O/2 | | | We agree with that the demographic trends of people living longer and in smaller households necessitate the building of some new houses and their associated infrastructure, and that this should be done with high standards of sustainability, quality of life and inspired design. We do not agree however with the RSS policy of population expansion for the Bristol area over and above these existing demographic pressures through a policy of inward migration from other parts of the UK and the EU. |
| A W | Watson | 3.2 Question 1 | |
| The National Trust 1047457/CSI&O/1 | | | The Vision is, in our view, somewhat traditional and not really challenging. The vision should make reference to achieving a more sustainable community, to promoting a low carbon economy and settlement pattern, where local needs and services are where possible met/provided locally, and that by 2026 North Somerset is well adapted to climate change and associated sea level rise. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| M W | Davies | 3.2 Question 1 | |
| - | 1047553/CSI&O/1 | | Yes |
| S J | Mitchell | 3.2 Question 1 | |
| - | 989665/CSI&O/1 | | Need to plan for infrastructure. |
| A | Bridle | 3.2 Question 1 | |
| - | 990209/CSI&O/1 | | Sea level change. |
| - | Persimmons Special Projects | 3.2 Question 1 | |
| | Persimmons Special Projects Western 1020801/CSI&O/2 | | Persimmon endorse the proposed Vision that Weston-super-Mare will be established as a major economic centre, South of Bristol catering for the employment, social and lesiure needs of the people. Persimmon supports proposed vision in that it acknowledges the proposed urban extensions and the complementary role of the smaller towns and villages. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| B | Brice | 3.2 Question 1 | |
| - | 1026977/CSI&O/1 | | Agreed |
| S | Walker | 3.2 Question 1 | |
| | Strategic Land Partnerships 1010241/CSI&O/1 | | Yes, however the Vision should be more ambitions - why wait 20 years? |
| J | Clark | 3.2 Question 1 | |
| | Forest of Avon 1012641/CSI&O/2 | | I support the vision as expressed, but feel that it needs to be much more positive in terms of the role that the rural area does/could play in the life of North Somerset. I feel that it currently contributes much in terms of local tourism, local food and products and quality of life through countryside access. |
| J | Stone | 3.2 Question 1 | |
| | Backwell Parish Council 1013153/CSI&O/1 | | Yes |

| Initials | Name | Paragraph Heading | Comment Summary |
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| I | Moore | 3.2 Question 1 | |
| - | 998881/CSI&O/1 | | I broadly agree with the vision for North Somerset over the next 20 years. |
| J | Hewett | 3.2 Question 1 | |
| - | 1007073/CSI&O/1 | | Yes. Providing appropriate infrastructure. |
| J B | Raglan | 3.2 Question 1 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/1 | | Agreed. |
| J | Ashman | 3.2 Question 1 | |
| | Highways Agency 933985/CSI&O/2 | | Agrees with vision but would wish to see further reference to the promotion of sustainable transport objectives within the vision. |
| A | Mountjoy | 3.2 Question 1 | |
| - | 1023521/CSI&O/1 | | Vision will not be met with such tight timescales. Proposed SW Bristol extension will only add to commuting without addressing the resulting traffic congestion. The cision will not protect the character of Long Ashton or that of the open countryside. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| B | Smith | 3.2 Question 1 | |
| Bristol Port Company 1025793/CSI&O/1 | | | There needs to be acknowledgement that the strategic objective of securing between 8,500 and 10,000 jobs will not be all secured in the growth areas. Recognition must be given to current District "economic drivers" of which the airport and port are the two major contributors outside of the public sector. |
| K M | Day | 3.2 Question 1 | |
| - 1024833/CSI&O/1 | | | Do not agree with the vision. Should not have mass new housing in and around Weston. The towns and villages throughout North Somerset should be allowed to grow sensibly. Nailsea needs to grow in order to succeed. The area of green belt to the north should be brought into the settlement boundary and used for housing to supply a workforce for the industrial estates (which should be allowed to expand) and support local schools. Should be supported by a better road system including A370-M5 link. |
| - | - | 3.2 Question 1 | |
| Cavanna Homes (South West) 1024993/CSI&O/1 | | | The vision should include development at the smaller towns of Portishead, Clevedon and Nailsea. In particular land north of Nailsea is suitable for a mixed development and can also provide a by-pass. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | - | 3.2 Question 1 | |
| Trustees of the Lord Wraxall Discretionary Will Trust 1025633/CSI&O/2 | | | The proposed urban extensions to the south west of Bristol and at Weston-super-Mare are the most appropriate locations to develop large mixed communities where high standards of sustainability, quality of life and inspired design can be achieved. It is also considered that the smaller towns in NOrth SOmerset (which would include Flax Bourton) will increasingly support their own populations and ply less of a dormitory role. |
| S P | Parry | 3.2 Question 1 | |
| Avon Wildlife Trust 1045217/CSI&O/4 | | | We don't agree with the Vision as it does not recognise the importance of conserving and enhancing the natural environment as a key factor in contributing to the social and economic condition of the area. We recommend that the vision statement should read '..will be established mixed communities valued for their high standards of sustainability, natural environment, quality of life?.' |
| D | Withers | 3.2 Question 1 | |
| - | 1001729/CSI&O/2 | | The proposed additional development at Weston-super-Mare will be unsustainable and lead to potentially 20,000 additional out-commuters. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| R | Sterland | 3.2 Question 1 | |
| - | 1024737/CSI&O/1 | | The core strategy is more of a nightmare than a vision. The construction of the urban extensions to Bristol would destroy the character of the region and adversely affect the quality of life of the current residents. The proposed development is completely contradictory to the "What" of the Strategic Objectives. |
| E | Gamlin | 3.2 Question 1 | |
| - | 1014497/CSI&O/1 | | Expansion of Weston is limited by current road infrastructure. Concerned about the merging of Bristol and North Somerset. |
| J C | Edwards | 3.2 Question 1 | |
| - | 998977/CSI&O/1 | | Keep the Green Belt areas and preserve them for the future. |
| D N J | Thrush | 3.2 Question 1 | |
| - | 1006977/CSI&O/1 | | Yes. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| M J | Hannagan | 3.2 Question 1 | |
| - | 997857/CSI&O/1 | | Agree with vision. |
| P | Needham | 3.2 Question 1 | |
| - | 998273/CSI&O/1 | | Disagree with vision-should be no growth strategy. |
| - | - | 3.2 Question 1 | |
| | Woodhill Area Committee 997953/CSI&O/4 | | Yes, I agree with the vision. |
| B | O'Brien | 3.2 Question 1 | |
| - | 998401/CSI&O/1 | | How will smaller towns support their populations when major employers will be attracted to W-S-M as the major economic centre? |
| J | Richards | 3.2 Question 1 | |
| | Mendip Hills AONB Partnership | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| 698049/CSI&O/1 | | | The Vision should be amended and begin with a focus on the whole District and then move on to more specific individual elements. For instance it should begin with the aim of making all new development in North Somerset examples of good practice in sustainability, responding to climate change challenges and safeguarding the area's environmental assets. Such an overarching aim provides the appropriate framework on which to hang the other parts of the Vision as stated in the consultation document. |
| G | White | 3.2 Question 1 | |
| - | | | |
| 1012289/CSI&O/1 | | | Yes, I agree with the vision for North Somerset over the next 20 years. I think that it is particularly important that the character of the open countryside is protected. Over the past 30 years there has been an insidious eating away of our green fields by piecemeal development and I feel strongly that this must stop. It is also important that we keep our villages separated from each other and that they are not assimilated into towns. |
| Neil | Warner | 3.2 Question 1 | |
| JPPC | | | |
| 1012577/CSI&O/1 | | | Agree |
| P | Rendle | 3.2 Question 1 | |
| Portishead and North Weston Town Council | | | |
| 1009313/CSI&O/2 | | | The vision has no reference to the transport of the district, thereby acknowledging that it is a major obstacle to future plans. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| J | Gowar | 3.2 Question 1 | |
| - | 1016353/CSI&O/3 | | Qualified "yes". |
| G | Wilson | 3.2 Question 1 | |
| | Wrington Parish Council 1019201/CSI&O/3 | | Support the vision, but concerned that Weston might be unable to establish itself as 'a major economic centre south of Bristol catering for the employment, social and leisure needs of its population whilst attracting visitors to support this role' since economic circumstances and a preference for other areas might deter business relocations and new start-ups in the town. new job creation must come before house building if out-commuting is to be controlled. |
| K | Whitehead | 3.2 Question 1 | |
| - | 1016097/CSI&O/1 | | Agree with the vision. |
| R | Burrows | 3.2 Question 1 | |
| - | 939361/CSI&O/2 | | Disagree, believe planning has failed in North Somerset. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Burrows | 3.2 Question 1 | |
| - | 939361/CSI&O/6 | | No I do not |
| D R S | Smith | 3.2 Question 1 | |
| - | 1009889/CSI&O/1 | | Outlying villages cannot cater for rural needs residents tend to go to super markets to shop. There is no local industry or business in rural areas. |
| J | Early | 3.2 Question 1 | |
| - | 1004545/CSI&O/1 | | Yes I agree. |
| J | Stokes | 3.2 Question 1 | |
| - | 1001377/CSI&O/1 | | Yes/Agree. |
| M A | Webber | 3.2 Question 1 | |
| - | 1015617/CSI&O/2 | | I consider the vision to be unrealistic and predict huge transport problems in relation to house-building on this scal. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| D | Sheridan | 3.2 Question 1 | |
| - | 1014273/CSI&O/1 | | yes |
| G | Mountjoy | 3.2 Question 1 | |
| - | 1014401/CSI&O/1 | | Without good quality employment WSM will have large outward work mobility and low levels of prosperity. Increase in hsg will add to social problems. |
| - | Tuckerwood Developments Ltd | 3.2 Question 1 | |
| | Tuckerwood Developments Ltd 1080481/CSI&O/1 | | Our clients are generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. They also consider it appropriate for your Council to review the role of each of the smaller towns and larger villages (including Winscombe) |
| J | Hunter | 3.2 Question 1 | |
| - | 1004897/CSI&O/1 | | In general agree with the vision statement. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| P J | Linsey | 3.2 Question 1 | |
| - | 996673/CSI&O/1 | | Agree in principle with the vision. |
| J | Stokes | 3.2 Question 1 | |
| - | 996897/CSI&O/1 | | More consideration needs to be given to new road construction. |
| J | Lord | 3.2 Question 1 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/2 | | Long Ashton would be subsumed by Bristol. North Somerset must keep its own identity separate from Bristol with expansions to existing towns not villages near Bristol. Weston urban extension would be dependent on creation of new local employment and a reliable public transport system between extension and town centre. Must focus on the redevelopment of the town centre in an attractive way. |
| W | Lowman | 3.2 Question 1 | |
| | Yatton and Congresbury Wildlife Action Group 1022721/CSI&O/1 | | YACWAG supports the vision for North Somerset over the next 20 years as we feel it would protect the rural landscape and the environment, in particular the NS Levels & Moors. We think it important to maintain green spaces between our rural communities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| A | Lee | 3.2 Question 1 | |
| - | | | |
| 1022401/CSI&O/2 | | | You say that the 'rural villages will cater for rural needs with their character and that of the open countryside protected from intrusive development'. This will not be the case at Long Ashton. |
| K | Crowther | 3.2 Question 1 | |
| - | | | |
| 1021057/CSI&O/1 | | | Agree in the Main. However planned urban extensions will by definition encroach onto open countryside which it states you wish to protect from intrusive development. |
| R | Bull | 3.2 Question 1 | |
| Environment Agency | | | |
| 1020673/CSI&O/1 | | | The vision should include environmental issues - protecting/enhancing the environment taking into account climate change. The vision at present focuses on social/economic issues. |
| D | Snape | 3.2 Question 1 | |
| - | | | |
| 1026913/CSI&O/1 | | | I believe this is undesirable, as it will have a detrimental effect on the rural character of North Somerset. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| A | West-Bartlett | 3.2 Question 1 | |
| - | 1054849/CSI&O/1 | | Vision agreed but not on this scale so 'No'. |
| N | Phippen | 3.2 Question 1 | |
| - | 1051521/CSI&O/1 | | We strongly support the visions contained within the CS which seeks to establish WsM as a major economic centre south of Bristol. In order to deliver growth in the most sustainable fashion and meet the future needs of the district in the most appropriate manner, we support the identification of WsM as the principal focus for future development. |
| - | Crest Nicholson | 3.2 Question 1 | |
| | Crest Nicholson 1059809/CSI&O/2 | | Our clients are concerned about the apparent over-emphasis on the two centre vision. What would happen if implementation of this vision were delayed or frustrated for any reason during the plan period? What would happen if the Panel's Report on the RSS were to reject this idea? The publication of this Core Strategy document is considered to be somewhat premature in this regard. |
| - | Crest Nicholson | 3.2 Question 1 | |
| | Crest Nicholson | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| | 1059809/CSI&O/3 | | There is a danger that the Core Strategy document could fail at least two of the soundness tests (7 and 9) - in failing to build in sufficient flexibility to safeguard for delay and even the failure of the underlying RSS strategy. |
| P | Moss | 3.2 Question 1 | |
| - | 1074465/CSI&O/2 | | Our clients are generally supportive of the Vision set out for WsM and the two proposed urban extensions. Our clients wish to reiterate their continued support for the proposed urban extension at Weston-super-Mare - within which they are major landowners. They note and support the decision made to select the polycentric growth option as the preferred option deriving from the Issues and Options Consultation process on the Weston Area Action Plan. |
| - | Gunningham Family Gunningham Family 1074753/CSI&O/2 | 3.2 Question 1 | Generally supportive of vision however consider that the only way the Council will succeed in meeting some of the strategic objectives is by facilitating new build employment and housing development in some locations outside W-s-M. Rural villages should cater for 'local needs' not 'rural needs'. |
| - | Burnett and Griffin | 3.2 Question 1 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| 1073985/CSI&O/2 | | | <p>It is considered that the only means by which your Council is going to succeed in meeting certain of the strategic objectives set out elsewhere in the Core Strategy is by facilitating new build employment and housing development in certain selected locations outside of Weston-super-Mare and the two afore-mentioned urban extensions.</p> <p>It is suggested that "the rural villages will cater for rural needs". Did you mean 'rural' needs or 'local' needs? We consider that it should be the latter.</p> |
| - | Gunningham Family Gunningham Family 1074753/CSI&O/11 | 3.2 Question 1 | <p>Generally supportive of vision for Weston, but suggest this shouldn't preclude development in other settlements. Will need to facilitate new build employment and housing development in certain locations outside W-s-M. General housing will be needed in order to meet affordable housing needs. Rural villages should cater for 'local needs' not 'rural needs'.</p> |
| - | Mead Realisations Ltd Mead Realisations Ltd 1074881/CSI&O/2 | 3.2 Question 1 | <p>Our clients are generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. They also consider it appropriate for your Council to consider the development potential of additional smaller sites around the fringes of Weston-super-Mare and to review the role of each of the smaller towns.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Mead Realisations Ltd | 3.2 Question 1 | |
| | Mead Realisations Ltd 1074881/CSI&O/3 | | It is suggested that "the rural villages will cater for rural needs". Did you mean 'rural' needs or 'local' needs? We consider that it should be the latter. |
| - | Taylor Wimpey Developments Ltd | 3.2 Question 1 | |
| | Taylor Wimpey Developments Ltd 1074721/CSI&O/3 | | Our clients are generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. Need to be able to build in some smaller settlements as well to achieve affordable housing numbers and to fund necessary infrastructure to secure new employment development in certain settlements without accepting mixed-use applications. |
| D | Alvis & Mrs J Bennett | 3.2 Question 1 | |
| - | 1074049/CSI&O/2 | | Our clients are generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. However, they also consider it appropriate for your Council to consider the development potential of additional sites on the fringes of Weston-super-Mare - including of course their landholding off Lyfield Road. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Jones Family | 3.2 Question 1 | |
| - | 1058305/CSI&O/2 | | Our clients are supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. |
| J | Duffy | 3.2 Question 1 | |
| | Congresbury Parish Council 1078849/CSI&O/1 | | The Parish Council agree with the vision statement but wish to add that the rural villages should not lose out on key services (libraries, schools, health centres etc) over a preference to move the services to smaller towns. |
| - | - | 3.2 Question 1 | |
| | F R Nurse Will Trust 1078689/CSI&O/1 | | In principle we agree with the vision for North Somerset over the next 20 years. However we disagree with the role of other towns in North Somerset being relegated to support roles, as Portishead in particular has the potential to provide further development in a sustainable location. |
| L | Summerfield | 3.2 Question 1 | |
| | Portbury Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1075841/CSI&O/5 | | | PPC is mindful of the impact that the proposed SW Bristol urban development will have on the surrounding settlements. It cannot and does not condone the removal of Green Belt. However given the imposition of housing allocation from central government, centring the houses near places of work, play and amenities to reduce transport carbon emissions must be logically sound. Furthermore, remaining and replacement Green Belt must remain absolute and robust. |
| D | Griffiths | 3.2 Question 1 | |
| Bristol City Council 1022305/CSI&O/2 | | | The City Council supports the Vision. |
| F J | Beach | 3.2 Question 1 | |
| - 1018209/CSI&O/2 | | | Yes the vision is good but I don't know how you intend to attract high quality employment into the Weston area, at the moment it only seems to be a retail centre. |
| J | White | 3.2 Question 1 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1013089/CSI&O/1 | | | Yes, I agree with the vision for North Somerset over the next 20 years. I think that it is particularly important that the character of the open countryside is protected. Over the past 30 years there has been an insidious eating away of our green fields by piecemeal development and I feel strongly that this must stop. It is also important that we keep our villages separated from each other and that they are not assimilated into towns. |
| RP | Higgins | 3.2 Question 1 | |
| - | | | |
| 994465/CSI&O/1 | | | Am not aware of any evidence to justify the expectation that there will be sufficient new jobs in Weston and South West of Bristol to justify 18000 additional houses. |
| D A | Greenwood | 3.2 Question 1 | |
| - | | | |
| 989857/CSI&O/1 | | | No |
| - | Porthurst Ltd | 3.2 Question 1 | |
| | Porthurst Ltd | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1059713/CSI&O/2 | | | Generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. They also consider it appropriate for your Council to review the role of each of the smaller towns (including Nailsea and Yatton). However, whilst it is accepted that it is necessary and appropriate to seek to improve the balance between housing and employment in all of the towns and villages across North Somerset, it is not considered that this will necessarily mean that no new build developm |
| J | Milward | 3.2 Question 1 | |
| - | | | |
| 702753/CSI&O/1 | | | I would like to express concerns in respect of the 'vision's' apparent unquestioning acceptance that areas at Weston-super-Mare and to the South West of Bristol are to be established as substantial urban extensions for employment and housing, without thinking through the wider consequences.I do not believe that the vision sufficiently recognises the crucial importance of the landscape and nature conservation biodiversity of North Somerset's non-urban areas for thei quality of life benefits. |
| E L | Lockett | 3.2 Question 1 | |
| Sport England | | | |
| 1010081/CSI&O/1 | | | We are in general agreement with the vision for North Somerset over the next 20 years as you have established the need to cater for the leisure needs of the area as well as the employment and social needs. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| A | Oxberry | 3.2 Question 1 | |
| - | 1047681/CSI&O/1 | | The vision must focus on development that minimises impact on the environment, and prepares for a low-carbon, low-energy, locally-based future. This is the reality of our near-term future. If properly planned for, this can be a positive vision, with strong communities and close ties with the land. Energy and food would be produced locally. Water and sanitation would be provided locally. Jobs would be local. |
| - | Kilmartin Property Group | 3.2 Question 1 | |
| - | Kilmartin Property Group 1021633/CSI&O/1 | | The vision should refer to Weston-super-Mare's (WsM) objective to perform a sub-regional role, its Strategic Significant City and Town (SSTC) designation within the draft RSS and the Council's ambitions to effect significant mixed use town centre regeneration, redress the low grade tourist accommodation, local economy, job creation and housing imbalance. |
| M A | Webster | 3.2 Question 1 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| 1011009/CSI&O/1 | | | The "Seaside Town" aspect of Weston should predominate over the "Economic Centre" aspect - although the two need not necessarily be in conflict. However should the Severn Barrage be built there is a real possibility that Weston beach could be lost due to accretion of muddy sediment, which could also be slimy and smelly. The basin could become eutrophic and money may be needed to fund the oxygenation of it as in Cardiff bay. These things require consideration. |
| - | University of Bristol | 3.2 Question 1 | |
| University of Bristol 1010561/CSI&O/1 | | | In general terms yes. However, we consider the provision for 26,000 homes is inadequate. The proposed additional dwelling requirement from 2006-2026 could rise to as much as 32,940 with a consequent increase in employment land. Support focussing growth in Weston Super Mare and to the South West of Bristol, principally as two sustainable urban extensions. Detailed review of the green belt is needed in relation to the SW Bristol urban extension. |
| E | Williams | 3.2 Question 1 | |
| Bristol Primary Care Trust 1059905/CSI&O/1 | | | I like the emphasis on sustainability and inspiring design and the protection of open countryside. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| I T | Thompson | 3.2 Question 1 | |
| | Thompson Commercial 1069025/CSI&O/3 | | In answer to Q.1 I agree "The Vision" but much more detail is required of the consequences. |
| - | Pittaway Ltd | 3.2 Question 1 | |
| | Pittaway Ltd 1058945/CSI&O/2 | | Our clients are generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. |
| - | Burdge family | 3.2 Question 1 | |
| - | 1058881/CSI&O/2 | | Our clients are generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. They also consider it appropriate for your council to review the role of each of the smaller towns and larger villages including Yatton. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 3.2 Question 1 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Wood | 3.2 Question 1 | |
| | South West Regional Development Agency 1018977/CSI&O/4 | | Welcomes the Vision, but specific reference should be made to augmenting the role of Bristol and its wider city region as the major economic powerhouse of the region. Equally the vision statement should include reference to Bristol Port and Bristol Airport are of both regional and national economic significance. |
| P | Allen | 3.2 Question 1 | |
| - | 1056417/CSI&O/1 | | Given my assumption of the increase in population from migrants and that any other increase in housing will be by virtue of family breakdown I believe that many of the 9,000+ homes will need to be affordable housing. Given that scenarion then the houses unless built on an existing centre of habitation will be little more than dormitory towns. |
| A | Nunn | 3.2 Question 1 | |
| - | 1058369/CSI&O/2 | | Our clients are generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. They also consider it appropriate for your Council to review the role of each of the smaller towns (including Nailsea). It is suggested that "the rural villages will cater for rural needs". Did you mean 'rural' needs or 'local' needs? We consider that it should be the latter. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| I | Morrell | 3.2 Question 1 | |
| | Nailsea Town Council 706241/CSI&O/3 | | Agree Weston should be the main centre. |
| J | Hardwidge | 3.2 Question 1 | |
| - | 1057825/CSI&O/2 | | Our client is generally supportive of the Vision set out for Weston-super-Mare and the two proposed urban extensions. He also considers it appropriate for your Council to review the role of each of the smaller towns (including Nailsea). |
| - | - | 3.2 Question 1 | |
| | UK Wind Energy Industry 1056801/CSI&O/2 | | BWEA is concerned at the near total absence of reference to renewable energy within this document, and minimal references to climate change, carbon dioxide emissions and the role of planning in mitigating and adapting to these pressing challenges. |
| C | Angell | 3.2 Question 1 | |
| - | 1025377/CSI&O/1 | | No. Need to develop Bristol's brownfield sites before any new development takes place in North Somerset - poorer inner city areas need regeneration. In a deteriorating housing market, new development will bring about further over supply issues. Far from convinced the need is there. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Burrows | 4.1 Strategic Objectives | |
| - | 939361/CSI&O/3 | | How will objectives be met based on past performance? |
| A R | Webber | 4.1 Strategic Objectives | |
| - | 1013377/CSI&O/4 | | Let us see the new jobs first. |
| JGA | Norman | 4.1 Strategic Objectives | |
| MARLENS | 1005249/CSI&O/3 | | I agree with these strategic objectives - if we accept the imposed requirement for new homes. |
| L | Purcell | 4.1 Strategic Objectives | |
| Burrington Parish Council | 1024481/CSI&O/2 | | Define what is the 'distinctive and natural and cultural heritage of North Somerset'. What are the long-term environmental, economic and social changes? It would be interesting if NSC defined what are the minimum standards required for a quality of life for the various age ranges so that any improvement can be properly evaluated. There is a need for low priced properties in the villages. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| K | Wozniak | 4.1 Strategic Objectives | |
| | Avon and Somerset Constabulary 1046721/CSI&O/1 | | Whilst it is implied in the overall context, the explicit mention of developing safer communities would be appropriate and highly relevant. |
| M A | Best | 4.1 Strategic Objectives | |
| | - 1026305/CSI&O/2 | | Saddened by amount of development proposed but encouraged by proposals to concentrate it, rather than expand every town and village. |
| R | McNaught | 4.1 Strategic Objectives | |
| | Flax Bourton Parish Council 1015041/CSI&O/1 | | Strategic objective must be to build out Bristol's development commitment first and then see how much overspill is necessary in North Somerset once projections have turned into reality. |
| P C | Whitehead | 4.1 Strategic Objectives | |
| | - 1019137/CSI&O/2 | | I do not believe that it will be feasible to create "jobs with housing" in the south Bristol area. Large employers are unlikely to accept being shunted off into a rural area where transport links are reduced and there will be severe restrictions on parking facilities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 4.1 Strategic Objectives | |
| Del Piero Ltd | | | |
| 1045697/CSI&O/3 | | | Additional employment development at the former Barrow Hospital site, as currently proposed would contribute to more sustainable patterns of movement and assist in retaining significant levels of employment within the administrative area. Development of the site would also assist in phasing the urban extension by bringing forward a balance between residential development proposed and local employment opportunities. |
| B | Smith | 4.1 Strategic Objectives | |
| - | | | |
| 1044769/CSI&O/4 | | | The major strategic objective should be to stop urban sprawl. |
| - | Redrow Homes | 4.1 Strategic Objectives | |
| Redrow Homes | | | |
| 1071969/CSI&O/2 | | | It is noted that the Bristol City Core Strategy DPD is proposed for adoption in October 2009 whereas that for North Somerset is proposed for adopted in May 2010. As each of these documents will allocate part of the same development site, it is currently proposed that part of a single development site will be adopted seven months before the rest of the site is adopted. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Wood | 4.1 Strategic Objectives | |
| South West Regional Development Agency 1018977/CSI&O/3 | | | The West of England sub-region is identified as a key area in delivering sustainable economic growth for the region in The Way Ahead (the region's response to the Sustainable Communities Plan) and is a designated New Growth Point. the Core Strategy should support the West of England vision and response to the economic geography of the area. North Somerset has a key role in helping to deliver the RES over the next 20 years. |
| G | Bigg | 4.1 Strategic Objectives | |
| Campaign to Protect Rural England 1059617/CSI&O/3 | | | Question the evidence of need for 26,000 new homes in North Somerset. Sustainable communities can only be such if they are accompanied by employment growth and appropriate community facilities. We support a plan, monitor and manage approach. We would emphasis that co-ordination between all stakeholders should be such that it includes the local community and all groups including CPRE who may make a useful contribution to the debate on 'sustainable communities'. |
| D A | Greenwood | 4.1 Strategic Objectives | |
| - | | | |
| 989857/CSI&O/2 | | | These are not the right objectives. This is a house-builders charter and will wreck the county. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Tupper | 4.2 Question 2 | |
| - | 1027041/CSI&O/2 | | Yes |
| A | Tupper | 4.2 Question 2 | |
| - | 1027041/CSI&O/3 | | Yes |
| D | Crook | 4.2 Question 2 | |
| | Government Office for the South West 1017121/CSI&O/4 | | Suggest objectives relating to Port and Airport, recognising how the transport implications of new development would need to be addressed and reflecting Green Belt implications of future development of both locations. |
| - | - | 4.2 Question 2 | |
| | Del Piero Ltd 1045697/CSI&O/2 | | Del Piero Ltd wholeheartedly supports the strategic objectives, and in particular the need to secure high standards of design and provide jobs linked directly with proposed new housing. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Ridge | 4.2 Question 2 | |
| - | 1048513/CSI&O/2 | | Yes, though some more specific points could be added. Several of the bullet points (adaptability, quality of life, sense of place, jobs with housing) are best served by mixed housing (including affordable housing) centred round core facilities (shops, employment sites, schools, doctors' surgeries, etc) on a relatively small scale (such areas abutting one another, the abutments including some green space), not large scale blanketing with houses as has often happened in the past. |
| G | Iles | 4.2 Question 2 | |
| | Brockley Parish Council 1048801/CSI&O/2 | | Support objectives, but need to ensure that facilities come together with new housing and that enough new employment is built. |
| S | Banks | 4.2 Question 2 | |
| | Butcombe Parish Council 1049313/CSI&O/2 | | We are pleased to see the objective that seeks to protect and increase the distinctive natural and cultural heritage of North Somerset but - as for Question 1 above - question whether this is realistically compatible with the significant growth proposals proposed for Weston-super-Mare and south west of Bristol. Quality of life throughout North Somerset is likely to decline in the face of unquestioning infrastructural development. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 4.2 Question 2 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/2 | | Objective 6 is supported. Objective 9 should read - To phase development to give a better balance between homes, jobs and services to ensure a better balance of employment and housing in Weston-super-Mare and early provision of the south west Bristol urban extension to support the city's continuing growth". Objective 12 should read as follows (additions highlighted in bold): "To ensure the timely delivery of essential infrastructure alongside the early development of the urban extensions". |
| J | Milward | 4.2 Question 2 | |
| - | 702753/CSI&O/2 | | Pleased to see the objective that seeks to protect and increase the distinctive natural and cultural heritage of North Somerset but question whether this is realistically compatible with the significant growth proposals proposed for Weston-super-Mare and SW Bristol. Quality of life throughout North Somerset is likely to decline in the face of unquestioning infrastructural development. Likely to prove a long term unsustainable growth scenario. |
| - | SWRDA/EP | 4.2 Question 2 | |
| | SWRDA/EP 1020289/CSI&O/3 | | English Partnerships supports the strategic objectives as set out in the Core Strategy paper and welcomes reference to co-ordination between all stakeholders and the timely delivery of essential infrastructure. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | CNM Estates | 4.2 Question 2 | |
| | CNM Estates 1017697/CSI&O/2 | | The vision should refer to Weston-super-Mare's objective to perform a sub-regional role, it's Strategically Significant City and Town Centre (SSCT) designation within the draft RSS and the council's ambitions to effect significant mixed use town centre regeneration, redress the low grade tourist accommodation, local economy, job creation and housing imbalance. |
| F J | Beach | 4.2 Question 2 | |
| - | 1018209/CSI&O/3 | | Yes |
| L | Allday | 4.2 Question 2 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/2 | | Yes, but the target number of homes should be significantly decreased. It is impossible to say to what figure without more information about the composition of the projected population growth. However, since the projected increase implies a future build rate of 30% above what has recently been achieved, it should be reduced at the very least by this amount. |
| A J | Barrett | 4.2 Question 2 | |
| - | 1015137/CSI&O/2 | | Will sustainability, maintaining the environment and biodiversity, and good design take precedence over short-term profit for developers? |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Kilmartin Property Group Kilmartin Property Group 1021633/CSI&O/3 | 4.2 Question 2 | The vision should refer to Weston-super-Mare's (WsM) objective to perform a sub-regional role, its Strategic Significant City and Town (SSTC) designation within the draft RSS and the Council's ambitions to effect significant mixed use town centre regeneration, redress the low grade tourist accommodation, local economy, job creation and housing imbalance. |
| A | Mountjoy | 4.2 Question 2 | |
| - | 1023521/CSI&O/2 | | It is important for the economic development of Weston that the 8,500 plus jobs proposed for the travel to work area are realised prior to at least in conjunction with any major housing expansion. |
| T | Scott | 4.2 Question 2 | |
| - | 1021345/CSI&O/2 | | Answer. Generally yes but items referenced in question one needs to be addressed.(BIA not recognised as major issue). |
| - | - | 4.2 Question 2 | |
| | Crest Strategic Projects | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1020993/CSI&O/2 | | | If the RSS is approved in its present form, it is appropriate that Weston super Mare and south west Bristol should be the main concentrations of development. However, the smaller towns with a rail station (such as Nailsea) have the potential to meet more than just local housing needs. This would also give both private housebuyers and the occupiers of affordable housing a greater range of choice and location. |
| W | Lowman | 4.2 Question 2 | |
| Yatton and Congresbury Wildlife Action Group | | | |
| 1022721/CSI&O/2 | | | These are the right objectives. We feel it is particularly important to maintain green spaces for the enjoyment and well-being of residents and, indeed, this is of economic importance in attracting tourists. Protecting and enhancing local wetlands is of great importance in view of expected climate change. Inset development should be sensitive to the need to protect the character of villages and the open countryside. |
| B | Brice | 4.2 Question 2 | |
| - | | | |
| 1026977/CSI&O/2 | | | Agreed |
| - | Persimmons | 4.2 Question 2 | |
| | Special Projects | | |
| | Persimmons Special Projects Western | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1020801/CSI&O/3 | | | Whilst the need to phase development in terms of infrastructure provision is acknowledged, the Council is urged not to adopt a rigid phasing approach to the achievement of 'better' balance between homes, jobs and services at weston. It is unclear how this will be achieved on a fair, transparent, lawful and equitable basis.should note that delivery of affordable housing relies entirely on private sector. |
| A W | Watson | 4.2 Question 2 | |
| The National Trust 1047457/CSI&O/2 | | | The Strategic Objectives concentrate on a very traditional approach to development and growth, although we acknowledge the RSS conformity issue. Greater emphasis should be given to imperatives such as; minimise the need to travel by locating jobs, homes and services close together; avoid new developments on floodplain; relocated existing development and infrastructure away from floodplain; and ensure new development is zero carbon. |
| S M | Chapman | 4.2 Question 2 | |
| Barrow Gurney Parish Council 1047777/CSI&O/3 | | | We agree with that the demographic trends of people living longer and in smaller households necessitate the building of some new houses and their associated infrastructure, and that this should be done with high standards of sustainability, quality of life and inspired design. We do not agree however with the RSS policy of population expansion for the Bristol area over and above these existing demographic pressures through a policy of inward migration from other parts of the UK and the EU. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| M W | Davies | 4.2 Question 2 | |
| - | 1047553/CSI&O/2 | | Yes |
| J B | Raglan | 4.2 Question 2 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/2 | | Yes, but objectives should be amended to show that infrastructure should be put in place before any building takes place. |
| B | Walters | 4.2 Question 2 | |
| - | 1007137/CSI&O/2 | | If Bristol is required to expand then it must have control of their expansion. |
| J | Hewett | 4.2 Question 2 | |
| - | 1007073/CSI&O/2 | | Yes. |
| I | Moore | 4.2 Question 2 | |
| - | 998881/CSI&O/2 | | Objectives are fine. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Stone | 4.2 Question 2 | |
| | Backwell Parish Council 1013153/CSI&O/2 | | Yes. |
| S | Walker | 4.2 Question 2 | |
| | Strategic Land Partnerships 1010241/CSI&O/2 | | Under the "What" heading an additional bullet point needs to be considered to encompass the objectives of PPS3 "to provide a decent home for everyone, which they can afford, in a community where they want to live". |
| S | Walker | 4.2 Question 2 | |
| | Strategic Land Partnerships 1010241/CSI&O/3 | | Must encompass the objectives of PPS3, affordable homes. Cross border planning with BCC regarding the extension of the south west of the city. |
| P | Heath | 4.2 Question 2 | |
| - | 1005153/CSI&O/3 | | These are not the right objectives. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Ashman | 4.2 Question 2 | |
| | Highways Agency 933985/CSI&O/3 | | The Agency supports the strategic objectives set out in the Core Strategy paper, in particular to focus development at Weston-super-mare and to the south west of Bristol as two sustainable urban extensions, although reserves the right to comments on the sites in detail eg in later Site Allocation Dpd. |
| - | - | 4.2 Question 2 | |
| | Cavanna Homes (South West) 1024993/CSI&O/2 | | Overly focussed on development in Westom-uper-Mare and fails to address the development issues important for Nailsea in the next 20 years. The strategic objectives should be amended to include specific reference to growth in other settlements such as Clevedon, Nailsea and Portishead. |
| D | Withers | 4.2 Question 2 | |
| | - 1001729/CSI&O/3 | | If the current policy of restricting brownfield development and conversions outside the four main towns in locations within easy commuting distance of employment is perpetuated in the Core Strategy then it will be uneconomic and unsound. Significant development should be concentrated around motorway junctions and if in the green belt then this should be adjacent to Portishead and the Docks. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Scott | 4.2 Question 2 | |
| | NG Bailey 1026369/CSI&O/2 | | Yes. |
| S P | Parry | 4.2 Question 2 | |
| | Avon Wildlife Trust 1045217/CSI&O/5 | | We disagree with the objective 'protects and increases the distinctive natural and cultural heritage of North Somerset'. We would wish to see the Natural Environment as a separate objective, e.g. " protects and enhances the distinctive natural environment of North Somerset". The natural environment is a key spatial and infrastructure issue. |
| Xanne | Blythe | 4.2 Question 2 | |
| | Yatton Parish Council 1026657/CSI&O/2 | | Infrastructure needs to be in place first and it would be good to prioritise affordable housing for local needs. |
| E | Gamlin | 4.2 Question 2 | |
| - | 1014497/CSI&O/2 | | It is very difficult to see how future development on such a large scale will protect and increase the natural heritage of North Somerset. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D N J | Thrush | 4.2 Question 2 | |
| - | 1006977/CSI&O/2 | | Yes. |
| B | O'Brien | 4.2 Question 2 | |
| - | 998401/CSI&O/2 | | "To develop elsewhere only for local needs" would still mean Portishead and Clevedon workers using the M5 to get to work. What plans are there to ensure that local people can buy property instead of outsiders who buy to let. |
| P | Needham | 4.2 Question 2 | |
| - | 998273/CSI&O/2 | | I disagree. Please build no new homes at all - far too many have already been shoddily built in badly planned characterless unintegrated ghetto areas like Locking Castle, also on floodplains. |
| P | Rendle | 4.2 Question 2 | |
| | Portishead and North Weston Town Council 1009313/CSI&O/3 | | It should be an objective to provide more employment across the district, to reduce out-commuting. The emphasis on affordable housing is to be applauded. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Franks | 4.2 Question 2 | |
| - | | | |
| 1007489/CSI&O/1 | | | Strategic Objectives. The Where? objective 'To develop elsewhere only for local needs' is not sustainable nor pragmatic. Like it or not North Somerset is part of Greater Bristol. |
| G | White | 4.2 Question 2 | |
| - | | | |
| 1012289/CSI&O/2 | | | Yes, these are the right strategic objectives. It is essential that the bulk of the 26,000 houses which are planned to be built by 2026 should be contained in large development adjacent to Bristol and Weston-super-mare and not be spread randomly through the towns, villages and countryside of North Somerset. Affordable housing is essential to bring young blood into the communities. Job creation in the local area is important to avoid too much commuting. |
| J | Clark | 4.2 Question 2 | |
| Forest of Avon | | | |
| 1012641/CSI&O/3 | | | I welcome the strategic objectives insofar as they go, but feel that it would be appropriate to refer to the Forest of Avon in to which both urban extensions are to be located and the importance of contributing to the Forest of Avon as a way of delivering sustainable, distinctive and vibrant communities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D R S | Smith | 4.2 Question 2 | |
| - | 1009889/CSI&O/2 | | Need to provide more affordable housing for first time buyers. Many places in Bristol that are empty, these could be re-developed. |
| M A | Webber | 4.2 Question 2 | |
| - | 1015617/CSI&O/3 | | The vast house-building plan will destroy the character and culture of North Somerset. |
| J | Stokes | 4.2 Question 2 | |
| - | 1001377/CSI&O/2 | | Yes. |
| K | Whitehead | 4.2 Question 2 | |
| - | 1016097/CSI&O/2 | | Agree with the strategic objectives but essential to consolidate and enhance Weston as a major seaside resort in the South West. |
| J | Gowar | 4.2 Question 2 | |
| - | 1016353/CSI&O/4 | | Sentiment fine; starting position unacceptable. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Mountjoy | 4.2 Question 2 | |
| - | 1014401/CSI&O/2 | | Consider additional housing extension at Nailsea, new town in/around Failand. N Somerset should remain distinct from Bristol. |
| G | Wilson | 4.2 Question 2 | |
| | Wrighton Parish Council 1019201/CSI&O/4 | | Change wording of strategic objectives to: What? To consider the spatial planning issues facing North Somerset and to prepare a planning policy for the future which will prioritise the needs of existing communities and residents whilst making provision, Where?, the South West of Bristol as two clearly defined sustainable urban extensions;How? delivery of the minimal impact infrastructure required meeting the eemployment, social and leisure needs of its population. |
| N A | Purchase | 4.2 Question 2 | |
| - | 1015329/CSI&O/3 | | Portishead is due west of Bristol and therefore presumably excluded from the main ojectives of growth despite the fact that is is growing rapidly! |
| LC | Davidson | 4.2 Question 2 | |
| | English Rural Housing Association 1015233/CSI&O/1 | | Support objective of restricting development to homes for local people and delivery of affordable housing. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| R | Bull | 4.2 Question 2 | |
| | Environment Agency 1020673/CSI&O/2 | | These are acceptable. |
| A | Lee | 4.2 Question 2 | |
| - | 1022401/CSI&O/3 | | Agree with strategic objectives. |
| J | Lord | 4.2 Question 2 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/3 | | Fail to see how you can 'protect and increase the distinctive natural and cultural heritage of North Somerset' and 'improving the quality of residents' by expanding Bristol into the Green Belt and destroying the rural nature of villages near Bristol. Strongly support aim of employment-led growth at Weston but development close to Bristol is not sustainable especially in transport terms. Oppose any alteration to Bristol's Green Belt. |
| J | Stokes | 4.2 Question 2 | |
| - | 996897/CSI&O/2 | | Yes - if transport plans are included in response to Question 1. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| P J | Linsey | 4.2 Question 2 | |
| - | | | |
| 996673/CSI&O/2 | | | Agree with strategic objectives. |
| - | - | 4.2 Question 2 | |
| Woodhill Area Committee | | | |
| 997953/CSI&O/5 | | | These are the right strategies but North Somerset will have to take a tough line with developers to avoid the profit motive over-riding the well being of the citizens. |
| J | Hunter | 4.2 Question 2 | |
| - | | | |
| 1004897/CSI&O/2 | | | Concern over new buildings in W-s-M not appearing aesthetically and concern about socio economic problems eg drugs and anti-social behaviour and crime. |
| N | Phippen | 4.2 Question 2 | |
| - | | | |
| 1051521/CSI&O/2 | | | Housing requirement derived from emerging RSS (26,000 new homes) is currently the minimum level of development likely to take place. The figure may well increase in the final published RSS, a consideration for the preferred options and submission versions of the CS. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| N | Phippen | 4.2 Question 2 | |
| - | 1051521/CSI&O/3 | | We strongly support the identification of WsM as a major focus for growth. The precise location of the proposed urban extension will need to be finalised through other DPDs. |
| N | Phippen | 4.2 Question 2 | |
| - | 1051521/CSI&O/4 | | In principle we support the RSS objective of a better homes/jobs balance at WsM. But housing should not be unduly delayed or held back by a failure to deliver employment. It is important for NSC to both allocate and actively promote the scale of employment and housing required to meet both RSS objectives. |
| A | West-Bartlett | 4.2 Question 2 | |
| - | 1054849/CSI&O/2 | | No. The RSS for 26,000 houses is crazy. |
| J | White | 4.2 Question 2 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | - | 4.2 Question 2 | |
| F R Nurse Will Trust 1078689/CSI&O/2 | | | We believe the objectives are too focused on only Weston-super-Mare and to the south west of Bristol as two sustainable urban extensions; and should provide for additional development elsewhere within the district not only for local needs. Examples have shown that reliance on one or two single development proposals can given problems of non-deliverability and therefore, a more flexible approach ought to be taken whereby more than one urban extension could take place in other towns within NS. |
| - | Tuckerwood Developments Ltd | 4.2 Question 2 | |
| Tuckerwood Developments Ltd 1080481/CSI&O/2 | | | We support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow limited growth in certain selected additional locations (to help meet local needs, affordable housing needs, employment needs and a likely increased strategic housing requirement). The locations considered most suitable for limited additional growth are Clevedon, Portishead, Nailsea, Yatton and Winscombe. |
| J | Duffy | 4.2 Question 2 | |
| Congresbury Parish Council 1078849/CSI&O/2 | | | We don't feel able to answer this question without the knowledge of how RSS reached its figures of 26,000 new homes, however infrastructure needs to be considered at the initial stages of strategic development rather than as an after thought. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Jones Family | 4.2 Question 2 | |
| - | 1058305/CSI&O/3 | | As noted above, we consider it highly likely that the strategic housing requirement will have to be adjusted upwards following publications of the EiP Panel's Report. We support the two suggested focal points for growth. |
| - | Taylor Wimpey Developments Ltd Taylor Wimpey Developments Ltd 1074721/CSI&O/4 | 4.2 Question 2 | It is highly likely that the strategic housing requirement will have to be adjusted upwards following publication of the EiP Panel's Report.number of jobs needing to be provided across NS should be stated.support the two growth points, but also seek limited growth for Nailsea and Yatton.Phasing in Weston and elsewhere is difficult, as strategic housing requirements have to be met & can't wait for 'catch-up' with employment provision. Also need new housing to deliver affordable Housing. |
| - | Mead Realisations Ltd Mead Realisations Ltd 1074881/CSI&O/4 | 4.2 Question 2 | As noted above, we consider it highly likely that the strategic housing requirement will have to be adjusted upwards following publication of the EiP Panel's Report. We would have thought it helpful if some indication were given here of the number of jobs that it is considered should be provided outside of the Weston-super-Mare travel to work area (within North Somerset) over the plan period. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Burnett and Griffin | 4.2 Question 2 | |
| - | 1073985/CSI&O/3 | | It would be helpful if the number of jobs that should be provided outside of the Weston-super-Mare travel to work area (within North Somerset) over the plan period. We support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow limited growth in certain selected additional locations. Should allow for continued housing growth both at Weston-super-Mare and elsewhere to help meet the underlying annual strategic housing requirement. |
| P | Moss | 4.2 Question 2 | |
| - | 1074465/CSI&O/3 | | As noted above, we consider it highly likely that the strategic housing requirement will have to be adjusted upwards following publication of the EiP Panel's Report. Our clients support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow limited growth in certain selected additional locations (to help meet local needs, affordable housing needs, employment needs and a likely increased strategic housing requirement). |
| - | Crest Nicholson | 4.2 Question 2 | |
| | Crest Nicholson | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| | 1059809/CSI&O/4 | | We support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow for limited growth in certain selected additional locations (to help meet local needs, affordable housing needs, employment needs and a likely increased strategic housing requirement). |
| D | Alvis & Mrs J Bennett | 4.2 Question 2 | |
| - | 1074049/CSI&O/3 | | As noted above, we consider it highly likely that the strategic housing requirement will have to be adjusted upwards following publication of the EiP Panel's Report. We support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow limited growth in certain selected additional locations around the fringe of Weston-super-Mare. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 4.2 Question 2 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/2 | | 6th Strategic Objective is supported. The 9th Objective should be changed to "To phase development to give a better balance between homes, jobs and services to ensure a better balance of employment and housing in Weston-super-Mare and early provision of the south west Bristol urban extension to support the city's continuing growth". 12th Objective should be changed to "To ensure the timely delivery of essential infrastructure alongside the early development of the urban extensions". |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Bigg | 4.2 Question 2 | |
| | Campaign to Protect Rural England 1059617/CSI&O/4 | | We would support the bullet point strategic objectives but contend that the overall requirement to predict 26,000 new homes and then provide them is irresponsible, damaging to the environment and quality of life. |
| - | Pittaway Ltd | 4.2 Question 2 | |
| | Pittaway Ltd 1058945/CSI&O/3 | | We support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow limited growth in certain selected additional locations (to help meet local needs, affordable housing need, employment needs and a likely increased strategic housing requirement). |
| - | Burdge family | 4.2 Question 2 | |
| - | 1058881/CSI&O/3 | | We support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow limited growth in certain selected additional locations (to help meet local needs, affordable housing needs, employment needs and a likely increased strategic housing requirement). Yatton is considered to be a suitable location for limited additional growth. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| I T | Thompson | 4.2 Question 2 | |
| | Thompson Commercial 1069025/CSI&O/4 | | In answer to Q.2, again I agree "The Strategy" is right but subject to much detailed appraisal. |
| I T | Thompson | 4.2 Question 2 | |
| | Thompson Commercial 1069025/CSI&O/5 | | In answer to Q.2, again I agree "The Strategy" is right but subject to much detailed appraisal. |
| - | Gunningham Family | 4.2 Question 2 | |
| | Gunningham Family 1074753/CSI&O/3 | | Strategic housing requirement is likely to be adjusted upwards. Number of jobs to be provided outside the W-s-M travel to work area should be given. Support two urban extensions but not without limited growth elsewhere. Employment lead growth should not be at the expense of meeting strategic housing targets. Delivery of affordable housing will rely on sufficient new build housing being provided. A comprehensive approach to development of both urban extensions is needed. |
| E | Williams | 4.2 Question 2 | |
| | Bristol Primary Care Trust 1059905/CSI&O/2 | | These feel like good strategic objectives. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | University of Bristol University of Bristol 1010561/CSI&O/2 | 4.2 Question 2 | Where? As stated in Q1, we support the focus of growth in South West Bristol and Weston Super Mare. When? We support the strategic objectives stated, with the caveat that the provision of affordable homes must take account of abnormal costs associated with each new development. How? We support the strategic objectives stated. |
| - | Gunningham Family Gunningham Family 1074753/CSI&O/12 | 4.2 Question 2 | Strategic housing requirements likely to need raising following EIP panel report. Number of jobs to be created outside of W-s-M travel to work area should be given. Although support two focal points for growth this shouldn't preclude limited growth elsewhere. Employment lead growth shouldn't be at the expense of meeting strategic housing targets, or infrastructure requirements. Market housing will be needed to support provision of affordable housing. |
| E L | Lockett Sport England 1010081/CSI&O/2 | 4.2 Question 2 | The documents aim is to promote opportunities for sport and physical activity through good design, wer therefore believe that the document can have a major role to play in the effective design and layout of new housing commumities, both large and small. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Smart | 4.2 Question 2 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/2 | | Yes |
| - | Porthurst Ltd | 4.2 Question 2 | |
| | Porthurst Ltd 1059713/CSI&O/3 | | We support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow limited growth in certain selected additional locations (to help meet local needs, affordable housing needs, employment needs and a likely increased strategic housing requirement). Locations considered most suitable for limited additional growth include Nailea and Yatton. |
| A | Wood | 4.2 Question 2 | |
| | South West Regional Development Agency 1018977/CSI&O/5 | | The Agency believes that there should be specific strategic objectives relating to supporting the future development of Bristol and its City region, and the roles of both Bristol Port and Bristol Airport. The development strategy also needs to be sufficiently robust so as to be able to cater for and accommodate potentially higher levels of development as a result of the recent Examination in Public of the Regional Spatial Strategy. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| C | Angell | 4.2 Question 2 | |
| - | 1025377/CSI&O/2 | | No. |
| T | Watton | 4.2 Question 2 | |
| | Home Builders Federation 1056737/CSI&O/2 | | In terms of housing, please see the comments raised above in planning for not only the provision of the RSS but in to ensure that the Core Strategy is flexible to changing circumstances. Given the importance of the objectives within Core Strategies the HBF would recommend that the wording of the objective is reflective of the possibility of change. This may be achieved through incorporating the words 'at least' or 'as a minimum' into the objective |
| - | Baker Family | 4.2 Question 2 | |
| - | 1055841/CSI&O/3 | | Housing requirement will need to be higher, support the two suggested focal points for growth, affordable housing needs of the District are going to be met by delivering sufficient new build housing throughout the District. |
| J | Smith | 4.2 Question 2 | |
| | Dundry Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1055873/CSI&O/3 | | We do not agree with the need for 26,000 houses and 8,500 -10,000 jobs in the Weston travel to work area. We do not accept that this scale of development is necessary. We believe that it will not be possible to meet the other strategic objectives if this scale of development is allowed to happen. |
| J | Smith | 4.2 Question 2 | |
| | Dundry Parish Council 1055873/CSI&O/21 | | We believe that the Process being followed to define the NSC Core Strategy is flawed and needs to be a top-down approach, with the RSS agreed and signed off before the Core Strategy can be defined. AAPs and SCS must be down-stream from the Core Strategy. We believe that NSC should be questioning the need for significant development at all, not accepting it. |
| - | Redrow Homes | 4.2 Question 2 | |
| | Redrow Homes 1071969/CSI&O/3 | | The Core Strategy should recognise the fact that housing provision is likely to be significantly increased above draft RSS levels in order to meet the housing crisis and the latest household projections. It should also incorporate sufficient flexibility to meet the increasing housing need, particularly if one of the major urban extensions is delayed or, as suggested by the Issues and Options for Consultation Document is phased to allow delivery of employment |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| R | Simmonds | 4.2 Question 2 | |
| | English Heritage 1020033/CSI&O/2 | | English Heritage does not object in principle to the proposals for growth within North Somerset. The lack of explicit reference to the historic environment or a relevant topic paper indicates a real lack of understanding, knowledge and evidence upon which to build a policy framework that can achieve the Objectives. This gap in the evidence base and with little mention of the historic environment is of concern and whether the national aim of PPG15 and 16 to preserve and enhance, will be achieved. |
| - | - | 4.2 Question 2 | |
| | UK Wind Energy Industry 1056801/CSI&O/3 | | BWEA does not consider the sustainable use of energy, and the management of energy supply and demand to be a strategic objective. BWEA therefore suggest that bullet-point two be altered to read as follows: "[North Somerset] can adapt to long term environmental, economic and social changes, especially climate change through greater use of renewable resources and the effective management of waste and non-renewable resources." |
| J | Hardwidge | 4.2 Question 2 | |
| - | | | |

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| J | Hardwidge | 4.2 Question 2 | |
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| J | Hardwidge | 4.2 Question 2 | |
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1057825/CSI&O/3

As noted above, we consider it highly likely that the strategic housing requirement will have to be adjusted upwards following publications of the EiP Panel's Report.

We would have thought it helpful if some indication were given here of the number of jobs that it is considered should be provided outside of the Weston-super-Mare travel to work area 9(within North Somerset) over the plan period.

J Hardwidge 4.2 Question 2

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1057825/CSI&O/4

We support the two suggested focal points for growth, albeit consider that it would be imprudent not to allow limited growth in certain selected additional locations (to help meet local needs, affordable housing needs, employment needs and a likely increased strategic housing requirement). Nailsea would be an obvious location to accommodate some of the required growth.

J Hardwidge 4.2 Question 2

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1057825/CSI&O/5

Any proposals for phasing development "to give a better balance between homes, jobs and services" will have to be tempered by the need to deliver sufficient housing to help fund the desired services (and infrastructure).

The only realistic means by which the affordable housing needs of the District are going to be met is by delivering sufficient new build housing throughout the District.

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Davies | 4.2 Question 2 | |
| | Bristol International Airport 1051265/CSI&O/2 | | Surprised that no references to the regeneration of Weston-super-Mare and the 'What?' part of the objectives refers only to the Weston-super-Mare travel to work area. The urban extension tot he southwest of Bristol will be related to jobs in Bristol rather than Weston-suoer-Mare and the Core Strategy needs to embrace collaboration across the boundary with Bristol City council in order to ensure that sustainable growth and development in North Somerset is set in a wider sub-regional context. |
| I | Morrell | 4.2 Question 2 | |
| | Nailsea Town Council 706241/CSI&O/4 | | Yes |
| - | Jones Family | 4.2 Question 2 | |
| - | 1058305/CSI&O/4 | | Ensuring coordination between all stakeholders must include securing a comprehensive approach to the development of both of the proposed urban extensions. |
| A | Nunn | 4.2 Question 2 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| | 1058369/CSI&O/3 | | As noted above, we consider it highly likely that the strategic housing requirement will have to be adjusted upwards following publication of the EiP Panel's Report. We would have thought it helpful if some indication were given here of the number of jobs that it is considered should be provided outside of the Weston-super-Mare travel to work area (within North Somerset) over the plan period. |
| R | Burrows | 5.10 Design | |
| - | 939361/CSI&O/23 | | The local authority must consult CABA and ATLAS (the English Partnership body set up to help councils deliver large schemes) and achieve these objectives. |
| - | Persimmons Special Projects | 5.10 Design | |
| | Persimmons Special Projects Western 1020801/CSI&O/13 | | Persimmon supports the design principle of effective 'place making' and the prevention of mediocre design. Persimmon is endeavouring to work with the Council on the emerging scheme at Weston Airfield to achieve a quality design. Persimmon notes the perceived problem of poor local identity throughout some towns/villages. The opportunity exists through new development to re-establish local identity in the towns/villages through sensitive design of redevelopment sites and other infill opportunities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Bigg | 5.10 Design | |
| Campaign to Protect Rural England 1059617/CSI&O/13 | | | Quality in terms of design, eco-friendly and effective 'place making' is essential from the outset. This should be achieved by ensuring developers work to the highest standard from the outset and not be an ambition for later. |
| L | Summerfield | 5.10 Design | |
| Portbury Parish Council 1075841/CSI&O/13 | | | With an increasing need for housing density, land can be much better used with attractive terracing, without compromising on the quality of life for the occupants. |
| - | Persimmons Special Projects | 5.11 Infrastructure | |
| Persimmons Special Projects Western 1020801/CSI&O/14 | | | Persimmon supports the need to ensure that appropriate infrastructure, such as schools, roads and open space, is delivered in a timely way in new development. The Weston Airfield redevelopment will deliver significant new infrastructure that will benefit the town, including the Cross Airfield Link. |
| V B | Brice | 5.11 Infrastructure | |
| Axbridge Town Council | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| 1050593/CSI&O/1 | | | North Somerset Council be advised that the plan fails to mention the existence of the Airfield in Weston-super-Mare and its potential return to use as an airfield and the benefits that would bring to the Town and North Somerset. |
| N J | Milton | 5.11 Infrastructure | |
| Cleeve Parish Council 1045633/CSI&O/5 | | | Concerned at implication that new roads might be built through Green Belt. This would encourage further vehicle traffic growth, conflict with encouraging public transport, seriously harm landscape and biodiversity, and lead to a reduction in Green Belt. |
| R | Burrows | 5.11 Infrastructure | |
| - 939361/CSI&O/27 | | | This must be in place before development is allowed and in order to address the lack of such facilities in existing communities. |
| J | Clark | 5.11 Infrastructure | |
| Forest of Avon 1012641/CSI&O/7 | | | I very much welcome the inclusion of green infrastructure in the Core Strategy discussion document, reflecting the growing importance being placed on its role in planning and delivering benefits to people. Support for the Forest of Avon has been and continues to be a key means of delivering green infrastructure and its associated public benefits within North Somerset. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| H | Burn | 5.11 Infrastructure | |
| | Parish Councils Airport Association 1010593/CSI&O/5 | | Recommend that St Katherine's School (Felton) is relocated now. |
| J E | Hiscott | 5.11 Infrastructure | |
| - | 1021473/CSI&O/9 | | Consultation with infrastructure providers needed to ensure services cope with increased population. |
| M | Kammerling | 5.11 Infrastructure | |
| | North Somerset Primary Care Trust 1119745/CSI&O/1 | | We would like to ensure that health facilities are included within any new development. In particular this would include space for primary care premises, both for GP practices, community services and some of the diagnostic and treatment services that are starting to move out of hospital and closer to where people live. We would be very happy to work with you to help define the requirements that should be places in any developers coming into the market. |
| G | Bigg | 5.11 Infrastructure | |
| | Campaign to Protect Rural England 1059617/CSI&O/14 | | We support the need for appropriate infrastructure including schools, GPs surgeries, community centres, play areas, etc delivered alongside housing giving consideration for the need to upgrade deficiencies in existing provision. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C | Bentley | 5.11 Infrastructure | |
| Natural England 1018753/CSI&O/5 | | | Welcomes recognition of value of green infrastructure and commitment to its provision. Could be more effective if integrated with a strategic West of England approach. Would like to see a delivery mechanism, e.g. an SPD. |
| C | Bentley | 5.11 Infrastructure | |
| Natural England 1018753/CSI&O/4 | | | Include reference to rights of way, specifically the Rights of Way Improvement Plan, and to need to safeguard existing network, identify areas of under-provision and allow for network expansion/maintenance through development proposals. |
| L | Allday | 5.12 Flood Risk | |
| Kingston Seymour Parish Council 1017889/CSI&O/20 | | | Development at Weston should not proceed until flood (including river) defences have been improved. Development on the flood plain will greatly reduce the capacity of the remaining flood plain and put other communities at risk. developers should pay for mitigation of all associated flood risk areas. |
| K | Whitehead | 5.12 Flood Risk | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| | | | 1016097/CSI&O/4 |
| | | | Whilst the risk of major flooding such as elsewhere this year, may be alleviated by proposed flood protection work, if development does take place on the flood plain this should be allowed for in the design of the buildings. An example could be the creation of 3 storey houses, where the ground floor would be used for domestic utility purposes and living accommodation on the upper floors. |
| G | Wilson | 5.12 Flood Risk | |
| | | | Wrington Parish Council 1019201/CSI&O/9 |
| | | | Wrington Village gets flooded several times a year. due to poor planning etc, which has been set out in the Catchment Flood Management Plan (CFMP). Also inspector allocated land to south of village, which is on flood-plain and should be revisited. |
| R | Bull | 5.12 Flood Risk | |
| | | | Environment Agency 1020673/CSI&O/3 |
| | | | The predicted 26,000 homes by 2026 will have a significant impact on a number of fluvial catchments, the coastline and the drainage network. Development allocation and planning policies needs to be influenced by the District wide Strategic Flood Risk Assessment (SFRA) and the Sequential Test applied. Where new development is being proposed it is important that flood risk is not increased, and where possible reduced. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Persimmons Special Projects Persimmons Special Projects Western 1020801/CSI&O/15 | 5.12 Flood Risk | Persimmon notes the need to protect vulnerable areas from sea and river flooding. All development will need to be developed in accordance with PPS25 in any event. This issue has been examined in detail at Weston Airfield in conjunction with the Council and the Environment Agency. The mitigation measures proposed will have wider benefits to the town. |
| G V | Harris North Somerset Internal Drainage Board 1046657/CSI&O/1 | 5.12 Flood Risk | Further developmen in the North Somerset Area is not acceptable until flood defences have been improved.Developers building in in flood risk areas should not only fund flood mitigation on their developments but contribute to the cost of additional protection, including sea defences, for thos existing communities whose risks have been increased. All new developments must take into account the increased risks of flooding as a result of climate change. |
| G | Bigg Campaign to Protect Rural England 1059617/CSI&O/15 | 5.12 Flood Risk | Much of the proposed development is at risk of flooding and this will not be resolved only by coastal protection. Thoughts should be given within the design of homes to give them greater protection from damage. This will be especially important if homeowners find it more difficult to obtain insurance in these circumstances. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Masters | 5.12 Flood Risk | |
| - | | | |
| 1080513/CSI&O/2 | | | A. In Bleadon the A370 is a natural barrier except at Bleadon Bridge. B. The M5 is a bigger barrier between J20 and J21. No development should be allowed west of these barriers. |
| - | Persimmons Special Projects | 5.13 Energy | |
| Persimmons Special Projects Western 1020801/CSI&O/16 | | | The Council should adopt a flexible approach on this issue, which should not be regarded as an 'all or nothing' situation. In some cases combination of measures may be more appropriate than a single CHP solution. Whether or not 'on house' solutions are required should be considered on a site by site basis and not pre-determined by policy. The technologies are evolving rapidly in this field and Core Strategy should remain flexible. Solutions must remain cost effective and of appropriate design. |
| R | Burrows | 5.13 Energy | |
| - | | | |
| 939361/CSI&O/30 | | | You must not delvelop a severn barrage. this is a highly sensitive ecological area with SSSI's RAMSAR sites etc. There are other ways and these must be explored. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Wilson | 5.13 Energy | |
| Wrington Parish Council 1019201/CSI&O/12 | | | We support any initiative to promote combined heat and power schemes in major future developments, such as the proposed urban extensions, provided that there are no unacceptable environmental impacts. Wind power should be utilised only where appropriate and environmentally acceptable. There should be a defined target for on-site energy use from renewable sources. |
| B | Smith | 5.13 Energy | |
| Bristol Port Company 1025793/CSI&O/4 | | | Balancing the advantages that can be gained from the use of new energy technologies needs not only reference to the "environment" but also the social and economic context. For example a Severn Barrage that extended across the Estuary has serious economic consequences for the economy of the Estuary, not least for the Bristol Port. |
| JGA | Norman | 5.13 Energy | |
| MARLENS 1005249/CSI&O/4 | | | Local Authority should lead the way. |
| L | Masters | 5.13 Energy | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 1080513/CSI&O/3 |
| | | | The Council should follow the example of Woking and ensure that all its buildings operate on green principles. It should also exert maximum pressure on developers to do likewise. The governments plan to establish a number of eco-cities should provide some useful pointers. |
| G | Bigg | 5.13 Energy | |
| | | | Campaign to Protect Rural England 1059617/CSI&O/16 |
| | | | Improving energy efficiency is to be applauded and the use of new energy techniques and reduction in demand. What's better for the environment can also in the long term, cost less. |
| A | Davies | 5.13 Energy | |
| | | | Bristol International Airport 1051265/CSI&O/5 |
| | | | The second bulleted issue on energy seems to take a slightly negative stance on new energy technologies by linking this with projects such as the Severn Barrage. The delivery of renewable energy in North Somerset must be an important consideration in the COre Strategy and greater prominence should be given to this issue. |
| R | Bull | 5.14 Waste | |
| | | | Environment Agency |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| 1020673/CSI&O/4 | | | We are pleased that waste has been included as a main issue, however we would like to make the following comments:- The proposed addition of 26,000 homes and the associated population increase of at least 17% will put a considerable additional strain onto the waste disposal infrastructure in the district. Consideration therefore must be given to the provision of adequate waste management facilities, both for domestic and business waste which will be generated as a result of this growth. |
| G | Wilson | 5.14 Waste | |
| Wrington Parish Council 1019201/CSI&O/10 | | | Yanley landfill site is expected to reach capacity in 2008.No alternative sites are identified in the report but there must be a need for some landfill capacity post-2010, either locally or elsewhere within the West of England area. Report raises the prospect of 'a network of sustainable waste management facilities'. new facilities, whatever their purpose, are located where they have no adverse environmental impacts. New facilities should be located on brown field sites, not on green fields. |
| G | Footprints | 5.14 Waste | |
| Greener Footprints | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1015777/CSI&O/1 | | Greener Footprints is an organisation that has been set up by a number of Clevedon residents to look at environmental issues that specifically effect the town of Clevedon. The area that we have found is consistently at the top of people's list of things they would like to address has been recycling, and in particular plastic recycling. If improved local recycling facilities can be made available across the region then people will be willing to increase the amount they recycle. |
| W | Lowman | 5.14 Waste | |
| | Yatton and Congresbury Wildlife Action Group 1022721/CSI&O/3 | | Waste management has implications for biodiversity and pollution - appropriate management is vital. |
| - | - | 5.14 Waste | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/6 | | Sustainable waste management is an important element of securing a sustainable pattern of development. However, the LDF should also take the opportunity, where possible and appropriate, to seek to remediate past uses as well, particularly bearing in mind the potential offered by the urban extensions to the south west of Bristol and at Weston-super-Mare. Add an additional Main Issue as follows: "where appropriate and possible, seek to remediate past uses." |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Persimmons Special Projects Persimmons Special Projects Western 1020801/CSI&O/17 | 5.14 Waste | Persimmon supports the production of sustainable waste management in North Somerset. However, Persimmon is concerned that the policies may adversely impact of the design and layout of new development. Therefore, a degree of sensitivity and flexibility is needed in this regard. |
| R | Burrows - 939361/CSI&O/11 | 5.14 Waste | Please clarify instead of using jargon.How about encouraging new businesses that work with waste to produce new products from recycling our waste so it doesn't have to be shipped to China or transported long distances? |
| G | Bigg Campaign to Protect Rural England 1059617/CSI&O/17 | 5.14 Waste | We should focus more on reducing waste rather than 'dealing' with an increasing amount. More work needs to be done with producers and consumers need to be encouraged to leave excess packaging with retailers. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 5.14 Waste | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/6 | | <p>Sustainable waste management is an important element of securing a sustainable pattern of development. However, the LDF should also take the opportunity, where possible and appropriate, to seek to remediate past uses as well, particularly bearing in mind the potential offered by the urban extensions to the south west of Bristol and at Weston-super-Mare.</p> <p>Add an additional Main Issue as follows: "where appropriate and possible, seek to remediate past uses."</p> |
| - | Persimmons Special Projects Persimmons Special Projects Western 1020801/CSI&O/18 | 5.15 Minerals | Persimmon notes the need to balance the protection of un-worked resources and ensure a continued supply for development. |
| G | Wilson Wrington Parish Council 1019201/CSI&O/11 | 5.15 Minerals | We have noted the potential shortfall of 8m tonnes in crushed rock supply from the Forest of Dean and the suggestion that this might in part be met by supply from neighbouring areas, including from North Somerset.any shortfall in minerals supply should be met from sources to the north of Bristol, the objective being to minimise transport impacts. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Bigg | 5.15 Minerals | |
| Campaign to Protect Rural England 1059617/CSI&O/18 | | | More use of recycled and local materials should be made where possible. |
| F J | Beach | 5.16 Question 3 | |
| - | | | |
| 1018209/CSI&O/4 | | | Bristol Airport is a main issue. |
| - | CNM Estates | 5.16 Question 3 | |
| CNM Estates 1017697/CSI&O/3 | | | Should prioritise new mixed retail and leisure development within the town centre. Focusing economic generating new uses within the town centre will assist with the drive to deliver new jobs and create a shift in favour of a balance between jobs and homes. |
| L | Allday | 5.16 Question 3 | |
| Kingston Seymour Parish Council 1017889/CSI&O/3 | | | No. A reference to broadband coverage is essential. |
| - | - | 5.16 Question 3 | |
| Crest Strategic Projects | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | | | 1020993/CSI&O/3 |
| | | | The emerging strategy fails soundness tests 7 and 9, since a two urban extension approach is at risk of failure if one of the urban extensions fails to come forward or is delayed. The strategy can be made more flexible and robust by additionally allowing the market towns with a rail station (such as Nailsea) to accommodate higher levels of development. |
| J | Milward | 5.16 Question 3 | |
| - | | | 702753/CSI&O/3 |
| | | | I am pleased to see the 'Biodiversity and Landscape' issue included but suggest that this could be better worded as follows - Maintaining, enhancing and creating biodiversity in the context of pressure for development and climate change. |
| | | | It is important to pursue opportunities to create new natural habitats and green space, particularly via the tool of green infrastructure spatial planning. |
| J | Milward | 5.16 Question 3 | |
| - | | | 702753/CSI&O/4 |
| | | | The proposed expansion of Bristol Airport should be treated as a major issue within the Core Strategy. |
| A | Ridge | 5.16 Question 3 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1048513/CSI&O/3 | | | Yes - all the key issues have been identified, with the following additions: Ensuring rural enterprises contribute effectively to the economy, building the allocated number of homes within the required timescale without compromising on quality, lack of affordable housing, locating the remaining housing growth, establishing the rural settlements, poor public transport usage, increased passengers at the airport, the need for increased quality of design. |
| S P | Parry | 5.16 Question 3 | |
| Avon Wildlife Trust 1045217/CSI&O/6 | | | <p>Welcome biodiversity as a main issue, but recommend that it is listed as a general issue, for example: 'the impact of proposed population growth and associated development on the natural environment'. There is no recognition of the widespread opposition to the airport expansion, and the port should be regarded as a main issue. In infrastructure issue there is no reference to Green Infrastructure.</p> <p>With reference to energy issue our view is that there are alternatives to the barage.</p> |
| - | Kilmartin Property Group | 5.16 Question 3 | |
| Kilmartin Property Group 1021633/CSI&O/4 | | | The Council in order to achieve its strategic objectives and vision for WsM, must seek to restrict all new out of centre retail and leisure development. All out of centre retail/leisure applications must be required to demonstrate need, impact and a sequential approach to site selection. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| Xanne | Blythe | 5.16 Question 3 | |
| | Yatton Parish Council 1026657/CSI&O/3 | | Main issues identified although other issues are, traffic being sent through villages to BIA, increased expansion at BIA is wrong assumption and needs to be considered for sustainability reasons and its environmental impact; needs to be coordination with bus link rail travel. |
| A | Tupper | 5.16 Question 3 | |
| - | 1027041/CSI&O/4 | | No - what about provision for another hospital with increased population. |
| - | Persimmons Special Projects | 5.16 Question 3 | |
| | Persimmons Special Projects Western 1020801/CSI&O/4 | | Persimmon note the main spatial planning issues have been identified from the topic papers, the Sustainable Community Strategy and the Weston AAP work. |
| B | Brice | 5.16 Question 3 | |
| - | 1026977/CSI&O/3 | | Agreed |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| B | Smith | 5.16 Question 3 | |
| - | 1044769/CSI&O/5 | | Main issues identified but many conflict and need to be prioritised; others are meaningless unless explained. |
| M W | Davies | 5.16 Question 3 | |
| - | 1047553/CSI&O/3 | | No. Provision of a rapid transport system, not road based is required; will fit in with CO2 pollution reduction. Yatton and Banwell need improved roads. |
| S M | Chapman | 5.16 Question 3 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/4 | | This appears to be a comprehensive list of the issues facing North Somerset. |
| M J O | Pocock | 5.16 Question 3 | |
| - | 1047841/CSI&O/2 | | I would love to see these issues, particularly biodiversity, sustainability and community, as a reality, not just used as buzzwords. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| A W | Watson | 5.16 Question 3 | |
| | The National Trust 1047457/CSI&O/3 | | We would underline that a genuinely sustainable approach is based on maximum integration of economic, social and environmental issues. Reference should be made to some additional issues including relating to transport, economy, design and floodrisk. Curious that 'lack of regionally significant sporting, leisure and cultural facilities' is raised as an issue when the majority of local authorities will not have regionally significant facilities. |
| C J | Hunt | 5.16 Question 3 | |
| | - 994497/CSI&O/1 | | Document not made available to all N Somerset residents. A huge problem given important issues under consideration. |
| J | Stone | 5.16 Question 3 | |
| | Backwell Parish Council 1013153/CSI&O/3 | | Yes but this must be implemented. |
| P | Heath | 5.16 Question 3 | |
| | - 1005153/CSI&O/4 | | Issues are poorly addressed, and not prioritised. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| S | Walker | 5.16 Question 3 | |
| | Strategic Land Partnerships 1010241/CSI&O/4 | | Provision needs to be made for growth in housing figures. Provision of an integrated range of facilities for the management, treatment and disposal of all waste generated within the District. |
| G | White | 5.16 Question 3 | |
| - | 1012289/CSI&O/8 | | There needs to be more facilities for cyclists; kerbs should be introduced to prevent cars from encroaching onto cycle paths. The airport should not be further expanded, as it increases congestion and does not help the local economy and for environmental reasons, people should fly less. Where the major housing developments are planned for Bristol and Weston-super-Mare, rapid transit systems should be incorporated for commuters. |
| I | Moore | 5.16 Question 3 | |
| - | 998881/CSI&O/3 | | Main issues covered. |
| J | Hewett | 5.16 Question 3 | |
| - | 1007073/CSI&O/3 | | Yes. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| J B | Raglan | 5.16 Question 3 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/3 | | Yes. |
| - | SWRDA/EP | 5.16 Question 3 | |
| | SWRDA/EP 1020289/CSI&O/4 | | English Partnerships acknowledges the extensive list of main issues and in particular reference to the creation of sustainable new communities. however EP wishes to see more reference - (possibly within a new stand alone section) to Regeneration, as this is only currently picked up within bullets under the Economy section and clearly regeneration covers a broad range of land uses. |
| J | Hunter | 5.16 Question 3 | |
| - | 1004897/CSI&O/3 | | Increase in population growth will require to take account of ethnic groups, health issues of aging population, community safety, accessible railway facility at Portishead. |
| P | Heath | 5.16 Question 3 | |
| - | 1005153/CSI&O/6 | | Something's missing... |

| Initials | Name | Paragraph Heading | Comment Summary |
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| P J | Linsey | 5.16 Question 3 | |
| - | | | |
| 996673/CSI&O/3 | | | All the main issues have been identified. |
| J | Stokes | 5.16 Question 3 | |
| - | | | |
| 996897/CSI&O/3 | | | No - you have not included all the vital lines of communication. |
| K | Crowther | 5.16 Question 3 | |
| - | | | |
| 1021057/CSI&O/2 | | | Encouraging greater use of products manufactured from recycled materials. |
| A | Lee | 5.16 Question 3 | |
| - | | | |
| 1022401/CSI&O/4 | | | Have identified the main issues, but concerned over accuracy of population projections. |
| T | Scott | 5.16 Question 3 | |
| - | | | |
| 1021345/CSI&O/3 | | | Generally YES but items referenced in Question one needs to be addressed (BIA) |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Wilson | 5.16 Question 3 | |
| Wrington Parish Council 1019201/CSI&O/5 | | | The issues listed appear to be comprehensive and, at present, we have no others to suggest. However, the stated population growth is neither natural growth nor a projection based on a logical analysis of local issues, but an allocation of population growth by Government, using the imposition of new house building targets as a means of delivery. The irony is that many of the 'issues' listed here derive entirely or are at least magnified by this same imposed population growth. This is not good. |
| D | Griffiths | 5.16 Question 3 | |
| Bristol City Council 1022305/CSI&O/4 | | | More needed on relationship to regeneration at South Bristol, bus related proposals in JLTP, surface access requirements at Airport, and impact of retail provision in urban extensions. |
| G | Mountjoy | 5.16 Question 3 | |
| - | | | |
| 1014401/CSI&O/3 | | | Effort should be made to avoid building in flood plains. Council should consider being a pilot area for energy efficient villages. Employment is a huge issue. We should not be building homes which require commuting. Council should support affordable housing within each community leading to greater social cohesion. Development should be sympathetic to local infra-structure with support for schools. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| J | Gowar | 5.16 Question 3 | |
| - | 1016353/CSI&O/5 | | Environment |
| J | Stokes | 5.16 Question 3 | |
| - | 1001377/CSI&O/3 | | Yes/Agree. |
| D | Withers | 5.16 Question 3 | |
| - | 1001729/CSI&O/4 | | I am delighted that North Somerset Council are backing the severn barrage, this should have been built 20 years ago and will be a blessing economically and environmentally, given the alternatives. |
| D R S | Smith | 5.16 Question 3 | |
| - | 1009889/CSI&O/3 | | No expansion at Bristol Airport, congestion is a major problem. |
| M W | Lewis | 5.16 Question 3 | |
| - | 990177/CSI&O/5 | | Broadband internet access is the most important infrastructure requirement. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| D N J | Thrush | 5.16 Question 3 | |
| - | 1006977/CSI&O/3 | | Yes. |
| P | Needham | 5.16 Question 3 | |
| - | 998273/CSI&O/3 | | Biggest current issues are overpopulation and congestion. Rather than reducing them, this plan seems to want to increase them through uncontrolled growth. |
| M J | Hannagan | 5.16 Question 3 | |
| - | 997857/CSI&O/2 | | Agree. |
| M J | Hannagan | 5.16 Question 3 | |
| - | 997857/CSI&O/3 | | Agree. |
| P | Rendle | 5.16 Question 3 | |
| Portishead and North Weston Town Council | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1009313/CSI&O/4 | | | The Town Council is very concerned that there is no mention of reopening the Portishead Railway Line as an aid to improved public transport. People living outside the Weston area have the same needs with regard to culture, leisure and recreation as those in the Weston area. |
| J H | Pickwick | 5.16 Question 3 | |
| - | | | |
| 1026241/CSI&O/1 | | | Main issues seem to have been covered. |
| - | - | 5.16 Question 3 | |
| Cavanna Homes (South West) | | | |
| 1024993/CSI&O/3 | | | A number of important matters have been overlooked including allowing other centres to take more growth; promotion of growth within small towns; emphasising that development should be well related to town centres; removing the green belt in some locations; deliverable housing targets. |
| D | Scott | 5.16 Question 3 | |
| NG Bailey | | | |
| 1026369/CSI&O/3 | | | Yes. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C | Bentley | 5.16 Question 3 | |
| | Natural England 1018753/CSI&O/1 | | Main issues have been identified but insufficient detail yet to comment on broad options, particularly in relation to SW Bristol urban extension and Green Belt land removal and extension. |
| E | Gamlin | 5.16 Question 3 | |
| | - 1014497/CSI&O/3 | | Generally we think that the correct issues have been identified but key points are -loss of local identity; poor public transport usage and congestion caused by high levels of commuting and increasing use of cars. |
| J | Lord | 5.16 Question 3 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/4 | | Transport is the biggest issue in any development near Bristol. Funding should be sought to provide affordable frequent public transport - including improved rail and alternatives such as LRT and kerb-guided rail. |
| A | West-Bartlett | 5.16 Question 3 | |
| | - 1054849/CSI&O/3 | | The effect on the emergency services has not been identified. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| D | Snape | 5.16 Question 3 | |
| - | 1026913/CSI&O/2 | | With reference to poor public transport usage, I see the improvement of public transport (routes, frequencies and affordability) as a significant issue and would like to see this added. |
| N | Phippen | 5.16 Question 3 | |
| - | 1051521/CSI&O/5 | | The main issues are correctly identified. Given the 19-year timeframe for the CS it is essential that there is sufficient flexibility to respond to changing circumstances and deliver the over-arching strategic objectives. An extremely important issue is the broad location of additional growth outside the urban extensions to address localised housing and employment needs. Highly sustainable locations include land at Old Mixon Road adjacent to the WsM settlement boundary. |
| I | Morrell | 5.16 Question 3 | |
| | Nailsea Town Council 706241/CSI&O/2 | | Agree with the main issues in general. |
| R | Drake | 5.16 Question 3 | |
| | Gloucestershire County Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1058497/CSI&O/1 | | | Recent assessment work carried out by GCC, in pursuit of its Minerals Core Strategy headlines a revised shortfall figure of 2.92 million tonnes for the Forest of Dean resource area. In summary, there would likely be requirements for new mineral working in the Forest of Dean over and above the existing MLP Preferred Areas in the period post 2016. There could be a possible 'knock-on' effect for future provision from N.Somerset to try and resolve the regionally identified Gloucestershire shortfall. |
| E L | Lockett | 5.16 Question 3 | |
| Sport England 1010081/CSI&O/3 | | | We support the inclusion of leisure and recreation as a main spatial planning issue as you have identified the need to produce a Sports Pitch, Built Facilities, and Green Space strategies. |
| M A | Webster | 5.16 Question 3 | |
| - 1011009/CSI&O/2 | | | The possibility of a Severn Barrage has not been considered. Continued growth of BIA is a controversial issue which will also affect the region and has not been considered. |
| J | Smart | 5.16 Question 3 | |
| Easton-in-Gordano Parish Council | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 711873/CSI&O/3 | | | No - The transport section does not address the inadequacy of the transport infrastructure serving such communities as Easton in Gordano/ Pill and Portishead. There is no recognition of the issues of developing the Portishead/Bristol railway for passenger services a way of reducing reliance on cars. Improvements to junction 19 are not mentioned. No reference to the possibility of a second river Avon crossing. |
| - | Gunningham Family Gunningham Family 1074753/CSI&O/13 | 5.16 Question 3 | Additional items are suggested under Flood Risk, Economy, INfrastructure and Transport. |
| K | Hallett | 5.16 Question 3 | |
| - | 1068801/CSI&O/1 | | That Bristol International Airport should be treated as a major issue; curtailments are placed on BIA's future growth; there should be no presumption that BIA expansion will take place; the green belt status to the south side of BIA should be retained; a policy developed to assess the long term costs of emissions; and the current night noise quota system should be retained. |
| E | Williams Bristol Primary Care Trust | 5.16 Question 3 | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1059905/CSI&O/3 | | | Main issues in Portishead are: lack of cultural experiences, traffic congestion, lack of cycle lane on the A369, community facilities under threat, new shops are undermining smaller local shops, new housing development should be eco-friendly, more recycling and penalties for those who don't recycle. |
| J | Webster | 5.16 Question 3 | |
| - | | | |
| 1068705/CSI&O/1 | | | There does not appear to be any mention of the possibility of the Government forcing through the environmental catastrophe of a Severn Barrage. |
| - | Gunningham Family | 5.16 Question 3 | |
| Gunningham Family | | | |
| 1074753/CSI&O/4 | | | Additions suggested to Flood Risk, General, Economy, Infrastructure and Transport. |
| - | Jones Family | 5.16 Question 3 | |
| - | | | |
| 1058305/CSI&O/5 | | | The following additional items are suggested: Flood Risk - undertaking a strategic flood risk assessment. Economy - considering the changing needs of modern agriculture (including farm diversification). Infrastructure - considering options for funding necessary infrastructure (including roof tariffs). |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| I | Morrell | 5.16 Question 3 | |
| | Nailsea Town Council 706241/CSI&O/5 | | Yes. |
| A | Nunn | 5.16 Question 3 | |
| - | 1058369/CSI&O/4 | | The following additional items are suggested: Flood Risk - undertaking a strategic flood risk assessment. Economy - considering the changing needs of modern agriculture (including farm diversification). Infrastructure - considering options for funding necessary infrastructure (including roof tariffs). Transport - consider park and ride options for Weston-super-Mare and Bristol airport. Improve rail based facilities. In addition to improvements to Junction 21. |
| J | Hardwidge | 5.16 Question 3 | |
| - | 1057825/CSI&O/6 | | The following additional items are suggested: Flood Risk - undertaking a strategic flood risk assessment. Economy - considering the changing needs of modern agriculture (including farm diversification). Infrastructure - considering options for funding necessary infrastructure (including roof tariffs). |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 5.16 Question 3 | |
| | UK Wind Energy Industry 1056801/CSI&O/4 | | Reference to renewable energy needs to be much more specific outlining targets, as set out in the RSS, and the LDF should include a robust criteria based policy that will be used to assess all applications for renewable energy developments. |
| - | Redrow Homes | 5.16 Question 3 | |
| | Redrow Homes 1071969/CSI&O/4 | | North Somerset Council is not progressing a South West Bristol AAP and undertaking supporting work. If this had been undertaken, the issues identified would have been different. The housing crisis. This is the most significant social and economic issue facing the country and North Somerset, which has been exacerbated within the West of England by the unsustainable Spatial Strategy progressed over the last 20 years. It is referred to repeatedly within central government guidance. |
| R | Simmonds | 5.16 Question 3 | |
| | English Heritage 1020033/CSI&O/1 | | There is very little recognition of the historic environment and its potentially significant role in providing an identity and helping with the physical cohesion of disparate urban areas and as a key driver in the regeneration of North Somerset and Weston-super-Mare. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| J | Smith | 5.16 Question 3 | |
| | Dundry Parish Council 1055873/CSI&O/4 | | The 17% projected increase by 2026 appears to have come from a perceived need to attract a very large inward migration, as this level would not represent natural growth. To impose further growth on the scale proposed, when there are already serious problems in accommodating the recent growth, will have very serious implications on infrastructure, employment levels, hospitals, social services and schools. |
| - | Baker Family | 5.16 Question 3 | |
| - | 1055841/CSI&O/4 | | The following additional items are suggested: Flood risk - undertaking a strategic flood risk assessment. Economy - considering the changing needs of modern agriculture (including farm diversification). Infrastructure - considering options for funding necessary infrastructure (including roof tariffs). Transport - consider park and ride options for Weston-super-Mare and Bristol airport; improve rail-based facilities; in addition to improvements to Junction 21, consider need for link road. |
| P | Allen | 5.16 Question 3 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| 1056417/CSI&O/2 | | | <p>In the main issues you talk about a 17% increase in population. This, due to the demographic, must be due to an influx of migrants as I do not believe the population of the British Isles will be increased by this amount by the British People. You further go on to talk about sustainable new communities with a sense of place and purpose relating to the wider area.</p> <p>Most people currently commute to work so employment in the locale will not be a vital concern.</p> |
| R | Freeman | 5.16 Question 3 | |
| Theatres Trust 1020641/CSI&O/1 | | | <p>Yes, we are pleased to see that the provision of community and cultural facilities has been recognised and offer our comments for future policies on this topic below. A wide range of cultural activities offers something for everyone and there is good quality scientific evidence that regular participation in cultural activities enhances health and speeds recovery from serious illness. Facilities should be seen as an essential prerequisite for a healthy population.</p> |
| E | Farley | 5.16 Question 3 | |
| Compton Bishop Parish Council 1056353/CSI&O/1 | | | <p>The proposed expansion of housing and employment opportunities within the weston super Mare area, and a minimum population growth of 17% requires significant infrastructure enhancements. While your plans will include projects within the immediate area we would like assurances that the scope of this work will include commuter and goods services routes from adjoining areas whether they be within or outside the county boundary.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| A | Wood | 5.16 Question 3 | |
| | South West Regional Development Agency 1018977/CSI&O/6 | | The Agency welcomes the recognition of the need to ensure that the South West Bristol urban extension relates to the wider Bristol urban area, particularly the regeneration of south Bristol. One of the main issues that appears to be missing from the list is the response to climate change (although this is referenced as part of the strategic objectives). The Agency remains concerned that insufficient attention has been given the development of the Port and Airport. |
| C | Angell | 5.16 Question 3 | |
| - | 1025377/CSI&O/3 | | Yes. |
| P | Sheard | 5.16 Question 3 | |
| | Bristol Friends of the Earth 1056673/CSI&O/1 | | The scale of the Government's housing programme for the West of England (as elsewhere) is a threat to local farmland and countryside, which has already led to the loss of green spaces, community facilities and workplaces in our urban areas. We live in a densely populated country where food and oil security and prices are moving steadily up the political agenda leading to food production in the UK becoming increasingly important. A 6% rise in food prices in the past year & 15% in oil in 6 months. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| - | Tuckerwood Developments Ltd Tuckerwood Developments Ltd 1080481/CSI&O/3 | 5.16 Question 3 | The following additional items are suggested: flood risk; economy; infrastructure; and transport. |
| L | Masters | 5.16 Question 3 | |
| - | 1080513/CSI&O/5 | | Cycling: I assume every new development will be cycling-friendly. In Bleadon there is one improvement that would encourage cycling into Weston and to the Tidal Trail. - the east side of the A370 between Bleadon Road and Facum Lane should be properly surfaced for pedestrians and cyclists, thus avoiding the Accommodation Road junction. At the northern end of this stretch the A370 should have a crossing like the one on the A38 between Cross and Shute Shelve. |
| L | Summerfield | 5.16 Question 3 | |
| | Portbury Parish Council 1075841/CSI&O/7 | | PPC regard this list as comprehensive and strongly agree with many of the main issues that you have identified as stated, but would add further comment to some of those issues. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| - | - | 5.16 Question 3 | |
| F R Nurse Will Trust 1078689/CSI&O/3 | | | The RSS makes provision for the possibility of re-opening the Bristol-Portishead railway line and this ought to be seen as one of the main issues. |
| P | Moss | 5.16 Question 3 | |
| - | | | |
| 1074465/CSI&O/4 | | | The following additional items are suggested: Flood Risk - undertaking a strategic flood risk assessment. Economy - considering the changing needs of modern agriculture. Infrastructure - considering options for funding necessary infrastructure (including roof tariffs). Transport - consider park and ride options for Weston-super-Mare and Bristol Airport. Improve rail-based facilities. In addition to improvements to Junction 21, consider need for link road service. |
| - | University of Bristol | 5.16 Question 3 | |
| University of Bristol 1010561/CSI&O/3 | | | We consider that you have identified the main issues. However, we wish to comment further in particular on specific issues related to the South West Urban Extension as follows: Economy: Bullet 5 should read 'safeguarding enough land of the right type and in the right locations to accommodate business growth and inward investment, particularly in the key employment sectors for North Somerset'. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Crest Nicholson | 5.16 Question 3 | |
| | Crest Nicholson 1059809/CSI&O/5 | | The following additional items are suggested: Flood risk - undertaking a strategic flood risk assessment. Infrastructure - considering options for funding necessary infrastructure (including roof tariffs). Transport - consider park and ride options for Weston-super-Mare and Bristol airport, and improve rail-based facilities. |
| - | Burnett and Griffin | 5.16 Question 3 | |
| | 1073985/CSI&O/4 | | Additional issues are suggested for Flood Risk, Economy, Infrastructure and Transport. |
| D | Alvis & Mrs J Bennett | 5.16 Question 3 | |
| | 1074049/CSI&O/4 | | The following additional items are suggested: Flood risk Economy Infrastructure Transport |
| - | Mead Realisations Ltd | 5.16 Question 3 | |
| | Mead Realisations Ltd | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1074881/CSI&O/5 | | | The following additional items are suggested: Flood risk - undertaking a strategic flood risk assessment. Economy - considering the changing needs of modern agriculture. Infrastructure. Transport - consider park and ride options for Weston-super-Mare and Bristol Airport. Improve rail-based facilities. |
| J | White | 5.16 Question 3 | |
| - | | | |
| 1013089/CSI&O/3 | | | There needs to be more facilities for cyclists; kerbs should be introduced to prevent cars from encroaching onto cycle paths. The airport should not be further expanded, as it increases congestion and does not help the local economy and for environmental reasons, people should fly less. Where the major housing developments are planned for Bristol and Weston-super-Mare, rapid transit systems should be incorporated for commuters. |
| D A | Greenwood | 5.16 Question 3 | |
| - | | | |
| 989857/CSI&O/3 | | | Far too many issues. Cut it down to ten. |
| J | Duffy | 5.16 Question 3 | |
| Congresbury Parish Council | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| | 1078849/CSI&O/3 | | Under the heading of ? Retail.. .small scale retail businesses should be encouraged in the small towns and villages and positive steps to stop shops shutting including rural post offices. ? General.. . Deprivation also exists in rural villages. Keeping the crime and vandalism rates down, with community policing and tackling drug abuse. |
| L | Allday | 5.2 General Issues | |
| | Kingston Seymour Parish Council 1017889/CSI&O/22 | | KSPC is concerned at the lack of realism as to certain of the resource implications of likely or possible future developments. Section 9 of the Housing Topic Paper mentions water, but does not consider the sewage requirements. The Section 2 of the Resources Topic Paper considers the demand for aggregates but it should be noted that there is no mention of the possibility of a Severn Barrage. |
| L | Allday | 5.2 General Issues | |
| | Kingston Seymour Parish Council 1017889/CSI&O/23 | | The lack of reliable data on population growth is a very serious omission. |
| L | Purcell | 5.2 General Issues | |
| | Burrington Parish Council | | |

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| | | | |
| L | Purcell | 5.2 General Issues | |
| | Burrington Parish Council | | |
| | 1024481/CSI&O/4 | | To phase development to give a better balance between homes, jobs and services and to give priority to meeting affordable housing needs. Development can only happen when the financial structure is there to support it. The balance involving jobs and services is more commercially led and it is not sufficient to just give planning permission without the necessary services and infrastructure to support the development being in place. This strategy needs to be examined in detail to support it. |
| D | Withers | 5.2 General Issues | |
| - | | | |
| | 1001729/CSI&O/1 | | The principle need for sustainability is based upon a false premise, in that carbon induces climate change, with this in mind a carbon neutral strategy is nonsense. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| J | Clark | 5.2 General Issues | |
| | Forest of Avon 1012641/CSI&O/4 | | I support the majority of issues as included within this section but feel that collectively, the positive role of the environment is underplayed. I particularly think that the issue under Biodiversity and landscape of: 'Ensuring development reflects and supports the local landscape character' needs to be strengthened. |
| S | Walker | 5.2 General Issues | |
| | Strategic Land Partnerships 1010241/CSI&O/22 | | Why within the topic paper "Resources" that accompanies the Core Strategy Issues and Options Consultation Document is there no mention or provision of facilities for Industrial and Commercial waste? PPS10 within paras 16-19 states that Local Authorities should identify sufficient sites to meet the waste management needs of their area; it makes no distinction between provision and planning municipal waste management facilities and those required for the remainder and much larger share of waste. |
| - | - | 5.2 General Issues | |
| | Woodhill Area Committee 997953/CSI&O/2 | | North Somerset could take a national lead in two important areas: insulation of public buildings and utilizing energy from the ground. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| R | Frost | 5.2 General Issues | |
| - | | | |
| 998817/CSI&O/3 | | | If development is going ahead for housing @ RAF Locking then please consider another junction with the M5, as Junc.24 is already congested. Also, instead of a by-pass @ Banwell, why not have a traffic light system just for that minor bottle neck in the village, as it will be cheaper and effective. |
| R | Frost | 5.2 General Issues | |
| - | | | |
| 998817/CSI&O/4 | | | Use the old Weston Airport for industry as it exists next door anyway. it will also mean more jobs in WSM and cut down on commuting traffic. |
| R | Frost | 5.2 General Issues | |
| - | | | |
| 998817/CSI&O/5 | | | Have you got your figures right on future growth? new government figures indicate large growth, and this is before the remainder of Eastern Europe gets here! |
| R | Frost | 5.2 General Issues | |
| - | | | |
| 998817/CSI&O/6 | | | Any scheme that promotes WSM as a tourist area should be encouraged. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| R | Frost | 5.2 General Issues | |
| - | 998817/CSI&O/7 | | Regarding waste disposal, why not burn whatever can be burnt instead of landfill. |
| R | Frost | 5.2 General Issues | |
| - | 998817/CSI&O/8 | | No gypsy sites anywhere please. |
| R | Frost | 5.2 General Issues | |
| - | 998817/CSI&O/9 | | Can we do away with projects in WSM as the Silica (carrot) and have things that are useful ie swimming pools & gardens (tourist trade?). |
| J | Hunter | 5.2 General Issues | |
| - | 1004897/CSI&O/21 | | In the design of any new towns, opportunities for crime, anti-social behaviour, environmental crime and potential for accidents need to be minimised in order to keep down costs of policing and emergency services and to maintain a high standard of live quality. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| H | Burn | 5.2 General Issues | |
| Parish Councils Airport Association 473697/CSI&O/1 | | | BIA major issues on effects on communities and the environment. Core Strategy must show clear policies which will restrain growth at the airport. Build new homes which are more sustainable. |
| D | Forbes | 5.2 General Issues | |
| - | | | |
| 999073/CSI&O/1 | | | I would like to be sure the development plan for Bristol International Airport is included in the Core Strategy as a specific issue. Expansion is unnecessary. |
| A R | Webber | 5.2 General Issues | |
| - | | | |
| 1013377/CSI&O/5 | | | I dispute the concept that the population will rise naturally by 17%. |
| M A | Webber | 5.2 General Issues | |
| - | | | |
| 1015617/CSI&O/4 | | | Population growth in North Somerset should not be allowed to grow unchecked just because of a perceived need. We should limit such growth to preserve the character of this unique area. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| M L | Addis | 5.2 General Issues | |
| | Long Ashton Parish Council 1014881/CSI&O/1 | | Need to take account of local veiws as set out in 2006 Parish Plan survey. Key issues are: Need additional transport & commuting infrastructure. Concerns about loss of Green Belt. S106 needs identified. Concerns of residents must be addressed. Traffic volume & congestion. Threat to community & community spririt. |
| M L | Addis | 5.2 General Issues | |
| | Long Ashton Parish Plan Steering Group 1019265/CSI&O/1 | | Need to take account of local veiws as set out in 2006 Parish Plan survey. Key issues are: Need additional transport & commuting infrastructure. Concerns about loss of Green Belt. S106 needs identified. Concerns of residents must be addressed. Traffic volume & congestion. Threat to community & community spririt. |
| - | - | 5.2 General Issues | |
| | Woodhill Area Committee 997953/CSI&O/6 | | Land must be used efficiently but not at the expense of the well being of residents, particularly children. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| T | Coombes | 5.2 General Issues | |
| | Business West 474401/CSI&O/1 | | <p>Development of issues and outcomes - growth of the Port and airport important for economy and prosperity of the area.</p> <p>Benefits of cross boundary collaboration - joint working and partnership working important for sustainable growth and development in North Somerset.</p> <p>SW Bristol urban extension - need large scale properly planned growth with good accessibility and links to the communities of south and central Bristol.</p> <p>Connectivity and access - need to prioritise accessibility issues around NS.</p> |
| J | Clark | 5.2 General Issues | |
| | Forest of Avon 1012641/CSI&O/1 | | <p>Given North Somerset Council's long-standing, positive commitment to the Forest of Avon, I would welcome reference to it in the Core Strategy and the relevant Area Action Plans. In this context, I would hope tht there would be an opportunity to work with colleagues in North Somerset to ensure that appropriate policies and plans are included within this and related Planning Documents.</p> |
| S | Walker | 5.2 General Issues | |
| | Strategic Land Partnerships | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | | | 1010241/CSI&O/14 |
| | | | An urban extension to South West Bristol can and should be used to bring significant benefits to the area. It should not be viewed as a "stand alone" development promoting a "them and us" scenario. The continued approach of delay will not help the long term goal of PPS1 of delivering balanced and sustainable communities in the area and will ultimately lead to the Council compromising its own objectives. |
| B | Walters | 5.2 General Issues | |
| | | | - |
| | | | 1007137/CSI&O/1 |
| | | | Land for housing development on the Bristol boundary should be ceded to Bristol City Council so they can plan the development to fully integrate it into their city. After east Weston-super-Mare development, further land should be made available on the Backwell/Yatton/Worle rail corridor for use only after the rail infrastructure is upgraded. All the rest of the land in North Somerset should be put in the Green Belt except that very limited expansion should be allowed at each settlement. |
| P | Rendle | 5.2 General Issues | |
| | | | Portishead and North Weston Town Council 1009313/CSI&O/1 |
| | | | Any development of this size in the north of the district should not be countenanced until the planning deficit of the last 10 years has been rectified. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| K | Wozniak | 5.2 General Issues | |
| | Avon and Somerset Constabulary 1046721/CSI&O/4 | | Population growth; the proposed concentrations of increase will create new communities. The dynamics of them will need to be understood in terms of potential for community tension and or crime generation and management of any associated risk. We would welcome debate on this aspect once options have been decided upon. |
| K | Wozniak | 5.2 General Issues | |
| | Avon and Somerset Constabulary 1046721/CSI&O/5 | | A population growth of at least 17% by 2026 will bring an increase in demand for policing services. I can predict that consideration will need to be given to a new site/and or additional police base to match economic and housing development geographically |
| - | Persimmons Special Projects | 5.2 General Issues | |
| | Persimmons Special Projects Western 1020801/CSI&O/5 | | Not all housing needs and demands are generated by workplace/home relationships or can be determined or met by a theoretical jobs/homes balance as north somerset is also very attractive for retired people. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Crook | 5.2 General Issues | |
| | Government Office for the South West 1017121/CSI&O/3 | | Issues identified are comprehensive and locally distinctive but too numerous. Possibly should be distilled to form a set of key objectives for the area. |
| C | Nash | 5.2 General Issues | |
| | Leigh Woods Society 1046529/CSI&O/1 | | Concerns that population growth will increase traffic on A 369 and cause merging with Bristol. |
| D | Crook | 5.2 General Issues | |
| | Government Office for the South West 1017121/CSI&O/7 | | No strategic approach to headline policy issues is articulated, e.g. affordable housing, housing density or housing type. Possibly consider this for a very limited number of district-wide topics. |
| L | Summerfield | 5.2 General Issues | |
| | Portbury Parish Council 1075841/CSI&O/2 | | A major topic for PPC is retention of the recently contested Green Belt in our Parish. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| L | Summerfield | 5.2 General Issues | |
| | Portbury Parish Council 1075841/CSI&O/3 | | A major topic for PPC is avoidance of coalescence of development between Portishead and greater Bristol. |
| L | Summerfield | 5.2 General Issues | |
| | Portbury Parish Council 1075841/CSI&O/4 | | A major topic for PPC is that the development so far approved at the Parish Wharf recognises that we are at capacity for further development and transport requirements. |
| - | - | 5.2 General Issues | |
| | Del Piero Ltd 1045697/CSI&O/4 | | Del Piero's land can contribute to the SW Bristol urban extension. Employment at Barrow Hospital will help address homes/jobs imbalance in surrounding towns/villages. Also vital, from sustainability perspective, that extension relates to wider Bristol area. Type of employment envisaged relates well to large businesses locally and to BIA and related industries. Employment as part of mixed use will help reduce out-commuting from NS. Del Piero also supports NSC aspirations for design quality. |
| - | - | 5.2 General Issues | |
| | Newcombe Estates Company Ltd. | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| | 1050849/CSI&O/3 | | Although 'full integration 'is acknowledged in this 'Main Issue' when it states that new communities should "relate well" to the wider urban area, this phrase is somewhat vague and does not effectively explain what is being sought. It should instead refer to new communities "...which also fully integrate with the wider urban area both physically and emotionally whilst preserving enhancing the character of the existing settlements". |
| W | Lowman | 5.2 General Issues | |
| | Yatton and Congresbury Wildlife Action Group 1022721/CSI&O/6 | | Population growth - Promoting the natural environment helps people maintain their health and well-being. Better access to green spaces and the setting up of more local nature reserves would be very welcome for a growing population. |
| R | Bull | 5.2 General Issues | |
| | Environment Agency 1020673/CSI&O/18 | | The Topic Paper on Resources does not include the increasingly important supply of water. Demand for water will increase with development and consideration must be given to using current water supply levels in a more sustainable way rather than sourcing new supply abstractions. |
| S | Johns | 5.2 General Issues | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| 1023297/CSI&O/5 | | | Of all the topics you mention in your leaflet the environment does not get its own section and for me this is my most important concern. The council has already allowed ghastly developments in Nailsea and Farleigh. The buildings there seem of no architectural merit and when our beautiful valley is seen from the hills they look like horrible red rashes. Also the development at Farleigh is sadly lacking in local amenities. |
| A J | Barrett | 5.2 General Issues | |
| - | | | |
| 1015137/CSI&O/3 | | | Why will the population grow by 17%? |
| R | Bull | 5.2 General Issues | |
| Environment Agency 1020673/CSI&O/5 | | | We recommend that water management is also included as a main issue. This should protect and improve the quality and quantity of the water environment, including rivers, streams, wetlands, groundwater, and coastal waters etc. |
| C | Bodley | 5.2 General Issues | |
| North Somerset Housing 1013121/CSI&O/1 | | | Agree that 'high levels of localised deprivation' and 'huge range of inequality within the district' are significant issues - but no specific actions listed to suggest that there is an action plan in place to address these matters. LDF should be presenting the actions that will address identified issues. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Burrows | 5.2 General Issues | |
| - | 939361/CSI&O/8 | | Major concerns over councils ability to deliver based on current record. |
| R | McNaught | 5.2 General Issues | |
| | Flax Bourton Parish Council 1015041/CSI&O/5 | | Flax Bourton Parish council has serious concerns and cannot support the proposed over-development of North Somerset with it's lack of adequate road systems and infrastructure. |
| L | Summerfield | 5.2 General Issues | |
| | Portbury Parish Council 1075841/CSI&O/8 | | 'Creating sustainable new communities' - There is becoming uniformity across British Towns with cloned High Streets. PPC welcome individualism in both structure and character to differentiate. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 5.2 General Issues | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1058625/CSI&O/3 | | This phrase is somewhat vague and does not effectively explain what is being sought. It should instead refer to new communities "...which also fully integrate with the wider urban area both physically and emotionally whilst preserving enhancing the character of the existing settlements". |
| G | Bigg | 5.2 General Issues | |
| | Campaign to Protect Rural England 1059617/CSI&O/5 | | We are concerned that despite the reference to the 'lack of local identity', no mention has been made of farmland. Farmers are vital to our landscape, the quality of our land and they make an enormous contribution to the 'local identity' through the day to day business of farming. |
| - | Stockland Halladale | 5.3 Economy | |
| | Stockland Halladale 1018689/CSI&O/1 | | To address the employment imbalance development should be encouraged in existing town and villages. Within Nailsea the town Centre is the most appropriate location for new job creation and enhanced retail opportunities. |
| - | - | 5.3 Economy | |
| | Del Piero Ltd 1045697/CSI&O/6 | | Del Piero supports reduced out-commuting from NS and seeks to provide employment development which will make a significant contribution to increasing a sustainable pattern of development throughout NS. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Persimmons Special Projects Persimmons Special Projects Western 1020801/CSI&O/6 | 5.3 Economy | There is a need for a joint AAP for bristol extension and council should be aware of limitations of core strategy with regards to changing people's travel behaviour. |
| L | Purcell Burrington Parish Council 1024481/CSI&O/6 | 5.3 Economy | To ensure co-ordination between stakeholders and to ensure the timely delivery of essential infrastructure. As a Parish Council we would applaud and support more co-ordination between stakeholders. In fact as Parish Councillors with direct connections to ratepayers and local businesses we would welcome more insight into how we can progress in rural areas. |
| H | Burn Parish Councils Airport Association 1010593/CSI&O/13 | 5.3 Economy | The PCAA does not believe that BIA has shown the economic benefits of airport expansion on the economy. |
| K | Mallory - 1022369/CSI&O/1 | 5.3 Economy | The proposed growth in South West Bristol and consequent car use should increase the need to identify more employment land in Nailsea to provide local employment. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Allday | 5.3 Economy | |
| | Kingston Seymour Parish Council 1017889/CSI&O/24 | | A study of why allocated sites have not been taken up should be a priority. |
| N A | Purchase | 5.3 Economy | |
| - | 1015329/CSI&O/4 | | I don't understand why it is assumed that Weston can grow as a major business centre. |
| R | Burrows | 5.3 Economy | |
| - | 939361/CSI&O/7 | | Is the south bristol extension really set in stone as this document seems so sure of? |
| P | Mays-Lowe | 5.3 Economy | |
| - | 999009/CSI&O/1 | | There should be no expansion of Bristol Airport, noise, parking and environment issues. |
| - | - | 5.3 Economy | |
| | Woodhill Area Committee | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 997953/CSI&O/1 | | | North Somerset needs high skill high pay employment. Spin off technologies from local universities should be brought to North Somerset. There are opportunities for creating jobs related to the nuclear industry. |
| S P | Parry | 5.3 Economy | |
| Avon Wildlife Trust 1045217/CSI&O/2 | | | Include as an issue the ability for employment to increase in line with housing. |
| B | Smith | 5.3 Economy | |
| Bristol Port Company 1025793/CSI&O/2 | | | Appreciate the recognition that enough land must be safeguarded to accommodate business growth and inward investment in key employment sectors. Competing demands for various land uses must be comprehensively examined not least where the port seeks to expand to meet increases in national and international trade. |
| J E | Hiscott | 5.3 Economy | |
| - 1021473/CSI&O/2 | | | Lack of employment for residents of the new communities will add to out-commuting. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| T | Coombes | 5.3 Economy | |
| | Business West 474401/CSI&O/3 | | It is unclear from the document whether or not growth at the Port is supported and facilitated and what the position is in relation to future growth at Bristol International Airport. No clear options have been identified. The port and airport are very important for the economic prosperity of the area and the document does not appear to support them. |
| G | Bigg | 5.3 Economy | |
| | Campaign to Protect Rural England 1059617/CSI&O/6 | | The strength or growth of any "economy" will undoubtedly be employment-led, but there are many implications here that would not necessarily be listed along with either "economy" or "employment". We consider that 'balancing the needs' of large businesses in the district; particularly Bristol International Airport will not be conducive to sustainability or the economy. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 5.3 Economy | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/4 | | This requirement to revitalise South Bristol should therefore guide development within North Somerset. Its inclusion as a 'Main Issue' in the draft Core Strategy is therefore supported. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P | Downey | 5.3 Economy | |
| - | 1048129/CSI&O/1 | | Query the large number of jobs required in the Bristol area and the potential location since transport links in and around the city are inadequate. |
| - | - | 5.3 Economy | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/4 | | Requirement to revitalise South Bristol should guide development within North Somerset. Its inclusion as a 'Main Issue' is therefore supported. Development within the South West of Bristol urban extension can serve to support such revitalisation by providing essential services and facilities to which South Bristol's residents can benefit. Hence there is added importance to delivering this urban extension early in plan period to support the revitalisation of South Bristol. |
| A | Davies | 5.3 Economy | |
| | Bristol International Airport 1051265/CSI&O/3 | | Little reference to the challenges in delivering the additional jobs to North Somerset and we note that the topic paper on this subject identifies a number of significant gaps in knowledge regarding the needs of business, the port and Bristol International Airport. The Core Strategy should take a more positive approach to these matters. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Summerfield | 5.3 Economy | |
| Portbury Parish Council 1075841/CSI&O/9 | | | Employment development must be sensitive to its impact on the settlements it is to service. Given that the industrial take up of land is usually slower than housing it is important that land to be utilised for employment doesn't yield to housing pressure. With regard to the Port, there has been a lot of expensive scrutiny and for the purposes of this planning term nothing has changed. PPC therefore feel that the policy adopted by the Replacement Local Plan should be carried forward. |
| J E | Hiscott | 5.4 Housing | |
| - 1021473/CSI&O/5 | | | Development of the new communities should give priority to affordable housing and provide work nearby. Consider 'Eco Village' concept. |
| J E | Hiscott | 5.4 Housing | |
| - 1021473/CSI&O/6 | | | Are there sufficient numbers of dedicated carers to enable the elderly to be cared for at home? |
| G | Wilson | 5.4 Housing | |
| Wrington Parish Council | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | NSC is taking an unfair large share of new housing and greenfield developemnt in a predominantly rural area. NSC should press for all housing development opportunities in Bristol to take priority.support employment growth in weston; support affordable housing and sustainable construction. empty homes should be brought back to use. |
| J E | Hiscott | 5.4 Housing | |
| - | | | |
| | | | How many of the 18,000 houses in the two new communities will be affordable for those wishing to buy on a typical annual income of £20,000 or less in NS? |
| - | - | 5.4 Housing | |
| | | | |
| | Marshalls Plc | | |
| | 1020833/CSI&O/1 | | Marshalls Plc own a brownfield site at Bleadon which is ideal for future housing, including rural affordable housing. The Core Strategy does not recognise the potentially important role of brownfield windfall opportunities. |
| - | - | 5.4 Housing | |
| | | | |
| | Woodhill Area Committee | | |
| | 997953/CSI&O/3 | | The Core Strategy emphasises the importance of layout and quality. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Young | 5.4 Housing | |
| - | | | |
| 1005313/CSI&O/1 | | | No extension to green field areas. Consideration must be given to routes to work and employment, develop sustainable travel links. |
| S | Walker | 5.4 Housing | |
| | | | |
| Strategic Land Partnerships | | | |
| 1010241/CSI&O/23 | | | Whilst there is an acknowledgement of the affordability problem of housing within North Somerset we would advocate no change to the existing level of affordable housing contribution as set out in Policy H4 of the existing Local Plan - ie 30%. The answer to the questions posed in this section must be yes to ensure that the Core Strategy is compliant with government Guidance within PPS1 and PPS3. |
| B | Walters | 5.4 Housing | |
| - | | | |
| 1007137/CSI&O/5 | | | There must be no development in gardens areas, classify these areas as green field land. |
| R | Burrows | 5.4 Housing | |
| - | | | |
| 939361/CSI&O/9 | | | Doubts over the councils ability to implement and enforce some of the suggestions |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| LC | Davidson | 5.4 Housing | |
| English Rural Housing Association 1015233/CSI&O/2 | | | Endorse acknowledgement of the lack of affordable housing both generally and more specifically in rural areas. |
| K | Mallory | 5.4 Housing | |
| - | | | |
| 1022369/CSI&O/2 | | | The only way that the affordable housing shortage in Nailsea can be addressed is by looking at sites adjacent to the settlement boundary. |
| R | Bull | 5.4 Housing | |
| Environment Agency 1020673/CSI&O/19 | | | A key document regarding water resources in this area is the Environment Agency Brue, Ace and North Somerset Streams Catchment management Strategy (CAMS) which is not mentioned in the core strategy. This identifies certain key catchments that include important water supply abstractions as "no water available" or "over-licensed". This will limit the availability of increased water abstractions during dry periods which normally coincides with the peak tourism season during the summer months. |
| C | Bodley | 5.4 Housing | |
| North Somerset Housing | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1013121/CSI&O/2 | | Lack of affordable housing identified as a priority but no specific target to 2026. Housing Corporation seeks a ratio of 70:30 between social housing for rent and low cost home ownership. LDF should set targets to meet identified level of affordable housing need. Would hope to see need and solution stated within the framework. |
| C | Nash | 5.4 Housing | |
| | Leigh Woods Society 1046529/CSI&O/3 | | There is concern that some recent planning decisions taken to appeal run counter to our Village Design Statement. It does appear that government policy on population growth encourages dense in filling which has in the past been regarded as inappropriate. Is strategy now reflecting these centrally imposed diktats? |
| - | Persimmons Special Projects | 5.4 Housing | |
| | Persimmons Special Projects Western 1020801/CSI&O/7 | | Core Strategy should ensure that the timely delivery of the Phase1 growth (2006-2016) is secured, particularly at the proposed urban extensions. This will necessitate the expedited consideration of future change at key development locations such as Weston Airfield within the Weston regeneration Area and the South West Bristol urban extension. The Core Strategy should allow for a range of densities to be achieved, having regard to location and any site specific constraints. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Purcell | 5.4 Housing | |
| | Burrington Parish Council 1024481/CSI&O/5 | | To phase development to give a better balance between homes, jobs and services and to give priority to meeting affordable housing needs. Development can only happen when the financial structure is there to support it. The balance involving jobs and services is more commercially led and it is not sufficient to just give planning permission without the necessary services and infrastructure to support the development being in place. This strategy needs to be examined in detail to support it. |
| - | - | 5.4 Housing | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/5 | | Large employment growth in South Bristol, hence urban extension should be prioritised over Weston, as it's more in balance with housing and jobs. The bullet point should therefore be amended to clarify this issue. Amend as follows (additions highlighted in bold): "Phasing housing growth particularly in relation to employment, especially at Weston-super-Mare. This may mean prioritising the development of the south west Bristol urban extension". |
| R | Bull | 5.4 Housing | |
| | Environment Agency | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 1020673/CSI&O/20 |
| | | | Within The Strategies and Initiatives Document there is no mention of the national Code for Sustainable Homes published December 2006 and the local Brue, Axe and North Somerset Streams CAMS document. |
| J E | Hiscott | 5.4 Housing | |
| | | | 1021473/CSI&O/4 |
| | | | Dense building leads to social problems. |
| G | Wilson | 5.4 Housing | |
| | | | Wrington Parish Council 1019201/CSI&O/19 |
| | | | Parish Plan is about to be adopted. Survey illustrates that 35% of residents don't want new housing and 36% want housing for young couples. It's interesting to note that survey responses indicate that very few parish residents actually work at the airport and there seems to be little connection between local employment opportunities and the residents. Further development in Wrington is unlikely to change this. |
| L | Summerfield | 5.4 Housing | |
| | | | Portbury Parish Council |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1075841/CSI&O/10 | | Lack of affordable housing' - Linked with this issue is the preservation of housing within this status or category. Planning controls should be utilised to preserve this rare resource. 'Locating the remaining housing growth' - With the housing statistics likely to change beyond these mind-boggling figures due to organic population growth and increased migration it is a dangerous precedent to ring-fence the housing statistics of the two major developments. |
| R | McNaught | 5.4 Housing | |
| | Flax Bourton Parish Council 1015041/CSI&O/4 | | We ask that North SOMerset Council resist any undue pressure from the Trustees of the Wraxall Estate for the allocation of development status on the considerable tranches of land retained after the sale of the central area of the estate to the National Trust. |
| T | Watton | 5.4 Housing | |
| | Home Builders Federation 1056737/CSI&O/1 | | In terms of housing supply the core strategy must ensure that, as a minimum, it makes provision for the housing requirement set out in the eventual adopted Regional Spatial Strategy. While not yet finalised, the RSS housing requirements should be adopted before the time the council's core strategy gets to EIP. This strategy must, however, also provide sufficient flexibility to be able to respond to whatever housing requirements emerge. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 5.4 Housing | |
| | Heron Land Developments Ltd 1058465/CSI&O/1 | | The core strategy should set out the broad and most important locations for affordable housing as well as other residential delivery. As one gets into the content of the Core Strategy it would be in order to: 1. list a number of key settlements including Yatton where provision of affordable homes needs real focus; and 2. put in place a Core Strategy policy which indicates that in such settlements sites will be allocated (PPS3 para 30) for affordable housing in future site specific documents. |
| G | Bigg | 5.4 Housing | |
| | Campaign to Protect Rural England 1059617/CSI&O/7 | | Building homes, including affordable homes, should not be dictated by targets but by evidenced need. Design, use of materials, quality and sufficient 'green space' that recognises a 'sense of space' should be a key consideration for housing densities. Reuse of unoccupied buildings should be a priority. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 5.4 Housing | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Church Commissioners for England | 5.5 Settlement Role and Function | |
| | Church Commissioners for England 1054657/CSI&O/1 | | Spatial options need to include positive rural regeneration policies, allowing new development in villages, e.g. Bleadon, where the Commissioners own land. |
| G | Bigg | 5.5 Settlement Role and Function | |
| | Campaign to Protect Rural England 1059617/CSI&O/8 | | Outside Weston-super-Mare there should be a recognition of the different role rural settlements play for the wider community as places to enjoy for walking etc. Farming/rural economy subject to change by many different forces. We wish these to gain appropriate support and land made available within communities to ensure people may grow their own food. We think that an accompanying architectural policy should be employed to show strong influence on the consequential developments. |
| P G | Jones | 5.6 Transport | |
| - | 1015425/CSI&O/1 | | Restrict growth at BIA. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| E N | Brailsford | 5.6 Transport | |
| CPRE | 1001953/CSI&O/1 | | Developments must not outstrip transport improvements |
| J | Stokes | 5.6 Transport | |
| - | 1001377/CSI&O/5 | | Cycle paths should be included wherever possible. |
| M | Langford | 5.6 Transport | |
| - | 1010849/CSI&O/1 | | Limit airport car parking. Safe cycle routes to railway stations. |
| M W | Lewis | 5.6 Transport | |
| - | 990177/CSI&O/6 | | An entirely off-road cycle network connecting all towns and villages should be the transport priority. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association | | |
| | 1010593/CSI&O/17 | | Major new developments will lead to the need for infrastructure improvements. New roads would generate more traffic; the focus should be on improved public transport, with the exception of a bypass for Barrow Gurney. The PCAA fully supports sustainable communities which reduce the need for commuting to work. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/8 | | Recommendations of the Parsons Brinckerhoff report (on BIA) for NSC should be implemented in the CS. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/9 | | No (airport) expansion should take place until an emissions cost assessment policy is in situ. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/10 | | There is no change in the night noise quota system and a restriction of movements is included within the quota system with the goal of a total night time ban on flying. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/11 | | An Area Action Plan for BIA is developed as a priority action. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/12 | | Traffic problems created by the airport must be overcome prior to any further expansion. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C | Derrick | 5.6 Transport | |
| - | 1014817/CSI&O/6 | | It seems crazy to promote growth in order to increase the problems in order to bring about improvements. People simply won't use public transport until it's cheaper than using their car; and as I write, I hear that rail fares are rising again. |
| P | Young | 5.6 Transport | |
| - | 996129/CSI&O/1 | | Night flights at the airport should be restricted to current numbers. No more green belt should be given up for car parking. |
| L | Allday | 5.6 Transport | |
| | Kingston Seymour Parish Council 1017889/CSI&O/25 | | Should be reference to school transport provision. Fig 1 contains an error as the cycle crossing of tutshill sluice has not yet been implemented. |
| R | Burrows | 5.6 Transport | |
| - | 939361/CSI&O/26 | | A complete rethink of transport is needed as it has failed at all levels. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| K | Whitehead | 5.6 Transport | |
| - | 1016097/CSI&O/3 | | Whilst improvements are needed to Junction 21 on the M5 any proposals to facilitate other improvements to the M5 must be considered against making it easy for commuting for employment away from Weston to the Bristol conurbation which could be disadvantageous to achieving employment led growth in Weston. |
| B | Jenkins | 5.6 Transport | |
| - | 995553/CSI&O/2 | | Weston's rail stations and track should be removed to allow redevelopment land to come forward and a mono-rail be implemented. |
| D | Martin | 5.6 Transport | |
| - | 1004801/CSI&O/1 | | It is very important that this airport's development is given prominence in the Core Strategy document. It should be a major category and curtailments need to be put on the airport's growth which at the moment appears to be unrestrained and contrary to the wishes of a very large number of the residents of North Somerset. |
| C | Macdermott | 5.6 Transport | |
| - | 989697/CSI&O/2 | | Will there be a Barrow Gurney Bypass and will the Long Ashton Bypass join the M5? |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Stokes | 5.6 Transport | |
| - | 996897/CSI&O/5 | | More cycle paths |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/3 | | Curtailments should be placed on BIA's future growth in terms of aircraft movements and passenger numbers. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/4 | | Avoid any presumption that expansion at BIA will take place, due to the fact that the planning process is not complete. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/6 | | The existing car parking policy T12 relating to BIA in the North Somerset Replacement Plan should be carried forward. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/7 | | Recognise that the NSC consultation on the BIA Master Plan received approximately 5,000 objections and that expansion is not being sought or supported by any of the local communities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/1 | | Regard expansion at BIA as a major issue due to its adverse effects on communities, traffic, the environment and climate change. |
| J | Richards | 5.6 Transport | |
| | Mendip Hills AONB Partnership 698049/CSI&O/2 | | Given the projected levels of further development in North Somerset, the Core Strategy should seek to address the undesirable impact of increasing traffic within the Mendip Hills AONB and also promote adequate public transport services to its rural settlements and some public attractions. |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/16 | | The PCAA would like to see a mapping of all old people's residencies, schools, care homes, hospitals and play groups under the flight path and within the locality of the airport (an 8km radius is suggested) in both NS and B&NES in order to understand the need for action to curtail noise from the airport which can damage residents' health. |
| T | Stockdale | 5.6 Transport | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | |
| | | | |
| 1012609/CSI&O/1 | | | Expansion of the airport is fundamentally wrong and is affecting all the following issues: sustainability - co2 emissions should be reduced; local tourism - airport expansion will only encourage people to fly abroad on holidays; carbon-neutral communities - it is pointless to build carbo neutral communities if they then take extra flights; flood risk - co2 emissions will change climate soon and are irreversible with serious damage to the county and coast. |
| B | O'Brien | 5.6 Transport | |
| - | | | |
| 998401/CSI&O/11 | | | Improve public transport, and do not introduce congestion/parking charges until public transport has been improved. |
| H | James | 5.6 Transport | |
| - | | | |
| 1014593/CSI&O/2 | | | Restrict growth at BIA. |
| M A | Webber | 5.6 Transport | |
| - | | | |
| 1015617/CSI&O/10 | | | BIA expansion plans should be mentioned as core issue.strongly opposed to any expansion. green belt should not be amended and night time flight restrictions should remain. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| H | James | 5.6 Transport | |
| - | 1014593/CSI&O/1 | | BIA should be treated as a major issue. Growth should be limited. |
| B | Smith | 5.6 Transport | |
| | Bristol Port Company 1025793/CSI&O/3 | | There is a need to make reference to and better understand freight transport and the logistics industry in general. The location of Bristol Port, with its extensive catchment area, allows it to make a major contribution, now and in the future, to the reduction of CO2 emissions and pollution on a local, regional and national scale. |
| J | Ashman | 5.6 Transport | |
| | Highways Agency 933985/CSI&O/1 | | Proposals within Weston-super-Mare need to take account of the potential impact on the Strategic Road Network. The capacity of the SRN in this part of the region is almost exhausted with limited scope for further improvements. |
| J A | Hughes | 5.6 Transport | |
| | none 1001665/CSI&O/1 | | The proposed expansion of Bristol Airport must be considered as a major issue within the 'Core Strategy' because of the size of this business, and the potentially detrimental effect on local communities, green belt, noise and pollution. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| H | Burns | 5.6 Transport | |
| Stop Bristol Airport Expansion Campaign 1045441/CSI&O/1 | | | BIA should be a major issue in Core Strategy. policies are conflicting and economic strategies and policies are heavily weighted in favour of further development regardless of sustainability and environmental policies. Local Authorities now have a duty to reduce the effects of climate change. The airport must remain within their present operating boundaries. An SA and AAP should be carried out as a matter of urgency. |
| - | Persimmons Special Projects | 5.6 Transport | |
| Persimmons Special Projects Western 1020801/CSI&O/9 | | | The positive role of new development in funding improvements to the transport network should be acknowledged. The Weston Airfield development will deliver the Cross Airfield Link. The Council should acknowledge that settlements such as Nailsea, Backwell and Yatton, which are well served by rail and bus based public transport are sustainable and the opportunities exist to further enhance public transport provision through new development. |
| C | Nash | 5.6 Transport | |
| Leigh Woods Society 1046529/CSI&O/2 | | | A park and ride at Junction 19 of M5 would ease traffic on the A369. Support construction of South Bristol Link road and second Avon Crossing. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Pearson | 5.6 Transport | |
| - | 1047649/CSI&O/1 | | I believe it is extremely important that the airport's development is included in the plan, so that it's expansion can be curtailed. It is madness to expand airports and air travel at this time of global warming when we must all cut our carbon emissions. |
| A | Bridle | 5.6 Transport | |
| - | 990209/CSI&O/2 | | Travel options. |
| P | Downey | 5.6 Transport | |
| - | 1048129/CSI&O/2 | | Transport into central Bristol is currently inadequate and should be fixed before contemplating additional housing. A38-A370 link is not a solution. |
| A | Burn | 5.6 Transport | |
| - | 989537/CSI&O/1 | | Restrict growth of BIA. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P | Alcock | 5.6 Transport | |
| - | 989569/CSI&O/1 | | Restrict expansion of BIA. |
| C | Amesbury | 5.6 Transport | |
| - | 989601/CSI&O/1 | | Restrict expansion of BIA. |
| D | Howard | 5.6 Transport | |
| - | 989633/CSI&O/1 | | Restrict expansion of BIA |
| T | Coombes | 5.6 Transport | |
| | Business West 474401/CSI&O/6 | | Important transport projects are either not identified and/or no policy stance has been developed on these issues. Key schemes such as the South Bristol Link Road, improvements to Junction 21 of the M5 and the second River Avon crossing are mentioned as issues but there is no development of this in policy terms and no clarity about whether or not these are priorities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| H | Burn | 5.6 Transport | |
| | Parish Councils Airport Association 1010593/CSI&O/14 | | Expansion is being considered within the CS without any environmental assessment or sustainability appraisal being undertaken. These should be done now. |
| B | Walters | 5.6 Transport | |
| - | 1007137/CSI&O/3 | | There is a need to link employment close to housing development to minimise travelling. |
| C | Elgood | 5.6 Transport | |
| - | 1019009/CSI&O/1 | | The development plans at Bristol Airport must be treated as a major issue in North Somerset's Core Strategy. |
| G | Wilson | 5.6 Transport | |
| | Wrington Parish Council 1019201/CSI&O/6 | | The 'Issues and options' consultation document is disappointing in its approach to Bristol International Airport (BIA), with just a one-line reference 'Increased passengers at the airport' noted under 'Main issues - Transport' and with no mention of an Area Action Plan (AAP).As the airport's local council, we feel that the Core Strategy has not provided the expected opportunity for scrutiny of its growth plans.An AAP should be prepared to allow a full review of its impact. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Wilson | 5.6 Transport | |
| | Wrington Parish Council 1019201/CSI&O/7 | | We suggest that NSC should be more circumspect about the GBSTS report and its recommendations. New road construction does not appear to be necessary particularly in the long run, when fossil fuels might run out/become very costly which will make public transport a much more viable option. |
| R | Brook | 5.6 Transport | |
| | - 1021569/CSI&O/1 | | We submit; a) there should be no further expansion of use at the airport, b) the Council should not improve any transport links to the airport, (this simple policy would reduce expansion pressures at the Airport, per se). c) A limit to the total number of daily flights should be imposed. d) That night flights should be severely limited if not stopped. |
| W | Lowman | 5.6 Transport | |
| | Yatton and Congresbury Wildlife Action Group | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1022721/CSI&O/7 | | | <p>Transport</p> <p>Kenn Moor - We would like to see measures to reduce traffic speed so that people can enjoy the quiet lanes whether walking, cycling or horse-riding.</p> <p>Carbon emissions - We believe that it is important to maintain the wetlands on the NS Levels & Moors and SSSIs to combat rising carbon emissions. Where possible the wetland areas should be improved to provide a better CO2 sink and contribute towards North Somerset's carbon emissions reduction targets.</p> |
| A | Johnson | 5.6 Transport | |
| - | | | |
| 1021921/CSI&O/1 | | | Objects to any further development or expansion of BIA. |
| J E | Hiscott | 5.6 Transport | |
| - | | | |
| 1021473/CSI&O/3 | | | Portishead is an example of homes/jobs imbalance. Improve public transport urgently. |
| A U | Upton | 5.6 Transport | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| 1049377/CSI&O/1 | | | <p>I would very much like to ask that a proper and full policy which assesses the long term costs of emissions from BIA's flights is in place before any further expansion of the airport takes place.</p> <p>I also ask that the current night noise quota system remain unchanged, preferably moving to a complete ban on night-time flying for the sake of the near-by residents of the Airport. Finally, please retain the green belt status to the south side of BIA.</p> |
| G | Iles | 5.6 Transport | |
| Brockley Parish Council 1048801/CSI&O/7 | | | <p>Core Strategy must contain strong policy statements designed to reduce car use and promote public transport. Schemes for which funding is urgently required are a passenger railway to Portishead, cheaper bus and train services, upgrading of M5 motorway junctions 19 and 21, a Barrow Gurney bypass for airport and other strategic traffic relief, as well as support for sheltered and affordable housing. A scheme to improve traffic flow along the A370, particularly on its approach to Bristol.</p> |
| D | Bignall | 5.6 Transport | |
| - 1045729/CSI&O/1 | | | <p>North Somerset is the planning authority for growth at the airport so the development plans at Bristol airport must surely be treated as a major issue for the area and be included in the Core Strategy.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| G | Iles | 5.6 Transport | |
| Brockley Parish Council 1048801/CSI&O/3 | | | The very comprehensive list of Main Issues identified also has our full support. However, we regard expansion at BIA as a major issue due to its rapidly increasing adverse effects on communities, traffic, the environment and climate change. We also believe BIA is distorting the local tourist market to the detriment of local business, because of its preponderance of cheap flights to leisure destinations. We do not consider its impact is being adequately addressed. |
| N J | Milton | 5.6 Transport | |
| Cleeve Parish Council 1045633/CSI&O/6 | | | Much greater emphasis needed on improvements to public transport - Portishead rail link, improved local rail services. Needs to be actively pursued with rail providers rather than waiting for them to respond to demand. |
| N J | Milton | 5.6 Transport | |
| Cleeve Parish Council 1045633/CSI&O/4 | | | Concerned at lack of emphasis on the effect on local residents of BIA expansion. Essential to cap passenger numbers. Should also rule out further change in Green Belt to the south side of the Airport and carry forward Policy T12 on car parking. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Bigg | 5.6 Transport | |
| Campaign to Protect Rural England 1059617/CSI&O/9 | | | Undoubtedly new roads are not a long term solution to congestion and certainly do not encourage the step change in behaviour that is necessary to reduce dependency of the car. More roads will mean more cars, more pollution, more noise, more visual disturbance etc It is essential that there are public transport improvements such that the public choose this as their main mode of transport. North Somerset should not be supporting increased growth at Bristol International Airport. |
| R & C | Kittel | 5.6 Transport | |
| - | | | |
| 1025665/CSI&O/1 | | | Your Core Strategy does not seem to have placed any real emphasis on the airport's plans. Please ensure that the development plans at Bristol airport are treated as a major issue in your Core Strategy and also that your policy ensures that curtailments are placed on BIA's future growth in terms of aircraft movements and passenger numbers. Please keep the green belt status to the south side at BIA. |
| S | Austin | 5.6 Transport | |
| Network Rail 1022465/CSI&O/1 | | | Core Strategy should consider S106 framework. would welcome council support to upgrade stations through S106 agreements /planning obligations. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| S E | Osborne | 5.6 Transport | |
| - | | | |
| 1068737/CSI&O/1 | | | My principal concern is the expansion of Bristol International Airport, which despite being situated within North Somerset planning jurisdiction does impact on a whole swathe of local communities in BANES. I am disappointed to note that neither authority has placed any emphasis on BIA plans which will have an unbearable impact on so many local people in the context of noise pollution, and additional emission from aircraft together with the difficulties of getting to the airport. |
| A | Davies | 5.6 Transport | |
| Bristol International Airport | | | |
| 1051265/CSI&O/1 | | | Surprised and concerned that the expansion of this important transport infrastructure has not been given greater prominence and that options for meeting growth have not been considered. The Core Strategy should set out clear policy statements supporting this in line with National Policy and the draft RSS. Retitle issue as 'Delivering improvements in surface access and public transport to Bristol International Airport. Should be reference to connectivity/accessibility. |
| A | Wood | 5.6 Transport | |
| South West Regional Development Agency | | | |

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| | | | |
| | 1018977/CSI&O/12 | | The links between the transport strategy and the development envisaged through each option should be clearly articulated in the Core Strategy. This should also give an indication of delivery timescales. The Agency considers that the Core Strategy should place a greater emphasis on sustainable mobility throughout. This should involve looking at people's needs and how they might get access to them (jobs, services, etc) as part of the approach to each option. The role of rail should be covered. |
| F J | Beach | 5.6 Transport | |
| - | 1018209/CSI&O/1 | | Increased development at the airport should be resisted, better public transport links provided and a ban on night time flights. |
| G | Flaherty | 5.6 Transport | |
| - | 941409/CSI&O/1 | | Restrict growth of Bristol International Airport. |
| L | Summerfield | 5.6 Transport | |
| | Portbury Parish Council 1075841/CSI&O/11 | | As a direct result of the housing expansion that has taken place so far, most, if not all, roads in North Somerset are congested. The core strategy goes some way to addressing this problem in planning employment close to residential areas however it cannot dictate where people live/work. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| W | Lowman | 5.7 Culture, Leisure and Recreation | |
| | Yatton and Congresbury Wildlife Action Group 1022721/CSI&O/4 | | Culture, leisure and recreation - We would like to see more encouragement for walkers e.g. greater interpretation, signage and waymarking and the maintenance and strengthening of the Public Rights of Way network; also better access for cyclists to the natural environment. |
| - | Persimmons Special Projects | 5.7 Culture, Leisure and Recreation | |
| | Persimmons Special Projects Western 1020801/CSI&O/10 | | Understand that existing facilities need to be safeguarded, but an overly restrictive policy may impede the delivery of new development against the aims and objectives of PPS3. Persimmon notes that the early provision of new community facilities at Weston Airfield will improve the quality of new facilities available in the locality. |
| J E | Hiscott | 5.7 Culture, Leisure and Recreation | |
| | - 1021473/CSI&O/7 | | New residents will compete with holiday makers for recreational space. Wear and tear on favoured walks and beaches and the loss of spaciousness may discourage holiday makers from coming to the area. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| R | Bull | 5.7 Culture, Leisure and Recreation | |
| | Environment Agency 1020673/CSI&O/17 | | We believe that a Unitary Authority such as North Somerset is ideally placed to demonstrate how well planned urban greenspace can provide flood allevation, space for SUDs, urban biodiversity, green gyms, informal paths and an educational resource. |
| G | Wilson | 5.7 Culture, Leisure and Recreation | |
| | Wrington Parish Council 1019201/CSI&O/13 | | On Tourism, we support the Blue Skies initiative and the two areas of focus, which are to increase the quality of the accommodation stock and to increase the range of activities and attractions available. A hotel should be developed closer to town, rather than at Junction 21 to encourage the business conference market. |
| L | Allday | 5.7 Culture, Leisure and Recreation | |
| | Kingston Seymour Parish Council 1017889/CSI&O/26 | | Leisure - There appear to be serious gaps in the knowledge base regarding existing and potential leisure provision in communities other than Weston. This could be quickly remedied by means of a simple questionnaire to local councils. |
| L | Allday | 5.7 Culture, Leisure and Recreation | |
| | Kingston Seymour Parish Council 1017889/CSI&O/27 | | What policies will be put in place to safeguard the remaining rural post offices? |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Summerfield | 5.7 Culture, Leisure and Recreation | |
| | Portbury Parish Council 1075841/CSI&O/12 | | Important that village hall type facilities are developed in the new urban extensions to stimulate activity and greater involvement of community where they live. PPC does not recognise WSM as a special case, with its vast explosion of population over a short period of time Portishead equally deserves this attention. PPC would strongly support the issue of new facilities being phased with development. |
| G | Bigg | 5.7 Culture, Leisure and Recreation | |
| | Campaign to Protect Rural England 1059617/CSI&O/10 | | Tourism will only be successful if we have a place visitors want to visit. The environment is key, both in the rural areas where leisure activities such as cycling and walking can be undertaken and Weston-super-Mare who, to provide a quality experience will need other factors such as quality accommodation. |
| - | Persimmons Special Projects | 5.8 Retail | |
| | Persimmons Special Projects Western 1020801/CSI&O/11 | | It is essential that both the proposed urban extensions be planned on a comprehensible mixed use basis. New retail provision will be needed at the urban extensions to address the shopping needs and demand arising from the new residents. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| - | Stockland Halladale | 5.8 Retail | |
| | Stockland Halladale 1018689/CSI&O/3 | | The Council's 2006 Retail and Leisure Study identified capacity for additional retailing floorspace within Nailsea and, therefore, proposals for such development should be encouraged to meet the needs of Nailsea's population. |
| R | Burrows | 5.8 Retail | |
| - | 939361/CSI&O/29 | | When any future development for retail is allocated it must be developed in a way that creates a pleasant, friendly and inviting environment. No more big boxes that attract people for miles around by car gridlocking the area! Take a look at how traditional high streets work. |
| G | Bigg | 5.8 Retail | |
| | Campaign to Protect Rural England 1059617/CSI&O/11 | | Priority should be given to local producers cutting down on food miles and supporting local smaller enterprises. Any new retail should be in the 'heart' of the community and not on the outskirts. |
| W | Lowman | 5.9 Biodiversity and Landscape | |
| | Yatton and Congresbury Wildlife Action Group | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1022721/CSI&O/5 | | Biodiversity and landscape - We applaud the inclusion of this issue as stated. We would welcome policies that strengthen work towards local biodiversity action targets for protection / enhancement for species (e.g. water vole, otter) and habitats (e.g. coastal and floodplain grazing marsh, open water, streams and rivers etc.). |
| G | Iles | 5.9 Biodiversity and Landscape | |
| | Brockley Parish Council 1048801/CSI&O/8 | | 1.Climate Change CO2 emissions and pollution must be controlled, because of their adverse effects on climate change and the environment. 2. No change to the night noise quota for BIA. 3.Biodiversity and Landscape Measures should also be included to protect and enhance wildlife and biodiversity. New development must be sympathetic to the local landscape character. Agricultural land must be safeguarded as far as possible. There is an impending world food shortage and a need to reduce food miles. |
| J | Milward | 5.9 Biodiversity and Landscape | |
| | Woodland Trust 695201/CSI&O/1 | | Instead of 'Maintaining and enhancing biodiversity' the issues should be 'Protecting, enhancing and creating biodiversity?.' |
| - | Persimmons Special Projects | 5.9 Biodiversity and Landscape | |
| | Persimmons Special Projects Western | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| | 1020801/CSI&O/12 | | Persimmon welcome and endorse the design approach which ensures development reflects and supports local landscape character. However, the Core Strategy must be clear that the landscape character approach, will not by itself, be used as a means to prevent the much needed new development, as sought by RSS10 and PPS3. Landscape character should inform the design process rather seek to preclude development. |
| R | Bull | 5.9 Biodiversity and Landscape | |
| | Environment Agency 1020673/CSI&O/16 | | The Natural Environment Topic Paper makes a very clear and welcome contribution to the core strategy. We particularly support the comments made in the section entitled "Needs" and "Types of Green Infrastructure" table. |
| S P | Parry | 5.9 Biodiversity and Landscape | |
| | Avon Wildlife Trust 1045217/CSI&O/3 | | We would like to see more emphasis on monitoring the impact of these actions on biodiversity to ensure that there is a reliable evidence base to gauge biodiversity gains in the area. |
| H | Burn | 5.9 Biodiversity and Landscape | |
| | Parish Councils Airport Association 1010593/CSI&O/15 | | CS must adhere to new Environmental Directives from the EU such as the Habitats Directive and the Natural Environment and Rural Communities Act 2006. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Richards | 5.9 Biodiversity and Landscape | |
| | Mendip Hills AONB Partnership 698049/CSI&O/3 | | The Core Strategy should ensure that new development does not exceed the District's environmental carrying capacity. |
| G | Bigg | 5.9 Biodiversity and Landscape | |
| | Campaign to Protect Rural England 1059617/CSI&O/12 | | Support comments from the Woodland Trust. We would therefore like to see this key issue read 'Protecting, enhancing and creating biodiversity?.' |
| G | Wilson | 5.9 Biodiversity and Landscape | |
| | Wrington Parish Council 1019201/CSI&O/8 | | Happy with the topic paper and the recognition of North Somerset's distinctive natural environment and protection of countryside. But need more support for farmers to maintain landscapes and there is potential for underestimating the value in biodiversity and habitat of the wrington vale landscape, east of the A370 and B3133. |
| H | Burn | 7.1 Green Belt | |
| | Parish Councils Airport Association 1010593/CSI&O/2 | | There should be no change in the Green Belt designation related to BIA beyond the north side inset agreed for the Replacement Local Plan. There should be no change to the Green Belt status on the south side of the airport site. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| JGA | Norman | 7.1 Green Belt | |
| MARLENS 1005249/CSI&O/1 | | | Option B to the East of the M5 and option C to the West. |
| - | - | 7.1 Green Belt | |
| Taylor Wimpey Uk Limited 1023361/CSI&O/1 | | | All three options require far more land than is necessary to replace the Green Belt lost to the South West Bristol Urban Extension and in our view have not been drawn with the purposes of designating Green Belt as set out in Planning Policy Guidance Note 2. |
| J E | Hiscott | 7.1 Green Belt | |
| - 1021473/CSI&O/8 | | | Land removed from Green Belt is open to developments which might not be beneficial. New Green Belt may not be acceptable to affected residents and commercial interests as they have not experienced the restrictions it brings. |
| L | Allday | 7.1 Green Belt | |
| Kingston Seymour Parish Council 1017889/CSI&O/21 | | | Removal of settlement boundaries should be given further discussion with affected communities and must not lead to greater development pressure. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| R | Burrows | 7.1 Green Belt | |
| - | 939361/CSI&O/19 | | Pure kidology. |
| J | Gowar | 7.1 Green Belt | |
| - | 1016353/CSI&O/6 | | Define around W-s-M and maintain around BIA. |
| A J | Barrett | 7.1 Green Belt | |
| - | 1015137/CSI&O/4 | | No green belt land should be declassified |
| R | Frost | 7.1 Green Belt | |
| - | 998817/CSI&O/1 | | I prefer option A, as it also allows a natural route from the Clevedon access on M5 direct to Bristol Airport. |
| P | Heath | 7.1 Green Belt | |
| - | 1005153/CSI&O/5 | | Authorities clearly only pay lip service to the green belt. People do not want the existing green belt to be built on, but this is not given as an option. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| A R | Webber | 7.1 Green Belt | |
| - | | | |
| 1013377/CSI&O/6 | | | Green belt should be protected, not used as a commodity by Government. |
| M A | Webber | 7.1 Green Belt | |
| - | | | |
| 1015617/CSI&O/5 | | | I am deeply opposed to the idea of discarding the Green Belt to the south west of Bristol. |
| P C | Whitehead | 7.1 Green Belt | |
| - | | | |
| 1019137/CSI&O/3 | | | The concept of Green Belt land was to provide open areas to give breathing space around the large conurbations such as Bristol. I am totally opposed to its development, a policy which can never be reversed. There are numerous areas of "Brown Field Sites" which should be developed first - any clearance costs being reflected in the cost of the properties and not a drain on local Authority resources. |
| - | Bath & Wells Diocesan Board | 7.1 Green Belt | |
| Bath & Wells Diocesan Board of Finance | | | |
| 1054593/CSI&O/2 | | | Nailsea should be 'inset' rather than 'washed over' and the Green Belt review should include a selective re-appraisal of boundaries adjoining towns and villages to ascertain whether land could be released or safeguarded for development. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Bath & Wells Diocesan Board | 7.1 Green Belt | |
| | Bath & Wells Diocesan Board of Finance 1054593/CSI&O/3 | | Nailsea should be 'inset' rather than 'washed over' and the Green Belt review should include a selective re-appraisal of boundaries adjoining towns and villages to ascertain whether land could be released or safeguarded for development. |
| C J | Hunt | 7.1 Green Belt | |
| - | 994497/CSI&O/2 | | A |
| M | Davis | 7.1 Green Belt | |
| | Individual 995009/CSI&O/1 | | The local authority needs to restrict the proposed expansion of Bristol International Airport to protect also residents from adjacent authorities. |
| A | Nunn | 7.1 Green Belt | |
| - | 1058369/CSI&O/11 | | Suggested development sites at North Nailsea involving removal of land from green belt. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Jones Family | 7.1 Green Belt | |
| - | 1058305/CSI&O/17 | | Potential future development site adjoining Highridge Road at Dundry involving redrawing green belt. |
| A | Davies | 7.1 Green Belt | |
| | Bristol International Airport 1051265/CSI&O/4 | | The need to consider the green belt boundary at Bristol International Airport has been overlooked and should be included as an important issue. This matter has been identified in policy SR3 of the Regional Spatial Strategy and was a topic of discussion at the Examination in Public of the draft RSS. We would expect to see options included in the paper for expansion of the airport and how these might be accommodated within an adjusted Green belt boundary. |
| D | Snape | 7.2 Question 4 | |
| - | 1026913/CSI&O/3 | | I prefer Option C because it protects more of our rural environment than the other options. |
| A | West-Bartlett | 7.2 Question 4 | |
| - | 1054849/CSI&O/4 | | Removing the existing green belt is a bad idea. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | Alvis Brothers Ltd | 7.2 Question 4 | |
| | Alvis Brothers Ltd 1051585/CSI&O/3 | | We support the designation of Easton-in-Gordano/Pill, including Ham Green, as a Policy C village. This should carry with it the expectation that small scale housing development, including a proportion of affordable housing should be provided there. propose a non-strategic release from Green Belt at St Catherines, Ham Green, for residential development. |
| A | Hill | 7.2 Question 4 | |
| - | | | |
| | 1051489/CSI&O/3 | | We support the designation of Easton-in-Gordano/Pill as a Policy C village. This should carry with it the expectation that small scale housing development, including a proportion of affordable housing should be provided there. We propose non-strategic releases from Green Belt at Overhill Farm, Pill for residential development and at Portbury for motorway related retail and leisure. Beyond 2026 seek further release from GB land at Easton-in-Gordano, Pill and Ham Green. |
| - | University of Bristol | 7.2 Question 4 | |
| | University of Bristol | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| 1010561/CSI&O/4 | | | Against these criteria, we question whether any extension is necessary since it would seem unlikely that there is any real danger of unrestricted sprawl emanating from settlements within the areas affected (as defined by your boundary extensions a, b and c), or of their merging into one another. Removal of land from the Green Belt is also proposed in the Core Strategy, but it is not referred to in your question. This is a serious omission. |
| G | Wilson | 7.2 Question 4 | |
| Wrington Parish Council 1019201/CSI&O/15 | | | |
| | | | The Wrington Vale landscape is particularly open, biodiversity-rich and 'green', precisely the type of open countryside that the Vision seeks to protect. Therefore, we recommend that the Green Belt is extended south as Option D, with the A370, B3133 (Stock Lane) and the A38 providing a western boundary, and with Congresbury to be inset where necessary and Wrington and the other communities affected to be washed over. Option E-extend GB further south and west with A370/M5 boundary. |
| R | Bull | 7.2 Question 4 | |
| Environment Agency 1020673/CSI&O/6 | | | |
| | | | No preference for green belt expansion. |
| F J | Beach | 7.2 Question 4 | |
| - | | | |
| 1018209/CSI&O/5 | | | |
| | | | C |

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| Organisation | | | |
| Contribution reference | | | |
| J | Gowar | 7.2 Question 4 | |
| - | 1016353/CSI&O/7 | | C |
| A | Mountjoy | 7.2 Question 4 | |
| - | 1023521/CSI&O/3 | | 4. Any proposals to remove land from the green belt for the proposed SW Bristol expansion will be closely scrutinised. As a resident of Long Ashton I will fight to preserve the green belt that characterises the village and stops it being part of any urban expansion of Bristol. This represents the views of most of the residents as can be seen in recent responses to a questionnaire developed as part of our Parish Plan. |
| J H | Pickwick | 7.2 Question 4 | |
| - | 1026241/CSI&O/3 | | Prefer A, since Green Belt can stop otherwise desirable development, but pessimism leads to supporting C. Communities should be inset to encourage small scale development. |
| S | Banks | 7.2 Question 4 | |
| Butcombe Parish Council | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| 1049313/CSI&O/3 | | | The Core Strategy does not provide sufficient information on the issues surrounding the Green Belt. We would like to see further information, by way of provision of a Technical Paper, produced on the implications of the proposed alterations to the Green Belt before this Question can be considered further. Green Belt loss south west of Bristol should not be seen as inevitable particularly as the draft RSS is still some way from being adopted. |
| J | Smart | 7.2 Question 4 | |
| Easton-in-Gordano Parish Council 711873/CSI&O/4 | | | B |
| J | Milward | 7.2 Question 4 | |
| - 702753/CSI&O/5 | | | Core Strategy does not provide sufficient information on the issues surrounding the Green Belt. I would like to see further information, by way of provision of a Technical Paper, produced on the implications of the proposed alterations to the Green Belt before this Question can be considered further. In addition, I query why the Strategy is only able to offer three options, all of which imply that the Green Belt loss south west of Bristol is inevitable, prior to RSS being adopted. |
| G | Iles | 7.2 Question 4 | |
| Brockley Parish Council 1048801/CSI&O/4 | | | Of the options defined, we prefer option C, as it would maximise the extent of the Green Belt and provide greater protection for the rural areas of North Somerset. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| T | Totz | 7.2 Question 4 | |
| | South West Regional Assembly 1017665/CSI&O/3 | | In regard to the options presented, I would like to draw your attention to the SWRA supplementary note brought before the EIP Panel to clarify issues around Policy SR3 and the green belt boundaries. |
| A | Ridge | 7.2 Question 4 | |
| | - 1048513/CSI&O/4 | | Difficult to answer, as the allowable criteria are not given. Does the added area have to approximate to the subtracted area? If so, presumably "A" would correspond. "C" would provide the maximum protected area (but including much low-lying land that would probably be protected from development anyway), but would that necessitate significant "inset" areas? Some H7-compatible development would need to be allowed in the larger villages and small towns. |
| S P | Parry | 7.2 Question 4 | |
| | Avon Wildlife Trust 1045217/CSI&O/7 | | Any proposals for designation should be examined very carefully bearing in mind designated wildlife sites including Strategic Nature Areas and GI. It would be useful to have an explanation for the various boundary designations and the implications of them. We are concerned about the potential land-take within the Green Belt for the proposed expansion of Bristol International Airport. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| N J | Milton | 7.2 Question 4 | |
| | Cleeve Parish Council 1045633/CSI&O/3 | | Favours the option which gives the maximum increase in Green Belt. |
| J | Oldham | 7.2 Question 4 | |
| - | 1048161/CSI&O/2 | | The obvious choice is for option C but what is this worth if green belt can be re-designated for housing development? |
| A | Tupper | 7.2 Question 4 | |
| - | 1027041/CSI&O/5 | | B |
| J | Stone | 7.2 Question 4 | |
| | Backwell Parish Council 1013153/CSI&O/4 | | Option B - extend the green belt to cover Farleigh Fields and from the Backwell settlement boundary in Westown Road, round to the railway line at Backwell Station. |
| E | Gamlin | 7.2 Question 4 | |
| - | 1014497/CSI&O/4 | | Option C |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Taylor | 7.2 Question 4 | |
| - | 997601/CSI&O/1 | | I like option A because of the lack of infrastructure. |
| P | Needham | 7.2 Question 4 | |
| - | 998273/CSI&O/4 | | Maximise greenbelt as much as possible. Why not push all the way south to the M5? |
| I | Moore | 7.2 Question 4 | |
| - | 998881/CSI&O/4 | | Option B. |
| B | O'Brien | 7.2 Question 4 | |
| - | 998401/CSI&O/3 | | Option D |
| B | Walters | 7.2 Question 4 | |
| - | 1007137/CSI&O/4 | | Almost all the land outside the present settlements should be put in the Green Belt with the exception of future development land required round Yatton and Backwell and down to Worle. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D N J | Thrush | 7.2 Question 4 | |
| - | 1006977/CSI&O/4 | | C. |
| J | Ashman | 7.2 Question 4 | |
| | Highways Agency 933985/CSI&O/4 | | The Agency does not have a view at this stage as to the suitability of either option for extending the Green Belt. However, the Agency wishes to ensure that the extension options do not preclude the delivery of sustainable development with housing located close to service provision and employment opportunities, thereby reducing the need to travel by private car. |
| - | Persimmons Special Projects | 7.2 Question 4 | |
| | Persimmons Special Projects Western 1020801/CSI&O/19 | | Persimmon object to the proposed extension to the Green Belt, south west of Nailsea, and consider the usual countryside protection policies are sufficient. |
| B | Smith | 7.2 Question 4 | |
| - | 1044769/CSI&O/6 | | I prefer C, as preservation of the Green Belt is paramount. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| B | Brice | 7.2 Question 4 | |
| - | | | |
| 1026977/CSI&O/4 | | | Line "A" |
| M A | Best | 7.2 Question 4 | |
| - | | | |
| 1026305/CSI&O/5 | | | Supports Option C. |
| Xanne | Blythe | 7.2 Question 4 | |
| Yatton Parish Council | | | |
| 1026657/CSI&O/4 | | | Option C is preferable. Concerned over lack of information on green belt loss at south west Bristol, no housing on flood risk areas, and proof of need for car parking on south side of BIA. |
| - | Baker Family | 7.2 Question 4 | |
| - | | | |
| 1055841/CSI&O/5 | | | Sufficient land must be left (safeguarded if necessary) around any of the settlements beyond which the Green Belt is proposed to be extended - so as to allow sufficient room for future growth over the long term. Option A is preferred - but even this should take account of the need to safeguard land around the inner edge of nailsea (particularly along its north-western and western edges) for future development. Such land should be excluded from the Green Belt. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Bridle | 7.2 Question 4 | |
| - | 990209/CSI&O/3 | | Option C |
| C | Macdermott | 7.2 Question 4 | |
| - | 989697/CSI&O/1 | | Green Belt Option C. Development of Long Ashton will result in coalescence with Bristol. |
| M J O | Pocock | 7.2 Question 4 | |
| - | 1047841/CSI&O/3 | | Option C, since surely it is best to maximise the protection of green space around the City of Bristol. |
| A | Oxberry | 7.2 Question 4 | |
| - | 1047681/CSI&O/2 | | What is the point of designating a new area 'green belt land' if you are able to 'remove land from the greenbelt' when you want to develop on it? |
| M W | Davies | 7.2 Question 4 | |
| - | 1047553/CSI&O/4 | | As it appears that the Green Belt can be changed A. There now seems to be little advantage in the designation of a Green Belt. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A W | Watson | 7.2 Question 4 | |
| | The National Trust 1047457/CSI&O/4 | | The Trust strongly supports Green Belt, but not just for its traditional purposes as set out in PPG2 around preventing sprawl of built-up areas, safeguarding the countryside from encroachment and preserving the setting of historic towns....we therefore support Option C, which would safeguard the greatest area for these uses, of the three options proposed. |
| J | Stokes | 7.2 Question 4 | |
| - | 1001377/CSI&O/4 | | Option A - Disapprove of losing Greenbelt. |
| H | Burn | 7.2 Question 4 | |
| | Parish Councils Airport Association 1010593/CSI&O/18 | | Minimise Green Belt loss at South West Bristol and compensate as far as Option C boundary. |
| D R S | Smith | 7.2 Question 4 | |
| - | 1009889/CSI&O/4 | | None of the options is acceptable. As for safeguarding land for development after 2026 I doubt whether you will find this a problem if you can ride roughshod over the Green Belt now it will be a simple process in a few years time (always assuming we have any left by then). |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C A R | Mayne | 7.2 Question 4 | |
| - | 1007905/CSI&O/4 | | If it means that all land west of Bristol will be green belt until it reaches the line, then C. |
| M | Langford | 7.2 Question 4 | |
| - | 1010849/CSI&O/2 | | C |
| N A | Purchase | 7.2 Question 4 | |
| - | 1015329/CSI&O/5 | | None of them! I don't want the Green Belt to be reduced at all. |
| K | Whitehead | 7.2 Question 4 | |
| - | 1016097/CSI&O/5 | | I would suggest option B but would extend the western boundary beyond the M5, south of Clevedon out to the coast to avoid future development along the coast in a southerly direction. (Map enclosed showing a small section of green Belt immediately south Clevedon). |
| K | Crowther | 7.2 Question 4 | |
| - | 1021057/CSI&O/3 | | Option C |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Wilson | 7.2 Question 4 | |
| | Wrington Parish Council 1019201/CSI&O/14 | | We feel strongly that, as a minimum, the Green Belt designation should be extended to wash over Wrington to the Congresbury Yeo to compensate for the loss arising from the RLP decision to allow the inset at BIA. there seems to be no obvious reason for limiting this to Option A or B, rather than C as the landscape is largely similar. |
| T | Scott | 7.2 Question 4 | |
| - | 1021345/CSI&O/4 | | None. I feel the removal of green belt in South West Bristol will ruin the rural environment, villages such as Dundry, Winford and Felton would be ruined and lost forever. I think the whole area should not lose green belt status just the areas highlighted at this stage for re-development. |
| A | Lee | 7.2 Question 4 | |
| - | 1022401/CSI&O/5 | | Disagree with removing land from the green belt. |
| K | Mallory | 7.2 Question 4 | |
| - | 1022369/CSI&O/3 | | Both employment and affordable housing in Nailsea are issues that need to be resolved before any change in the green belt can be considered. Please consult me regarding any proposed change to the green belt boundary. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Smith | 7.2 Question 4 | |
| - | | | |
| 997569/CSI&O/1 | | | Prefer option C- Congresbury should be within the green belt. |
| J | Stokes | 7.2 Question 4 | |
| - | | | |
| 996897/CSI&O/4 | | | Option A. |
| P J | Linsey | 7.2 Question 4 | |
| - | | | |
| 996673/CSI&O/4 | | | Prefer Option C. |
| - | - | 7.2 Question 4 | |
| Woodhill Area Committee | | | |
| 997953/CSI&O/7 | | | We prefer option C. |
| J | Hunter | 7.2 Question 4 | |
| - | | | |
| 1004897/CSI&O/4 | | | If option C extends green belt from Nailsea south and west including Wrington, Congresbury, Yatton and Kingston Seymour, then I prefer option C. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| - | - | 7.2 Question 4 | |
| | Crest Strategic Projects 1020993/CSI&O/4 | | Until the RSS is approved, there is no basis for the Core Strategy to put forward any options for the extension of the Green Belt. Need to ensure that the inner boundary around settlements is drawn so that sufficient land is safeguarded to meet the development needs of those settlements until at least 2031. In the case of Nailsea, the proximity of the Crest land south west of Nailsea to the railway station makes it a logical candidate for safeguarding. |
| - | SWRDA/EP | 7.2 Question 4 | |
| | SWRDA/EP 1020289/CSI&O/5 | | English Partnerships has no preferred option at this stage with regards to green belt releases but as the Government's advisors on previously developed land, EP wishes to ensure that the development potential of all surplus brownfield land is fully explored prior to the release of green field land. |
| L | Allday | 7.2 Question 4 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/4 | | Concerned at the "creep" of development which threatens to blur the separate identity and distinctiveness of settlements. This is a real risk along the Clevedon - Kenn - Kingston - Yatton - Congresbury axis, and Green Belt designation could afford welcome protection from the gradual coalescence of these settlements. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Mountjoy | 7.2 Question 4 | |
| - | | | Option A |
| <hr/> | | | |
| J | Lord | 7.2 Question 4 | |
| North Somerset Liberal Democrats | | | |
| 1022561/CSI&O/5 | | | Whilst we oppose removal of Green Belt around Bristol, any extension further into North Somerset should not prevent some sympathetic expansion around existing towns and villages. If Green Belt adjoining Bristol is sacrificed, a distinct identity must be kept between the city and nearby villages such as Long Ashton. |
| <hr/> | | | |
| B | Smith | 7.2 Question 4 | |
| Bristol Port Company | | | |
| 1025793/CSI&O/5 | | | Such are the proposed scale of changes to the Green Belt in North Somerset, both inner and outer boundaries, that a comprehensive review of the Green Belt should be undertaken. It is appropriate for the Green Belt to be comprehensively reviewed taking into account growth across a wide range of sectors and not relate merely to the potential growth areas. |
| <hr/> | | | |
| - | - | 7.2 Question 4 | |
| Cavanna Homes (South West) | | | |
| 1024993/CSI&O/4 | | | the opportunity should be taken to review the green belt to the north of Nailsea at the same time as identifying the area where it will be extended to the south and west. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| W | Lowman | 7.2 Question 4 | |
| | Yatton and Congresbury Wildlife Action Group 1022721/CSI&O/8 | | We prefer Option C. As a conservation group we support the extension of the Green Belt as this will help protect the landscape including the NS Levels & Moors, local SSSIs and Special Areas of Conservation for bats including Greater and Lesser Horseshoe, Serotine and Barbastelle. |
| D | Scott | 7.2 Question 4 | |
| | NG Bailey 1026369/CSI&O/4 | | I feel the removal of green belt in South West Bristol will ruin the rural environment, villages such as Dundry, Winford and Felton would be ruined and lost forever. I think that none of the area's should lose their green belt status, just the areas highlighted at this stage for re-development. |
| J | Hewett | 7.2 Question 4 | |
| - | 1007073/CSI&O/4 | | C. |
| M J | Hannagan | 7.2 Question 4 | |
| - | 997857/CSI&O/4 | | Option C |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | White | 7.2 Question 4 | |
| - | | | |
| 1012289/CSI&O/3 | | | Prefers Option C as is would help protecting the countryside and important low lying wetlands for the future. |
| J | Clark | 7.2 Question 4 | |
| | | | |
| Forest of Avon 1012641/CSI&O/8 | | | The Forest of Avon team was commissioned to develop the concept of green heart as originally set out in the Weston Area Development Framework. This report sets out a proposal for this area of strategic green infrastructure. Fundamental to this are the issues of scale, diversity and off-road access links to and through this area. The opportunity for innovative gateway features to help catalyse an image change are also highlighted. |
| S | Walker | 7.2 Question 4 | |
| | | | |
| Strategic Land Partnerships 1010241/CSI&O/5 | | | There is no justification for extending the outer limit of the Green Belt. We would agree with land being removed from Green Belt in the area identified to make provision for the urban extension of South West Bristol. |
| - | South West RSL Planning Consortium | 7.2 Question 4 | |
| | | | |
| South West RSL Planning Consortium | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1071745/CSI&O/1 | | We urge the Council to make sure they do not draw boundaries too tightly around settlements and consider whether land on the boundaries meets the tests set out in PPG2 at the earliest possible instance. |
| D | Franks | 7.2 Question 4 | |
| - | 1007489/CSI&O/2 | | Much of the proposed extension is flood plain of the North Somerset Moors and valuable wetland. Support for option B. |
| J B | Raglan | 7.2 Question 4 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/4 | | B. |
| J | Hardwidge | 7.2 Question 4 | |
| - | 1057825/CSI&O/7 | | The only land that should be included within an expanded Green Belt is land that needs to be protected over the long term from most types of development. Sufficient land must be left (safeguarded if necessary) around any of the settlements beyond which the Green Belt is proposed to be extended - so as to allow sufficient room for future growth over the long term. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Redrow Homes | 7.2 Question 4 | |
| | Redrow Homes 1071969/CSI&O/5 | | The need to extend the Green Belt was examined in detail at RSS EiP, where no exceptional circumstances were raised to justify the need to extend the Green Belt to either of Options A, B or C. Redrow Homes therefore does not support any of the Options presented. |
| A | Nunn | 7.2 Question 4 | |
| - | 1058369/CSI&O/5 | | Option A is preferred, but even this should take account of the need to safeguard land around the inner edge of Nailsea for future development. Such land should be excluded from the Green Belt. Option B is considered to be unnecessarily extensive and seeks to include land that is not in reality at serious threat from future development. Option C is considered to be wholly unacceptable and far beyond what is envisaged in the emerging. |
| I | Morrell | 7.2 Question 4 | |
| | Nailsea Town Council 706241/CSI&O/6 | | Option B. Green Belt adjustment at Bristol Road to allow proper access and limited extension to industrial estate. Green Belt be extended to include area between Nailsea and Backwell towards Netherton Wood Lane. In accordance with long term objectives, to conform with Class B settlement criteria and to create employment opportunities, it is suggested that further extension of the Green Belt of land adjacent to that excluded above should be considered. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Jones Family | 7.2 Question 4 | |
| - | 1058305/CSI&O/6 | | <p>This proposed change to the Green Belt has significant long term implications for both landowners and developers and needs very careful consideration.</p> <p>The only land that should be included within an altered Green Belt is land that needs to be protected over the long term from most types of development. Option A is preferred - but even this should take account of the need to safeguard land around the inner edge of Nailsea for future development.</p> |
| C | Angell | 7.2 Question 4 | |
| - | 1025377/CSI&O/4 | | <p>Option C. Long Ashton to retain separation from Bristol & Green Belt land around it to be maintained - expanding development around Yatton.</p> |
| J | Smith | 7.2 Question 4 | |
| | Dundry Parish Council 1055873/CSI&O/5 | | <p>Moving the Green Belt to A, B or C will not compensate for its removal south west of Bristol where it serves the purpose originally set out for Green Belts. Removal negates the whole purpose of Green Belts and sets the precedent for future changes.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| E | Williams | 7.2 Question 4 | |
| | Bristol Primary Care Trust 1059905/CSI&O/4 | | I prefer option C. |
| I T | Thompson | 7.2 Question 4 | |
| | Thompson Commercial 1069025/CSI&O/6 | | With regard to Q.4, one should accept that the main towns of Nausea, Clevedon and Portishead should be allowed to "breathe", especially for employment uses rather than housing, and they should be the focus of such development rather than the smaller villages, which I comment on further below. Coupled with the loss of green belt proposed for SW Bristol there can be no argument that the green belt should be expanded as far as possible, as "compensation" hence option C seems the most appropriate. |
| S M | Chapman | 7.2 Question 4 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/5 | | We believe the area of Green Belt relinquished for housing must be kept to a minimum consistent with providing enough land to accommodate the present housing requirement. |
| M A | Webster | 7.2 Question 4 | |
| - | 1011009/CSI&O/3 | | C |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 7.2 Question 4 | |
| | Heron Land Developments Ltd 1058465/CSI&O/2 | | In all the circumstances Heron would support option B. |
| G | Bigg | 7.2 Question 4 | |
| | Campaign to Protect Rural England 1059617/CSI&O/19 | | We would support the option that gives the maximum increase in Green Belt. CPRE argued at the RSS Eip 'that the Green Belt boundary be extended beyond the Wrington settlement boundary across Wrington Vale to meet the northern boundary of the Mendip Hill AONB, a realignment that was agreed for the Forest of Avon boundary. As an absolute minimum, the Green Belt should be revised to run along the course of the Congresbury Yeo to the south of Wrington and between Blagdon Lake (AONB) and the A370. |
| - | Burdge family | 7.2 Question 4 | |
| | - 1058881/CSI&O/4 | | Option A is preferred - but even this should take account of the need to safeguard land around the inner edge of Nailsea. Such land should be excluded from the Green Belt. |
| - | Pittaway Ltd | 7.2 Question 4 | |
| | Pittaway Ltd | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1058945/CSI&O/4 | | | Option A is preferred - but even this should take account of the need to safeguard land around the inner edge of Nailsea (particularly along its north, north-western and western edge) for future development. Such land should be excluded from the Green Belt. |
| J | Duffy | 7.2 Question 4 | |
| | Congresbury Parish Council | | |
| 1078849/CSI&O/4 | | | Congresbury Parish Council agreed that the green belt should be increased to option C. |
| D A | Greenwood | 7.2 Question 4 | |
| - | | | |
| 989857/CSI&O/4 | | | Option C |
| J F | Rogers | 7.2 Question 4 | |
| - | | | |
| 1078817/CSI&O/1 | | | The Green Belt should extend from the eastside of Station Road Nailsea/Backwell to Watery Lane Nailsea - Option C. |
| RP | Higgins | 7.2 Question 4 | |
| - | | | |
| 994465/CSI&O/2 | | | The question is premature, first identify specifically what land south west of Bristol it is proposed to remove from Green Belt status. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | White | 7.2 Question 4 | |
| - | | | |
| 1013089/CSI&O/4 | | | Prefers Option C as is would help protecting the countryside and important low lying wetlands for the future. |
| L | Summerfield | 7.2 Question 4 | |
| | | | |
| Portbury Parish Council | | | |
| 1075841/CSI&O/14 | | | Given the pressures for development, the need for Green Belt is that much greater. Given the severity of the removal of an area from green belt protection PPC feel that great discipline needs to be exercised in only removing that area necessary to accommodate the 9000 houses and infrastructure, with a new boundary that will prevent urban sprawl and protect the character and integrity of the surrounding settlements. |
| - | Burnett and Griffin | 7.2 Question 4 | |
| - | | | |
| 1073985/CSI&O/5 | | | Option A is preferred but should take account of the need to safeguard land around the inner edge of Nailsea for future development. Option B is considered to be unnecessarily extensive and seeks to include land that is not in reality at serious threat from future development. Option C is considered to be wholly unacceptable and far beyond what is envisaged in the emerging RSS10. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Mead Realisations Ltd Mead Realisations Ltd 1074881/CSI&O/6 | 7.2 Question 4 | This proposed change to the Green Belt has significant long term implications for both landowners and developers alike and needs very careful consideration. The only land that should be included within an expanded Green Belt is land that needs to be protected over the long term from most types of development. |
| - | Crest Nicholson 1059809/CSI&O/6 | 7.2 Question 4 | This proposed change to the Green Belt has significant long term implications for both landowners and developers and needs very careful consideration. The only land that should be included within an expanded Green Belt is land that needs to be protected over the long term from most types of development. |
| - | Porthurst Ltd 1059713/CSI&O/4 | 7.2 Question 4 | This proposed change to the Green Belt has significant long term implications for both landowners and developers and needs very careful consideration. The only land that should be included within an expanded Green Belt is land that needs to be protected over the long term from most types of development. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Taylor Wimpey Developments Ltd Taylor Wimpey Developments Ltd 1074721/CSI&O/5 | 7.2 Question 4 | Option A is preferred ? but even this should take account of the need to safeguard land around the inner edge of Nailsea (particularly along its north, north-western and western edge) for future development. Such land should be excluded from the Green Belt. |
| L | Purcell Burrington Parish Council 1024481/CSI&O/7 | 8.1The Future of our Towns and Villages | As a Parish Council with three small villages, Burrington, Lower Langford and Rickford with areas of conservation and AONB, the problems to be addressed by the core strategy are as follows: volume of traffic using the A38 and A368, Bristol Airport, there is no part of the core strategy that deals with environmental noise and this needs to be remedied and there is no mention in the core strategy of ambient air quality. |
| - | - | 8.1The Future of our Towns and Villages | |
| | Taylor Wimpey Uk Limited | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1023361/CSI&O/2 | | | We would agree to the settlement classification shown within the Core Strategy document, however we believe the settlements lying along the Weston-super-Mare to Bristol railway line should be recognised as sustainable locations for development, specifically where their existing level of facilities and services could support further new development (see Table 2 of NSC Topic Paper "Settlement Function and Hierarchy"). |
| P C | Whitehead | 8.1The Future of our Towns and Villages | |
| - | | | |
| 1019137/CSI&O/4 | | | It is clear that the proposals will severely affect Long Ashton, Barrow Gurney and Flax Bourton - as well as all other villages served by the A38 and A370. Villages should retain their individuality and not be swamped by new developments. |
| J | Richards | 8.1The Future of our Towns and Villages | |
| Mendip Hills AONB Partnership | | | |
| 698049/CSI&O/5 | | | The Mendip Hills AONB Service agrees with strictly controlling development in the countryside but also recognises the need for flexibility on the Core Strategy vision and policies to allow appropriate small scale development in rural settlements not identified under the 'Small Towns & Villages' category where this would make such settlements more 'balanced', sustainable communities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| K | Whitehead | 8.1The Future of our Towns and Villages | |
| - | 1016097/CSI&O/6 | | Agree with the comments relating to Weston, and also the references to Market Towns, Small Towns and villages. |
| M W | Lewis | 8.1The Future of our Towns and Villages | |
| - | 990177/CSI&O/2 | | I support the proposal for no new housing in Failand by removing the settlement boundary from the sixty acres Failand triangle. Failand has no jobs or facilities and is being progressively degraded in its semirural character by suburban density infilling. |
| A J | Barrett | 8.1The Future of our Towns and Villages | |
| - | 1015137/CSI&O/5 | | Agree with the vision outlined in 1, 2 and 4 |
| B | Smith | 8.1The Future of our Towns and Villages | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 1044769/CSI&O/7 |
| | | | Development in smaller settlements should be tightly controlled but why would removal of settlement boundaries help? Prioritise affordable housing there but if this conflicts with Green Belt, can a new means of providing it be found? Assurance needed that Parish Plans will carry more weight than did "Character Statements". |
| J | Ashman | 8.1The Future of our Towns and Villages | |
| | Highways Agency | | 933985/CSI&O/5 |
| | | | The Agency supports the employment led approach to development at Weston. With regards to the extent of development in market towns (Policy B) and small towns and villages (Policy C) the Agency would raise specific concern with those settlements in close proximity to the M5 corridor and junctions, in particular Clevedon, Portishead and Easton-in-Gordano. |
| G | Iles | 8.1The Future of our Towns and Villages | |
| | Brockley Parish Council | | 1048801/CSI&O/6 |
| | | | A ratio of 1 .5 jobs per home is too low and suggest that 2.00 would build in a slow improvement in self-containment, whereas 1 .5 would not, as many women now go out to work. This should apply to all new developments. 1 Market Towns [Policy B] We agree that Clevedon and Portishead should be designated in this category. 2 Small Towns and Villages [Policy C] only Nailsea should be designated as such, with development restricted to employment, services, facilities & affordable housing. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| M A | Best | 8.1The Future of our Towns and Villages | |
| - | 1026305/CSI&O/3 | | Villages, in particular, cannot take a lot of extra housing without losing their sense of community. Need is for starter homes and small bungalows for the elderly. |
| M A | Webber | 8.1The Future of our Towns and Villages | |
| - | 1015617/CSI&O/6 | | I feel that small towns and villages should remain just that - small - with their own character and sense of community, not be destroyed by extra building schemes. |
| LC | Davidson | 8.1The Future of our Towns and Villages | |
| | English Rural Housing Association 1015233/CSI&O/6 | | Rural affordable housing threshold of 5 units should be introduced. |
| G | Wilson | 8.1The Future of our Towns and Villages | |
| | Wrington Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | |
| | 1019201/CSI&O/18 | | Wrington should not be a type C settlement - further development will almost certainly 'significantly increase traffic on local roads' with unacceptable implications, particularly from industrial development.retail-it is very unlikely that Wrington could provide an economically justified catchment for other retail businesses on the scale of a 'local centre', although we would always encourage anyone wanting to start up an appropriate new retail outlet in Wrington or Redhill. |
| - | Burdge family | 8.1The Future of our Towns and Villages | |
| - | 1058881/CSI&O/11 | | Potential future development sites at Yatton. |
| G | Bigg | 8.1The Future of our Towns and Villages | |
| | Campaign to Protect Rural England 1059617/CSI&O/20 | | Weston-super-Mare should be considered as a 'town' with local needs, not part of the economic hub of the SW Region. Nailsea should be added to the Market town category, and brownfield land should be the priority for development in these towns. Need to prevent sprawl in these towns. churchill and Wrington should be removed from Policy C. For ALL settlements, present boundaries should be retained or the establishment of boundaries where there are none. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Hardwidge | 8.1The Future of our Towns and Villages | |
| - | 1057825/CSI&O/13 | | Suggested development site at North West Nailsea. |
| R | Bull | 8.2 Question 5 | |
| | Environment Agency 1020673/CSI&O/7 | | This should be based on the sustainability appraisal, and findings of the SFRA, and sequential testing. |
| G | Wilson | 8.2 Question 5 | |
| | Wrington Parish Council 1019201/CSI&O/16 | | Nailsea should be classified as 'B' settlement. Policy C should have two sub-groups, Yatton, Winscombe and Long Ashton are different to the rest. require a settlement boundary for future and feel wringotn should be joined with 'more rural south' village communities, not a 'middle district larger dormitory. |
| F J | Beach | 8.2 Question 5 | |
| - | 1018209/CSI&O/6 | | Winscombe and Yatton already have small centres which could be improves to provide more services. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Stockland Halladale | 8.2 Question 5 | |
| | Stockland Halladale 1018689/CSI&O/4 | | Nailsea should be given the same settlement status as Clevedon and Portishead to ensure that it is given the same priorities for the promotion of development. |
| J | Gowar | 8.2 Question 5 | |
| - | 1016353/CSI&O/9 | | Hierarchy inadequate; local shopping centres; keep to in-filling & brown-field sites; encourage local employment opportunities. |
| J H | Pickwick | 8.2 Question 5 | |
| - | 1026241/CSI&O/4 | | Small scale development is appropriate for any town or village. |
| A | Mountjoy | 8.2 Question 5 | |
| - | 1023521/CSI&O/4 | | Nailsea should be considered under policy B. Failand and Flax Bourton could also benefit from small development. Object to the extent of development proposed for Long Ashton. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Ridge | 8.2 Question 5 | |
| - | 1048513/CSI&O/5 | | In the strategically significant, and market, towns reduction in out-commuting should be a priority, and planning should allow development of employment sites commensurate with scale. |
| - | - | 8.2 Question 5 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/7 | | The emerging RSS makes clear that "the capacity of existing urban areas to accommodate development is lower than the overall requirement" and therefore "well planned urban extensions will be needed to meet this shortfall" (paragraph 4.2.5). The Core Strategy should acknowledge and support this strategy by clarifying that development in towns and villages will not meet the existing and emerging needs for the area alone and to try and do so would destroy their character. Instead the urban exten |
| J | Smart | 8.2 Question 5 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/5 | | Easton in Gordano/ Pill is specifically mentioned and we support its inclusion. We also strongly support policy H7 as a means of controlling speculative building and encouraging affordable housing which more suits the nature and needs of the existing community. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Tupper | 8.2 Question 5 | |
| - | 1027041/CSI&O/6 | | Sustained development in most villages and towns keeping their own identity with quality housing and job creation. |
| S P | Parry | 8.2 Question 5 | |
| | Avon Wildlife Trust 1045217/CSI&O/8 | | Any proposals for development should be examined very carefully bearing in mind designated wildlife sites in the area, including Wildlife Sites (Local Sites), SSSIs, Strategic Nature Areas and other GI. |
| - | Kilmartin Property Group | 8.2 Question 5 | |
| | Kilmartin Property Group 1021633/CSI&O/5 | | The retail function of each town and district centre should be specified in accord with PPS6 guidance, the size of catchment and retail centre and strategic policy objectives. Where there is an identified need for local retail/leisure development in existing towns, villages or the proposed urban extension, proposals should not compete with or deflect from Weston-super-Mare's strategic retail role as defined within the draft RSS and proposed Core Strategy and AAP. |
| M | Burdge | 8.2 Question 5 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1045569/CSI&O/2 | | | Yatton should be included as sustainable location for new housing, as it has public transport facilities and basic services.it is expected that the RSS housing figures will rise following publication of green paper and NSC has to ensure delivery of these hosuing numbers, so should allow new housing development in other locations as well as the main growth areas.area to the north of yatton should be included in council's "area of search" for hosuing delivery. |
| - | Persimmons Special Projects Persimmons Special Projects Western 1020801/CSI&O/20 | 8.2 Question 5 | Persimmon objects to the categorisation of the proposed Development Policy B & C settlements. Persimmon considers that Nailsea should be regarded as a Policy B settlement. It has good rail and bus based public transport services, better served than Clevedon or Portishead, is of a similar size and has a range or services and facilities available. Backwell/Yatton also enjoy good access to public transport and have a range of facilities and services available to become Policy B settlements. |
| B | Brice | 8.2 Question 5 | |
| - | 1026977/CSI&O/5 | | Some limited development at Flax Bourton could take place between Station Road and Farleigh Green. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| N J | Milton | 8.2 Question 5 | |
| Cleeve Parish Council 1045633/CSI&O/7 | | | Expansion of the four towns should only take place where sustainable, i.e. only as employment becomes available within them. Otherwise they will be dormitory towns for Bristol, as they largely are now, and traffic problems will increase. |
| N J | Milton | 8.2 Question 5 | |
| Cleeve Parish Council 1045633/CSI&O/8 | | | Supports not allowing further large scale development in villages, as there is little employment, and any more building is contrary to Government policies of reducing out commuting with its consequent traffic problems. |
| Xanne | Blythe | 8.2 Question 5 | |
| Yatton Parish Council 1026657/CSI&O/5 | | | Support the settlement categories; appropriate development should be supported by evidence. Local shopping centres is misleading and it is contradictory to include Long Ashton as a C category when there is an urban extension scheduled. |
| M W | Davies | 8.2 Question 5 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1047553/CSI&O/5 | | | Clevedon Town Centre could be developed but public open space is needed such as at Clevedon Hall. Development at current density requirements is inappropriate there. Further information would be needed to give an opinion and the LA would need to provide this before a decision is made. |
| M J O | Pocock | 8.2 Question 5 | |
| - | | | |
| 1047841/CSI&O/4 | | | Where development occurs in small towns and villages, this must occur with a view in increasing job opportunities and local shops. Perhaps create incentives for businesses (e.g. small businesses?) relocating to these areas and for the retention of local shops. |
| A | Bridle | 8.2 Question 5 | |
| - | | | |
| 990209/CSI&O/4 | | | More brownfield development |
| - | Baker Family | 8.2 Question 5 | |
| - | | | |
| 1055841/CSI&O/6 | | | Policy A (RSS10). The only settlement identified as an SSCT wholly within north Somerset is WsM. It is fully accepted that this should be the main focus for growth. Policy B (RSS10). Nailsea should be included within the list of 'market towns' (together with Clevedon and Portishead) - for the very reasons set out in the summary (ie to encourage additional employment and retail development) and of course to help overcome the significant affordable housing shortfall identified in the settlement. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| S M | Chapman | 8.2 Question 5 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/6 | | We do not consider Barrow Gurney to be an appropriate location for large scale development, but there should be a provision for a small number of architecturally designed affordable homes. |
| D N J | Thrush | 8.2 Question 5 | |
| - | 1006977/CSI&O/5 | | Portishead and Clevedon. |
| J | Hunter | 8.2 Question 5 | |
| - | 1004897/CSI&O/5 | | Nailsea will have opportunities for high quality development once the Glass Works site becomes available. There may also be a few brown field sites on which I would like to see high tech industry. |
| B | O'Brien | 8.2 Question 5 | |
| - | 998401/CSI&O/4 | | Clevedon, Nailsea and Portishead should have more development for employment purposes. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| I | Moore | 8.2 Question 5 | |
| - | | | |
| 998881/CSI&O/5 | | | Development to extend economic activity and the range of services would be appropriate in my own village - Long Ashton. |
| P | Needham | 8.2 Question 5 | |
| - | | | |
| 998273/CSI&O/5 | | | Leave all exactly as is, except Banwell which either should have a dual carriageway bypass built around it, or the centre should be demolished to make way for a much wider High street- everyone is fed up of the High Street, and the recent cosmetic road improvements achieved nothing. No more development of Bristol Airport and its associated facilities please. |
| R | Taylor | 8.2 Question 5 | |
| - | | | |
| 997601/CSI&O/2 | | | Nailsea should be included with Clevedon and Portishead and include a full range of affordable housing. |
| LC | Davidson | 8.2 Question 5 | |
| English Rural Housing Association | | | |
| 1015233/CSI&O/3 | | | Local affordable housing need should be met regardless of settlement size if clearly supported by the parish. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Stone | 8.2 Question 5 | |
| | Backwell Parish Council 1013153/CSI&O/5 | | Nailsea could be extended further with the help of a S106 agreement. Backwell would benefit from small pockets of sheltered and affordable housing, not the executive houses that are being built at present. |
| A R | Webber | 8.2 Question 5 | |
| - | 1013377/CSI&O/7 | | Stick to Policy A and Policy B |
| J | White | 8.2 Question 5 | |
| - | 1013089/CSI&O/6 | | Bristol & Weston-super-Mare should be focal points. Type C small towns and villages need more local employment. Affordable housing which is important for young people should be restricted to Nailsea, Long Ashton, Congresbury and Winscombe as Yatton and Wrington are too far off. Backwell needs to be restricted otherwise it will link up with Nailsea and consume Flax Bourton. Each needs to retain its own identity. Elsewhere, the smaller villages each need at least a village shop. |
| R | Burrows | 8.2 Question 5 | |
| - | 939361/CSI&O/21 | | We must strive to make all communities and settlements self sufficient and sustainable. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C A R | Mayne | 8.2 Question 5 | |
| - | | | |
| 1007905/CSI&O/5 | | | Many small villages in N Somerset already struggle with the volume of traffic running through them. Any development will only exacerbate this problem. |
| D | Griffiths | 8.2 Question 5 | |
| Bristol City Council | | | |
| 1022305/CSI&O/5 | | | The City Council supports the development strategy approach set out in the RSS. |
| J | Richards | 8.2 Question 5 | |
| Mendip Hills AONB Partnership | | | |
| 698049/CSI&O/6 | | | There could be a need for small scale development in the village of Blagdon to enhance local services provision and employment opportunities and to meet needs for affordable housing. However, any development should be strictly controlled and limited to meeting local needs and be of the highest design quality to safeguard the character of both the village and surrounding landscape. |
| - | - | 8.2 Question 5 | |
| Crest Strategic Projects | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1020993/CSI&O/5 | | | The settlement strategy is flawed and will not deliver a sustainable pattern of development. Clevedon and Portishead suggested as B towns, but have no rail connection, Nailsea and Yatton have rail but are type C. NSC strategy is maximising reliance on the strategic road network rather than on development opportunities in the rail corridor. This strategy also prevents the expansion of sustainably located communities with excellent public transport links to major employment. |
| - | SWRDA/EP | 8.2 Question 5 | |
| SWRDA/EP 1020289/CSI&O/6 | | | English Partnerships supports the identification of Weston as a Strategically Significant City and Town (SSCT) within the RSS which is reflected within the Core Strategy. Whilst EP acknowledges the aspiration for employment led regeneration in Weston, the concept of developing stand alone business parks is not sustainable and employment development should be delivered in tandem with other land uses which assist in reducing the need to travel. |
| - | CNM Estates | 8.2 Question 5 | |
| CNM Estates 1017697/CSI&O/4 | | | WsM town centre must be given priority for all forms of development on appropriately located sites. The comments set out in relation to Questions 1 and 3 above equally apply to this question in respect of WsM town centre and comments made to the Town Centre AAP. The retail function of each town and district centre should be specified in accord with PPS6 guidance, the size of catchment and retail centre and strategic policy objectives. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| - | - | 8.2 Question 5 | |
| | Woodhill Area Committee 997953/CSI&O/8 | | Clevedon and Portishead are not appropriate for locally significant development for the reason you give, they would become ever larger dormitory towns. |
| P J | Linsey | 8.2 Question 5 | |
| - | 996673/CSI&O/5 | | The emphasis in villages should be on rural enterprises and small companies. |
| A | Lee | 8.2 Question 5 | |
| - | 1022401/CSI&O/6 | | Affordable housing sites should be spread fairly over the whole of North Somerset, and not clustered together because it is too expensive to build/service the necessary infrastructure around them. |
| T | Scott | 8.2 Question 5 | |
| - | 1021345/CSI&O/5 | | I think the smaller villages should not fall into this category. The larger towns/villages such as Nailsea, Yatton and Long Ashton should be developed, as this would not have such a big impact. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| K | Crowther | 8.2 Question 5 | |
| - | 1021057/CSI&O/4 | | In terms of Nailsea we would argue that no further expansion of shopping facilities is required. Existing facilities at Crown Glass appear under-utilised and efforts should be made on making more of the shopping facilities as they exist, rather than using additional land to build new retail developments. In terms of residential development it is our opinion that there is little scope to sustainably expand. |
| J | Lord | 8.2 Question 5 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/6 | | There should be sympathetic development of a cohesive nature. No one village should take the bulk of development. We support Local Plan Policy H7. |
| E | Gamlin | 8.2 Question 5 | |
| - | 1014497/CSI&O/5 | | Development should include affordable housing for people from that town/village and integrated into the rest of the development. Other services need to be developed at the same time to meet the needs of the expanding population. |
| L | Allday | 8.2 Question 5 | |
| | Kingston Seymour Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | | | 1017889/CSI&O/5 |
| | | | WsM- RSS Policy A settlement. Clevedon and Portishead, policy B settlements. Agree that development in policy C settlements should be restricted to local needs, but should not be allowed to fossilize. Removal of settlement boundaries requires further consideration. |
| G | Mountjoy | 8.2 Question 5 | |
| - | | | 1014401/CSI&O/5 |
| | | | I feel that limited development should be allowed in most towns and villages to ensure their viability and spread the load of new development. More significant development should be allowed in WSM, Yatton, Nailsea, Failand and Long Ashton. |
| - | - | 8.2 Question 5 | |
| | | | Cavanna Homes (South West) 1024993/CSI&O/5 |
| | | | Nailsea should be identified as a market town under Policy B. |
| D | Scott | 8.2 Question 5 | |
| | | | NG Bailey 1026369/CSI&O/5 |
| | | | I think the smaller villages should not fall into this category. The larger towns/villages such as Nailsea, Yatton and Long Ashton should be developed, as this would not have such a big impact. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J B | Raglan | 8.2 Question 5 | |
| The Oaktree Park Residents Association 1010017/CSI&O/5 | | | We agree policy A.Clevedon and Portishead have good access to motorway and Bristol. |
| D | Franks | 8.2 Question 5 | |
| - | 1007489/CSI&O/3 | | Policies regarding villages need to be achieved objectively. Provision for affordable housing. |
| S | Walker | 8.2 Question 5 | |
| Strategic Land Partnerships 1010241/CSI&O/6 | | | The draft RSS sets out the parameters of the settlement hierarchy and must be followed within the Core Strategy to ensure that an Inspector finds the final document sound at Examination. Some development will be allowed in the Policy B and C Towns - the Draft RSS makes provision for at least 5,000 houses. |
| P | Rendle | 8.2 Question 5 | |
| Portishead and North Weston Town Council 1009313/CSI&O/5 | | | Before new residential units in Portishead there needs to be better infrastructure and shopping facilities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | White | 8.2 Question 5 | |
| - | | | |
| 1012289/CSI&O/4 | | | Bristol & Weston-super-Mare should be focal points. Type C small towns and villages need more local employment. Affordable housing which is important for young people should be restricted to Nailsea, Long Ashton, Congresbury and Winscombe as Yatton and Wrington are too far off. Backwell needs to be restricted otherwise it will link up with Nailsea and consume Flax Bourton. Each needs to retain its own identity. Elsewhere, the smaller villages each need at least a village shop. |
| M J | Hannagan | 8.2 Question 5 | |
| - | | | |
| 997857/CSI&O/5 | | | Improvement of fabric in Clevedon town centre. |
| J | Hewett | 8.2 Question 5 | |
| - | | | |
| 1007073/CSI&O/5 | | | No expansion without improved affordable transport and full range of shopping facilities and ancillary services. |
| - | University of Bristol | 8.2 Question 5 | |
| University of Bristol | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1010561/CSI&O/5 | | Long Ashton. Development should take place on land to the south west of the village and at its eastern end as an alternative to, or as part of, the planned urban extension of South West Bristol. Land to the south west, much of which is owned by our client Bristol University, lies between the mainline railway and the A370 Long Ashton Bypass. The A370 forms a natural defensible boundary to the south. |
| A | Hill | 8.2 Question 5 | |
| - | 1051489/CSI&O/2 | | We support the inclusion of Easton-in-Gordano/Pill as a Policy C village. It has a good range of facilities which marks it out as a local centre, including primary and secondary schools, a library, a doctor's surgery and a post office among other things. we consider that it is essential that some limited housing development should be proposed at Policy C villages, including Easton-in-Gordano/Pill. This will allow some affordable housing to be provided while also providing some market houses. |
| - | Alvis Brothers Ltd | 8.2 Question 5 | |
| | Alvis Brothers Ltd 1051585/CSI&O/2 | | Support the inclusion of Easton-in-Gordano/Pill as a Policy C village. It has a good range of facilities which marks it out as a local centre, including primary and secondary schools, a library, a doctor's surgery and a post office among other things. This should include Ham Green.we consider that it is essential that some limited housing development should be proposed at Policy C villages, including Easton-in-Gordano/Pill. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Bath & Wells Diocesan Board | 8.2 Question 5 | |
| | Bath & Wells Diocesan Board of Finance 1054593/CSI&O/1 | | Policy C approach at Nailsea is commendable but emerging strategy is flawed because settlements identified for 'limited development' are constrained by existing/proposed Green Belt, including Nailsea, where the Diocese owns land on the edge of town. Nailsea should be 'inset' rather than 'washed over' and the Green Belt review should include a selective re-appraisal of boundaries adjoining towns and villages to ascertain whether land could be released or safeguarded for development. |
| - | Gunningham Family | 8.2 Question 5 | |
| | Gunningham Family 1074753/CSI&O/14 | | Nailsea should be included as a policy B settlement. Yatton and Winscome should also be policy B settlements. Disagree with the removal of settlement boundaries. |
| D | Alvis & Mrs J Bennett | 8.2 Question 5 | |
| - | 1074049/CSI&O/5 | | Policy A (RSS10). The only settlement identified as an SSCT wholly within North Somerset is W-s-M. It is fully accepted that this should be the main focus for growth. Policy B (RSS10). Nailsea should be included within the list of market towns (together with Clevedon and Portishead) - for the very reasons set out in the summary (ie to encourage additional employment and retail development) and of course to help overcome the significant affordable housing shortfall identified in the settlement. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Gunningham Family Gunningham Family 1074753/CSI&O/5 | 8.2 Question 5 | Nailsea should be included within the list of 'market towns' to encourage additional employment and retail development and affordable housing shortfall. Yatton and Winscombe should also be considered. Support Churchill as Policy C village. Settlement boundaries should be retained. |
| E | Williams Bristol Primary Care Trust 1059905/CSI&O/5 | 8.2 Question 5 | Portishead is a market town. I agree with the retail study, we do not need to expand town centre to provide additional shopping facilities. |
| - | Burdge family 1058881/CSI&O/5 | 8.2 Question 5 | Policy A (RSS10). It is fully accepted that this should be the main focus for growth. Policy B (RSS10). Yatton should be considered as a potential location for limited further mixed use development (ie beyond meeting local needs). Yatton already offers a full range of existing services and facilities, and of course has direct access to both Bristol and Weston-super-Mare by public transport (rail).; Policy C - Yatton should in our view be included within the proposed defined Policy B. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| G | Bigg | 8.2 Question 5 | |
| | Campaign to Protect Rural England 1059617/CSI&O/21 | | The method of predict and provide is not one that CPRE supports. Building more market priced homes in the hope that this will enable those currently unable to afford a house to get on the housing ladder is not environmentally or economically sound. |
| - | Pittaway Ltd | 8.2 Question 5 | |
| | Pittaway Ltd 1058945/CSI&O/5 | | Policy A (RSS10). The only settlement identified as an SSCT wholly within North Somerset is Weston-super-Mare. It is fully accepted that this should be the main focus for growth together with the proposed urban extension to the south west of Bristol. Nailsea should be included within the list of market towns (together with Clevedon and Portishead) - for the very reasons set out in the summary (ie to encourage additional employment and retail development). |
| - | - | 8.2 Question 5 | |
| | Heron Land Developments Ltd 1058465/CSI&O/3 | | The Core Strategy should specifically recognise the sustainability credentials of Yatton. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 8.2 Question 5 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/7 | | RSS makes clear that "capacity of existing urban areas to accommodate development is lower than the overall requirement" and therefore "well planned urban extensions will be needed to meet this shortfall".Core Strategy should acknowledge/support this strategy by clarifying that development in towns/villages will not meet the existing and emerging needs for the area alone and to try and do so would destroy their character.Instead the urban extensions will play an important role in meeting need. |
| J | Smith | 8.2 Question 5 | |
| | Dundry Parish Council 1055873/CSI&O/6 | | Development anywhere should be small scale to meet local needs and be employment led. |
| C | Angell | 8.2 Question 5 | |
| - | 1025377/CSI&O/5 | | I think development should be in Nailsea, Backwell, Yatton, Congresbury, Wrington as well as some in Long Ashton - but Green Belt should not be disturbed to too great an extent. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| D A | McCallum | 8.2 Question 5 | |
| DPDS Bristol 1016321/CSI&O/1 | | | The assessment of sustainability set out in Topic Paper "Settlement Function and Hierarchy is flawed. The ratio of jobs to economically active in a local area is a poor indicator of self-sufficiency or commuting. An exact match between the number of jobs and the economically active population is merely an indication of nil net commuting - that is the outflow to jobs outside the area matches the inward flow into the area. |
| T | Watton | 8.2 Question 5 | |
| Home Builders Federation 1056737/CSI&O/3 | | | The HBF cannot comment on site-specific issues but would state that housing provision should be provided in the context of planning for housing need and demand. The Council should therefore ensure that in any option that is carried forward, it has a robust evidence base upon which the need and demand for housing can be met across the District. |
| - | Jones Family | 8.2 Question 5 | |
| - 1058305/CSI&O/7 | | | Policy A (RSS10). The only settlement identified as an SSCT wholly within North Somerset is Weston-super-Mare. It is fully accepted that this should be the main focus for growth together with the proposed urban extension at Bristol. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| I | Morrell | 8.2 Question 5 | |
| | Nailsea Town Council 706241/CSI&O/1 | | Nailsea should be classified as a category B settlement to enable the town to become more self-sufficient and sustainable. |
| - | Jones Family | 8.2 Question 5 | |
| - | 1058305/CSI&O/8 | | Policy B (RSS10). Nailsea should be included within the list of 'market towns' (together with Clevedon and Portishead) - for the very reasons set out in the summary (ie to encourage additional employment and retail development) and of course to help overcome the significant affordable housing shortfall identified in the settlement. |
| A | Nunn | 8.2 Question 5 | |
| - | 1058369/CSI&O/6 | | Policy A (RSS10). The only settlement identified as an SSCT wholly within North Somerset is Weston-super-Mare. It is fully accepted that this should be the main focus for growth. Policy B (RSS10). Nailsea should be included within the list of market towns (together with Clevedon and Portishead) - for the very reasons set out in the summary and of course to help overcome the significant affordable housing shortfall identified in the settlement. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Redrow Homes | 8.2 Question 5 | |
| | Redrow Homes 1071969/CSI&O/6 | | <p>Pegasus presented detailed evidence to the RSS EiP regarding Policies A, B and C and the Settlement Hierarchy, suggesting amended policy wording.</p> <p>This evidence suggested the identification of Ai and Aii SSCT's, reflecting the scale and the role of the SSCTs, with Weston-super-Mare identified as an Ai SSCT, and suggested that Policy C Settlement should also be separated into Ci and Cii reflecting their role, level of services and scale.</p> |
| J | Hardwidge | 8.2 Question 5 | |
| - | 1057825/CSI&O/8 | | <p>Policy A (RSS10). The only settlement identified as an SSCT wholly within North Somerset is WsM. It is fully accepted that this should be the main focus for growth.</p> <p>Policy B (RSS10). Nailsea should be included within the list of 'market towns' (together with Clevedon and Portishead) - for the very reasons set out in the summary (ie to encourage additional employment and retail development) and of course to help overcome the significant affordable housing shortfall identified in the settlement.</p> |
| I T | Thompson | 8.2 Question 5 | |
| | Thompson Commercial 1069025/CSI&O/7 | | <p>My answer to Q.5 is therefore designate Nailsea as a Market Town, under Policy B.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Porthurst Ltd | 8.2 Question 5 | |
| | Porthurst Ltd 1059713/CSI&O/5 | | Policy A (RSS10). The only settlement identified as an SSCT wholly within North Somerset is WsM. It is fully accepted that this should be the main focus for growth. Policy B (RSS10). Nailsea should be included within the list of market towns (together with Clevedon and Portishead) - for the very reasons set out in the summary (ie to encourage additional employment and retail development) and of course to help overcome the significant affordable housing shortfall identified in the settlement. |
| - | Taylor Wimpey Developments Ltd | 8.2 Question 5 | |
| | Taylor Wimpey Developments Ltd 1074721/CSI&O/6 | | WsM should be central focus for growth. Yatton should be a Policy B settlement. don't support the removal of settlement boundaries. These development boundaries have over the years simplified the process of development control and should be retained. |
| - | Gunningham Family | 8.2 Question 5 | |
| | Gunningham Family 1074753/CSI&O/1 | | Land at churchill should be allocated for housing development, for retirement/and/or mixture of general and affordable housing. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Crest Nicholson | 8.2 Question 5 | |
| Crest Nicholson | 1059809/CSI&O/7 | | <p>Policy A (RSS10). The only settlement identified as an SSCT wholly within North Somerset is Weston-super-Mare. It is fully accepted that this should be the main focus for growth.</p> <p>Policy B (RSS10). Nailsea should be included within the list of 'market towns' (together with Clevedon and Portishead) - for the very reasons set out in the summary and of course to help overcome the significant affordable housing shortfall identified in the settlement.</p> |
| - | Burnett and Griffin | 8.2 Question 5 | |
| - | 1073985/CSI&O/6 | | <p>It is fully accepted that Weston-super-Mare should be a Policy A settlement and the main focus for growth. Nailsea should be included within the list of 'market towns' (Policy B). Yatton/Claverham and Winscombe should be considered as potential locations for limited further mixed use development. There are no other villages we consider ought to be included within this list. We consider that the removal of settlement boundaries from all of the other settlements would not be helpful.</p> |
| P | Moss | 8.2 Question 5 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Masters | 8.2 Question 5 | |
| - | 1080513/CSI&O/1 | | To be viable in the long term villages need three elements: accessibility, size and balance. The only sensible area to be considered for development in Bleadon is the triangle - A370, bridge Road, Bleadon Road. |
| J | Duffy | 8.2 Question 5 | |
| | Congresbury Parish Council 1078849/CSI&O/5 | | According to Congresbury's Parish Plan survey the residents had strong concerns over the building of new housing either within or outside the settlement boundary. |
| - | - | 8.2 Question 5 | |
| | F R Nurse Will Trust 1078689/CSI&O/4 | | Ideally there ought to be a better balance for development in North Somerset, not only Weston-super-Mare should be included as strategically significant, but also Portishead and Clevedon. However, in the absence of this, it is agreed that Clevedon and Portishead are agreed for locally significant development as Market Towns. |
| L | Summerfield | 8.2 Question 5 | |
| | Portbury Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1075841/CSI&O/15 | | | As far as housing is concerned Portishead is full, and is possibly the worst example of a dormitory town in North Somerset, it badly needs time for services and infrastructure to catch up with its growth in population. If quality of life is a real objective then retail, employment and transport issues are in urgent need of attention. It is imperative that land identified for industry is used in this way. Why is Nailsea excluded as a 'Market Town'? |
| J | Alderson | 8.2 Question 5 | |
| 1080065/CSI&O/1 | Churchill Parish Plan Steering Committee | | Survey done in Churchill indicating local need for some housing so it would be appropriate to include Churchill as a Category C settlement. |
| - | Tuckerwood Developments Ltd | 8.2 Question 5 | |
| 1080481/CSI&O/4 | Tuckerwood Developments Ltd | | Policy A (RSS10). The only settlement identified as an SSCT wholly within North Somerset is Weston-super-Mare. It is fully accepted that this should be the main focus for growth. Policy B (RSS10). Nailsea should be included within the list of 'market towns' (together with Clevedon and Portishead)...Yatton and Winscombe should be considered as potential locations for limited further mixed use development (i.e. beyond meeting local needs). |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 8.2 Question 5 | |
| | Uphill Manor Estate 1080033/CSI&O/1 | | Promoting three sites in Uphill for development. |
| RP | Higgins | 8.2 Question 5 | |
| - | 994465/CSI&O/3 | | Any additional development has to relate to those towns which already have infrastructure in terms of good roads, schools and other public facilities. |
| A | Bridle | 8.2 Question 5 | |
| - | 990209/CSI&O/5 | | Employment opportunities |
| D A | Greenwood | 8.2 Question 5 | |
| - | 989857/CSI&O/5 | | Only Weston should be developed. No subsidised housing. |
| C J | Hunt | 8.2 Question 5 | |
| - | 994497/CSI&O/3 | | Roads will be unable to cope, local services (dentists, schools, shops,community services) will be stretched to breaking point. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | West-Bartlett | 8.3 Question 6 | |
| - | | | |
| 1054849/CSI&O/5 | | | Yes. (smaller scale) |
| - | Church Commissioners for England | 8.3 Question 6 | |
| | Church Commissioners for England | | |
| 1054657/CSI&O/2 | | | Disagree strongly that it may be 'advantageous' to designate sites specifically for affordable housing. Allocation of mixed market and affordable housing schemes is a better guarantee of delivery and would also enhance the prospects of providing new or improved community facilities and infrastructure. |
| - | University of Bristol | 8.3 Question 6 | |
| | University of Bristol | | |
| 1010561/CSI&O/6 | | | In our view it is unnecessary to identify specific sites for affordable housing in the context of the expansion of Long Ashton. This should form part of the masterplanning process. Affordable housing should preferably be distributed throughout any major new development rather than concentrated in a specific location. |
| J | Hewett | 8.3 Question 6 | |
| - | | | |
| 1007073/CSI&O/6 | | | Yes. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| M J | Hannagan | 8.3 Question 6 | |
| - | 997857/CSI&O/6 | | No. |
| Neil | Warner | 8.3 Question 6 | |
| JPPC | 1012577/CSI&O/2 | | Sites should be identified for Affordable Housing within and adjoining settlements, including sites to provide key worker housing. |
| P | Rendle | 8.3 Question 6 | |
| Portishead and North Weston Town Council | 1009313/CSI&O/6 | | More affordable housing would be welcome, but identifying sites could be fraught with planning blight problems. |
| S | Walker | 8.3 Question 6 | |
| Strategic Land Partnerships | 1010241/CSI&O/7 | | Sites for affordable housing should not be specified within particular locations. The success of any affordable housign policy will rely on the flexibility of the plan. Affordable housing should be provided on the basis of proven need at a particular point in time, when a site becomes available. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Franks | 8.3 Question 6 | |
| - | 1007489/CSI&O/4 | | This is not a strategic matter but should be left for local determination. |
| J B | Raglan | 8.3 Question 6 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/6 | | Yes. |
| D | Scott | 8.3 Question 6 | |
| | NG Bailey 1026369/CSI&O/6 | | Yes, but via consultation. |
| - | - | 8.3 Question 6 | |
| | Cavanna Homes (South West) 1024993/CSI&O/6 | | Specific sites should not be identified for affordable housing. |
| B | Smith | 8.3 Question 6 | |
| | Bristol Port Company 1025793/CSI&O/6 | | If Portishead is to be the recipient of "locally significant development" it should be in a direction that does not prejudice the potential future growth of Royal Portbury Dock as occurred from the grant of previous individual planning permissions. Thus any development should be south and south east. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Allday | 8.3 Question 6 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/6 | | Yes, in partnership with local councils. |
| E | Gamlin | 8.3 Question 6 | |
| - | 1014497/CSI&O/6 | | Development should include affordable housing for people from that town/village and integrated into the rest of the development. Other services need to be developed at the same time to meet the needs of the expanding population. |
| J | Lord | 8.3 Question 6 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/7 | | There should be adequate affordable housing for young people and young families to enable them to stay in their local area should they wish. Allocation should be provided as part on new developments and not completely segregated. |
| K | Crowther | 8.3 Question 6 | |
| - | 1021057/CSI&O/5 | | Yes |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| T | Scott | 8.3 Question 6 | |
| - | 1021345/CSI&O/6 | | Yes but via consultation. |
| A | Lee | 8.3 Question 6 | |
| - | 1022401/CSI&O/7 | | If affordable housing sites must be specified, they should be spread fairly over the whole of North Somerset, and not clustered together because it is too expensive to build/service the necessary infrastructure around them. |
| P J | Linsey | 8.3 Question 6 | |
| - | 996673/CSI&O/6 | | Sites for affordable housing should be specified, but only with local consultation. |
| - | - | 8.3 Question 6 | |
| | Woodhill Area Committee 997953/CSI&O/9 | | These should be specified. |
| - | CNM Estates | 8.3 Question 6 | |
| | CNM Estates | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1017697/CSI&O/5 | | | WsM town centre must be given priority for all forms of development on appropriately located sites. The comments set out in relation to Questions 1 and 3 above equally apply to this question in respect of WsM town centre and comments made to the Town Centre AAP. The retail function of each town and district centre should be specified in accord with PPS6 guidance, the size of catchment and retail centre and strategic policy objectives. |
| - | SWRDA/EP | 8.3 Question 6 | |
| SWRDA/EP 1020289/CSI&O/7 | | | English Partnerships believes that affordable housing should be integrated into new developments through approaches such as 'pepper potting'. Allocating sites specifically for affordable housing does not necessarily contribute to developing sustainable integrated communities. Large previously developed sites such as Locking Parklands provide an opportunity to deliver significant levels of affordable housing as part of truly mixed use developments. |
| - | - | 8.3 Question 6 | |
| Crest Strategic Projects 1020993/CSI&O/6 | | | The only allocated affordable housing sites should be the 'exception' sites in villages. |
| D | Griffiths | 8.3 Question 6 | |
| Bristol City Council | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 1022305/CSI&O/6 |
| | | | Dependent on evidence of need from Strategic Housing Market Assessment. However, an element of affordable housing should be provided for in all communities. Where there is difficulty in securing affordable housing, the identification of specific sites for this purpose would contribute to overall need in the sub region. Needs to be a consistent approach between the local authorities in terms of affordable housing, percentages and thresholds to ensure viability in urban areas is not affected. |
| R | Burrows | 8.3 Question 6 | |
| - | | | 939361/CSI&O/20 |
| | | | No more large council house slums as we see in weston, this is not the way and never should have been the way! |
| F J | Beach | 8.3 Question 6 | |
| - | | | 1018209/CSI&O/7 |
| | | | Yes some affordable housing should be provided to restrict dormitory commuting. |
| A J | Barrett | 8.3 Question 6 | |
| - | | | 1015137/CSI&O/6 |
| | | | Yes - but with energy saving, renewable resources and green spaces and corridors being key to the development. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Stone | 8.3 Question 6 | |
| | Backwell Parish Council 1013153/CSI&O/6 | | Yes - to allow affordable over executive. |
| LC | Davidson | 8.3 Question 6 | |
| | English Rural Housing Association 1015233/CSI&O/4 | | Do not generally support allocation of affordable housing sites in rural areas. |
| C | Derrick | 8.3 Question 6 | |
| - | 1014817/CSI&O/7 | |much depends on whether there is a proven local need in that particular community; and decisions taken purely on a local basis, not just build the things anywhere that the regional developers fancy. |
| G | Mountjoy | 8.3 Question 6 | |
| - | 1014401/CSI&O/6 | | Affordable housing should be required as part of any future development but not on specific segregated sites. |
| P | Needham | 8.3 Question 6 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 998273/CSI&O/7 |
| | | | Earmark at least 50% of housing for affordable, especially first time buyers and keyworkers including those who work for non government agencies. |
| I | Moore | 8.3 Question 6 | |
| - | | | 998881/CSI&O/6 |
| | | | Sites for affordable housing should be specified in these communities. |
| B | O'Brien | 8.3 Question 6 | |
| - | | | 998401/CSI&O/5 |
| | | | All towns and villages should have affordable housing in proportion to the existing populations. |
| R | Taylor | 8.3 Question 6 | |
| - | | | 997601/CSI&O/4 |
| | | | Yes. |
| R | Taylor | 8.3 Question 6 | |
| - | | | 997601/CSI&O/5 |
| | | | Yes |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Hunter | 8.3 Question 6 | |
| - | 1004897/CSI&O/6 | | No comment. |
| D N J | Thrush | 8.3 Question 6 | |
| - | 1006977/CSI&O/6 | | Yes. |
| - | South West RSL Planning Consortium | 8.3 Question 6 | |
| | South West RSL Planning Consortium 1071745/CSI&O/2 | | We would welcome the council in designating certain sites for affordable housing in rural areas. |
| S M | Chapman | 8.3 Question 6 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/7 | | We do not consider Barrow Gurney to be an appropriate location for large scale development, but there should be a provision for a small number of architecturally designed affordable homes. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Baker Family | 8.3 Question 6 | |
| - | 1055841/CSI&O/7 | | <p>Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above.</p> <p>Such a policy might possibly be worthwhile in and around the smaller settlements (ie Policy C level) but only if it assumed a mix of intermediate and affordable houses.</p> |
| M J O | Pocock | 8.3 Question 6 | |
| - | 1047841/CSI&O/5 | | <p>Within villages and towns, housing should be relatively high density (yet pleasant) and affordable, thus creating stronger, more dynamic 'centres' to these communities. Sites for affordable housing should be towards the centres of these localities, not at the edges.</p> |
| M W | Davies | 8.3 Question 6 | |
| - | 1047553/CSI&O/6 | | <p>Yes, but with a high standard of design such as the LA Housing around Westbourne in Clevedon.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| Xanne | Blythe | 8.3 Question 6 | |
| | Yatton Parish Council 1026657/CSI&O/6 | | Affordable housing sites have to be based on need and evidence based. |
| - | Persimmons Special Projects | 8.3 Question 6 | |
| | Persimmons Special Projects Western 1020801/CSI&O/21 | | Persimmon does not believe that the Core Strategy should seek to allocate specific sites for affordable housing at the smaller towns and villages. A more realistic and practical policy response, having regard to the availability of financial resources and land, is to pursue mixed tenure solutions which enable the cross subsidy of affordable housing and deliver more socially balanced communities. The policy for affordable housing should reflect PPS3 & Policy H1 of Draft RSS10, as revised by Panel |
| A | Tupper | 8.3 Question 6 | |
| - | 1027041/CSI&O/7 | | Yes |
| B | Brice | 8.3 Question 6 | |
| - | 1026977/CSI&O/6 | | Include affordable housing although the six houses so planned on the Farleigh Green development did not fully materialise. Unless such houses are included and marketed as such, the exercise is pointless. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 8.3 Question 6 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/8 | | It would be inappropriate to specify sites for affordable housing as it may constrain development and serve to segregate communities. It would be more appropriate to seek affordable housing provision within the proposed developments and where such provision cannot reasonably be provided on site, affordable housing contributions should be made. |
| J | Smart | 8.3 Question 6 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/6 | | Yes - Affordable housing subject to specific local survey and provision of rental accommodation. |
| A | Ridge | 8.3 Question 6 | |
| - | 1048513/CSI&O/6 | | All allowed house building should have an affordable housing component. There should not be specific sites set aside for affordable housing in large blocks, unless there is a clearly recognised employment need for a particular development in a strategically significant city or town. |
| A | Mountjoy | 8.3 Question 6 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1023521/CSI&O/5 | | | 6. I support the need for affordable housing in this region and agree that a % of development should be specified for this. I do not think that we should specify particular sites as I am in favour of mixed developments as the way to improve community cohesion and engagement. |
| - | - | 8.3 Question 6 | |
| Taylor Wimpey Uk Limited | | | |
| 1023361/CSI&O/3 | | | In relation to question 6 which seeks views on whether sites should be identified specifically for affordable housing, we would suggest that on the contrary, in order to promote creation of sustainable communities, a mix of housing tenures should be required on each development site. |
| J H | Pickwick | 8.3 Question 6 | |
| - | | | |
| 1026241/CSI&O/5 | | | Yes - by proportion. |
| J | Gowar | 8.3 Question 6 | |
| - | | | |
| 1016353/CSI&O/8 | | | Yes, where appropriate. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| K | Whitehead | 8.3 Question 6 | |
| - | 1016097/CSI&O/7 | | Specific sites for affordable housing must be allocated to ensure housing provision for local residents, and members of essential public services. |
| G | Wilson | 8.3 Question 6 | |
| | Wrington Parish Council 1019201/CSI&O/17 | | Wherever possible, sites should be restricted to within agreed settlement boundaries and as an element of planned developments. Other sites should be subject to a strict environmental impact assessment relating to landscape and transport issues. |
| C J | Hunt | 8.3 Question 6 | |
| - | 994497/CSI&O/4 | | We pay a high premium because we choose a small rural village, would prefer not to have our homes devalued by inappropriate housing developments. |
| A | Bridle | 8.3 Question 6 | |
| - | 990209/CSI&O/6 | | Social housing |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D A | Greenwood | 8.3 Question 6 | |
| - | | | |
| 989857/CSI&O/7 | | | No |
| - | Tuckerwood Developments Ltd | 8.3 Question 6 | |
| Tuckerwood Developments Ltd | | | |
| 1080481/CSI&O/5 | | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |
| L | Summerfield | 8.3 Question 6 | |
| Portbury Parish Council | | | |
| 1075841/CSI&O/16 | | | Environmentally friendly, affordable housing is an identified need throughout this core strategy document. To make it acceptable for the smaller towns or villages it has to be an achievable goal in its own right and not as a trade-off situation for much larger developments. It is important that the true aspirations of development size and scale are portrayed from the onset so that villages and towns can assess the true impact on their character and the requirements of their increased population. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | - | 8.3 Question 6 | |
| | F R Nurse Will Trust 1078689/CSI&O/5 | | There are benefits in allocating specific sites for Affordable Housing, albeit the fundability of these to affect their deliverability more than anything. |
| J | Duffy | 8.3 Question 6 | |
| | Congresbury Parish Council 1078849/CSI&O/6 | | Congresbury's Parish Plan survey results suggest that the residents would support specific sites for affordable housing within the village. |
| - | Taylor Wimpey Developments Ltd | 8.3 Question 6 | |
| | Taylor Wimpey Developments Ltd 1074721/CSI&O/7 | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. |
| - | Mead Realisations Ltd | 8.3 Question 6 | |
| | Mead Realisations Ltd 1074881/CSI&O/8 | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P | Moss | 8.3 Question 6 | |
| - | | | |
| 1074465/CSI&O/6 | | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |
| - | Burnett and Griffin | 8.3 Question 6 | |
| - | | | |
| 1073985/CSI&O/7 | | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. Such a policy might possibly be worthwhile in and around the smaller settlements (i.e. Policy C level) but only if it assumed a mix of intermediate and affordable houses. |
| - | Crest Nicholson | 8.3 Question 6 | |
| Crest Nicholson | | | |
| 1059809/CSI&O/8 | | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Alvis & Mrs J Bennett | 8.3 Question 6 | |
| - | 1074049/CSI&O/6 | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |
| - | Porthurst Ltd | 8.3 Question 6 | |
| | Porthurst Ltd 1059713/CSI&O/6 | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |
| I T | Thompson | 8.3 Question 6 | |
| | Thompson Commercial 1069025/CSI&O/8 | | In answer to Q.6 it would therefore be better if sites for low cost housing could be found and allocated or specified for such use. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Hardwidge | 8.3 Question 6 | |
| - | 1057825/CSI&O/9 | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |
| - | Redrow Homes | 8.3 Question 6 | |
| | Redrow Homes 1071969/CSI&O/7 | | The question refers to "these communities" but gives no indication of what this means. Redrow Homes supports the provision of housing allocations, both open market and affordable, within all the identified settlements plus the provision of exceptions affordable housing in smaller rural communities to meet local needs. To ensure certainty, it may also be appropriate for affordable housing allocations to be made in the smaller settlements. |
| A | Nunn | 8.3 Question 6 | |
| - | 1058369/CSI&O/7 | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| - | Jones Family | 8.3 Question 6 | |
| - | 1058305/CSI&O/9 | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |
| I | Morrell | 8.3 Question 6 | |
| | Nailsea Town Council 706241/CSI&O/7 | | Yes, redevelopment should include suitable affordable housing. Nailsea has no large sites available with present constraints. |
| C | Angell | 8.3 Question 6 | |
| - | 1025377/CSI&O/6 | | Each development should really encompass some - but certainly the larger new estates. |
| J | Smith | 8.3 Question 6 | |
| | Dundry Parish Council 1055873/CSI&O/7 | | Sites for affordable housing should not be designated but come from locally identified need and consultation with the local community. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 8.3 Question 6 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/8 | | It would be inappropriate to specify sites for affordable housing as it may constrain development and serve to segregate communities. It would be more appropriate to seek affordable housing provision within the proposed developments and where such provision cannot reasonably be provided on site, affordable housing contributions should be made. |
| - | - | 8.3 Question 6 | |
| | Heron Land Developments Ltd 1058465/CSI&O/4 | | Taking need, sustainability and the availability of a suitable site on the western side of the settlement, already brought to the attention of housing and policy officers, Yatton absolutely lends itself to a specified affordable allocation as per the PPS3 advice. |
| - | Pittaway Ltd | 8.3 Question 6 | |
| | Pittaway Ltd 1058945/CSI&O/6 | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |

| Initials | Name | Paragraph Heading | Comment Summary |
|---|---------------|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| G | Bigg | 8.3 Question 6 | |
| Campaign to Protect Rural England 1059617/CSI&O/22 | | | Affordable housing should be assessed in relation to 'local' community need. Specific sites should not be allocated. Sites should be found inside development boundaries and should reuse 'brown field' where possible. |
| - | Burdge family | 8.3 Question 6 | |
| - | | | |
| 1058881/CSI&O/6 | | | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. This is in our view an unrealistic and impractical suggestion. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. |
| M A | Webster | 8.3 Question 6 | |
| - | | | |
| 1011009/CSI&O/4 | | | No, local residents should decide this. |
| E | Williams | 8.3 Question 6 | |
| Bristol Primary Care Trust 1059905/CSI&O/6 | | | We need more affordable housing in Portishead. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| - | Gunningham Family Gunningham Family 1074753/CSI&O/6 | 8.3 Question 6 | We consider that the idea of allocating sites specifically for affordable housing will be simply unworkable. Few if any landowners would be willing to release their sites for such development. It would in our view never be worthwhile to seek to apply such a policy within those settlements falling within Policy A and B above. Such a policy might possibly be worthwhile in and around the smaller settlements (i.e. Policy C level) but only if it assumed a mix of intermediate and affordable houses. |
| N A | Purchase | 9.2 Question 7 | |
| - | 1015329/CSI&O/6 | | We first need to review the independent assessment mentioned. |
| - | Kilmartin Property Group Kilmartin Property Group 1021633/CSI&O/2 | 9.2 Question 7 | Test Summary |
| T | Scott | 9.2 Question 7 | |
| - | 1021345/CSI&O/7 | | A) Adjacent to existing Gypsy and traveller sites. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| K | Crowther | 9.2 Question 7 | |
| - | 1021057/CSI&O/6 | | Next to existing sites. |
| A | Ridge | 9.2 Question 7 | |
| - | 1048513/CSI&O/7 | | a) Preferred. |
| J | Smart | 9.2 Question 7 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/7 | | C- as part of the proposed urban extension of SW Bristol & WsM. |
| B | Brice | 9.2 Question 7 | |
| - | 1026977/CSI&O/7 | | (b) preferred |
| A | Tupper | 9.2 Question 7 | |
| - | 1027041/CSI&O/8 | | C |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| - | Persimmons Special Projects Persimmons Special Projects Western 1020801/CSI&O/22 | 9.2 Question 7 | Persimmon note that there is a requirement for 36 additional residential and 10 transit caravan pitches by 2011. Where possible these should be located adjacent to existing Gypsy and Travellers sites. Persimmon would not support Options B or C. |
| Xanne | Blythe Yatton Parish Council 1026657/CSI&O/7 | 9.2 Question 7 | Recommend new residential sites should be incorporated in new development plans on the edge of towns and villages (option b). |
| S M | Chapman Barrow Gurney Parish Council 1047777/CSI&O/8 | 9.2 Question 7 | We believe it best to accommodate new residential sites adjacent to existing gypsy and travellers sites, and not on the edge of existing towns, villages or the proposed urban extensions. |
| P J | Linsey - 996673/CSI&O/7 | 9.2 Question 7 | New residential Gypsy and Travellers sites should be located adjacent to existing gypsy and traveller sites. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|-----------------|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| D N J | Thrush | 9.2 Question 7 | |
| - | 1006977/CSI&O/7 | | A. |
| J | Hunter | 9.2 Question 7 | |
| - | 1004897/CSI&O/7 | | Gypsies and Travellers in transit want to locate their camps close to shops, schools and medical facilities with water supply readily available. It might be best to consult them with some options, otherwise the choice will always be the wrong one. An easy option is to locate all camps next to newly built towns to avoid the NIMBY syndrome in established communities. |
| M J | Hannagan | 9.2 Question 7 | |
| - | 997857/CSI&O/7 | | C. |
| B | O'Brien | 9.2 Question 7 | |
| - | 998401/CSI&O/6 | | Option A - New residential sites should be located adjacent to existing sites. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|-----------------|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| R | Taylor | 9.2 Question 7 | |
| - | 997601/CSI&O/3 | | 7a-no. 7b-yes. 7c-yes. |
| P | Needham | 9.2 Question 7 | |
| - | 998273/CSI&O/6 | | No new gypsy and traveller sites should be provided. |
| G | Mountjoy | 9.2 Question 7 | |
| - | 1014401/CSI&O/7 | | As extensions to existing sites and around WSM. If part of Bristol SW expansion travellers may well move from Bristol City sites. |
| C | Derrick | 9.2 Question 7 | |
| - | 1014817/CSI&O/8 | | Oh dear, this is a dreadfully thorny question. It is one thing to establish the sites, but quite another to get the travellers to actually use them.....they seem to have their own preferences, witness problems in recent years at the edge of Nailsea. |
| A R | Webber | 9.2 Question 7 | |
| - | 1013377/CSI&O/8 | | I can see no reason whatsoever for increasing provision for these highly mobile itinerant people.. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--------|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| A R | Webber | 9.2 Question 7 | |
| - | | | |
| 1013377/CSI&O/9 | | | Either "A" or preferably right on the County boundary somewhere to encourage them to move elsewhere. |
| J | White | 9.2 Question 7 | |
| - | | | |
| 1013089/CSI&O/5 | | | We should accept the ways of life adopted by Gypsies and Travellers and stop treating them as second class citizens. It is not good enough just to enlarge the present sites, although this may also be necessary. New sites should certainly be planned for proposed urban expansions. However, new sites in other locations will also be necessary, possibly on teh edge of Portishead and Clevedon. |
| G | White | 9.2 Question 7 | |
| - | | | |
| 1012289/CSI&O/5 | | | We should accept the ways of life adopted by Gypsies and Travellers and stop treating them as second class citizens. It is not good enough just to enlarge the present sites, although this may also be necessary. New sites should certainly be planned for proposed urban expansions. However, new sites in other locations will also be necessary, possibly on the edge of Portishead and Clevedon. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| D R S | Smith | 9.2 Question 7 | |
| - | 1009889/CSI&O/5 | | I suggest that you encourage these people to join the rest of us and live in houses and contribute fully to the services which we are forced to pay for. |
| A J | Barrett | 9.2 Question 7 | |
| - | 1015137/CSI&O/7 | | a |
| R | Burrows | 9.2 Question 7 | |
| - | 939361/CSI&O/22 | | We have insurmountable problems in the area with crime, drugs, transport, affordable homes, jobs etc etc. Can we please sort these out as our top priorities? |
| M | Langford | 9.2 Question 7 | |
| - | 1010849/CSI&O/3 | | C |
| - | - | 9.2 Question 7 | |
| | Woodhill Area Committee 997953/CSI&O/10 | | These should be located adjacent to existing sites. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| J | Lord | 9.2 Question 7 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/8 | | It is important that North Somerset recognises its responsibilities for gypsies and travellers by providing facilities whilst being sympathetic to any nearby communities. |
| P C | Whitehead | 9.2 Question 7 | |
| - | 1019137/CSI&O/5 | | Wherever these sites are located, provision must be made available for adequate policing and enforcement of any planning restrictions irrespective of any "human rights" issues (we have human rights as well as the Travellers). |
| E | Gamlin | 9.2 Question 7 | |
| - | 1014497/CSI&O/7 | | Pitches are probably best placed adjacent to current sites (option A). |
| L | Allday | 9.2 Question 7 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/7 | | KSPC favours option (c), as these areas are likely to have the most appropriate facilities nearby. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| A | Mountjoy | 9.2 Question 7 | |
| - | 1023521/CSI&O/6 | | On face value adding them to existing sites may be the preferred option but this will depend on the current location and capacity of the sites, and most importantly on the views of the local residents and the travelling community. Locating them as part of the SW Bristol expansion is unlikely to meet the assessed accommodation needs of travellers in N Somerset as it is likely to be used by travellers to/from Bristol. |
| D | Scott | 9.2 Question 7 | |
| | NG Bailey 1026369/CSI&O/7 | | Adjacent to existing Gypsy and traveller sites. |
| L | Purcell | 9.2 Question 7 | |
| | Burrington Parish Council 1024481/CSI&O/8 | | Residential sites should be accommodated adjacent to present sites. The present sites should then have greater supervision to ensure damage, theft and waste are properly controlled. This action will, in some way, obviate the resistance felt by ratepayers. |
| J B | Raglan | 9.2 Question 7 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/7 | | Due to the tribal nature of the Gypsy and Traveller fraternity we suggest that option 7(a) would be the most appropriate. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| D | Franks | 9.2 Question 7 | |
| - | 1007489/CSI&O/5 | | One to the south west of bristol and one in the Weston area. 18 pitches each. They have transport and employment attributes. |
| S | Walker | 9.2 Question 7 | |
| | Strategic Land Partnerships 1010241/CSI&O/8 | | There appears to be a desire for Gypsy and Traveller accommodation to be located close to major road networks and close to a suitable range of facilities, however can/should the community, other than that element which comprise gypsies and Travellers dictate this? Direct consultation with the Gypsy and Traveller Community is required to establish their criteria for sites and should be established when the Sub-Regional Gypsy and Travellers Accommodation Assessment is completed. |
| J | Stone | 9.2 Question 7 | |
| | Backwell Parish Council 1013153/CSI&O/7 | | a) No. b) Nailsea, Clevedon and Portishead could be increased in size if the access roads were improved with government funding. c) Yes. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| I | Moore | 9.2 Question 7 | |
| - | 998881/CSI&O/7 | | I have insufficient knowledge to comment. |
| J | Hewett | 9.2 Question 7 | |
| - | 1007073/CSI&O/7 | | A. |
| JGA | Norman | 9.2 Question 7 | |
| | MARLENS 1005249/CSI&O/5 | | Ask the Travellers. |
| - | University of Bristol | 9.2 Question 7 | |
| | University of Bristol 1010561/CSI&O/7 | | New residential sites for gypsies and travellers should not be sited within the proposed urban extension to South West Bristol or Weston Super Mare. Development in these areas will of necessity be high density and gypsy/travellers sites would be incompatible with this. |
| A | West-Bartlett | 9.2 Question 7 | |
| - | 1054849/CSI&O/6 | | A. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| D | Snape | 9.2 Question 7 | |
| - | 1026913/CSI&O/4 | | I do not think the case has been established for increasing facilities for Gypsies and Travellers. |
| E | Williams | 9.2 Question 7 | |
| | Bristol Primary Care Trust 1059905/CSI&O/7 | | I definitely agree there is a need for more residential and transit caravan pitches for gypsies and travellers. The council will need to work with the local community to counteract the racism that exists against gypsies and travellers. |
| M A | Webster | 9.2 Question 7 | |
| - | 1011009/CSI&O/5 | | A |
| G | Bigg | 9.2 Question 7 | |
| | Campaign to Protect Rural England 1059617/CSI&O/23 | | Any necessary new sites should be located adjacent to existing Gypsy and Travellers sites. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| J | Smith | 9.2 Question 7 | |
| | Dundry Parish Council 1055873/CSI&O/8 | | New sites should be adjacent to existing sites. |
| C | Angell | 9.2 Question 7 | |
| - | 1025377/CSI&O/7 | | a)Why not - housing there would be more affordable - the market place would dictate that. b) Will depend on each circumstance - but invariably possible. c) No. |
| I | Morrell | 9.2 Question 7 | |
| | Nailsea Town Council 706241/CSI&O/8 | | a)-More scope for satisfactory location at Weston or Bristol. |
| - | Redrow Homes | 9.2 Question 7 | |
| | Redrow Homes 1071969/CSI&O/8 | | Gypsies and Travellers are, by their very nature, transient. They choose a lifestyle outside that enjoyed by the majority of the population and have a legal right to continue to enjoy that lifestyle. To propose that their future accommodation provision be within major urban extensions is alien to their needs and does not respect their rights. a) adjacent to existing gypsy and traveller sites; b) on the edge of existing towns and villages where the residents can gain access to facilities |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| J | Duffy | 9.2 Question 7 | |
| | Congresbury Parish Council 1078849/CSI&O/7 | | Within our Parish we have very positive links with our local traveller/gypsy site (Moorlands Park) any increase in the capacity of the site or within its locality could have a serious detrimental effect to both Congresbury and Moorlands Park. |
| L | Summerfield | 9.2 Question 7 | |
| | Portbury Parish Council 1075841/CSI&O/17 | | Residential sites should be compliant with Green Belt policy; choice (a) is preferred. |
| A | Bridle | 9.2 Question 7 | |
| - | 990209/CSI&O/7 | | All three location types are appropriate |
| RP | Higgins | 9.2 Question 7 | |
| - | 994465/CSI&O/4 | | No presumption should be made that additional sites are needed. The public should be given access to the "independent assessment" that 36 additional pitches are needed. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|-----------|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| C J | Hunt | 9.2 Question 7 | |
| - | | | |
| 994497/CSI&O/5 | | | Option A |
| D A | Greenwood | 9.2 Question 7 | |
| - | | | |
| 989857/CSI&O/6 | | | Option C |
| G | Wilson | 9.2 Question 7 | |
| Wrington Parish Council | | | |
| 1019201/CSI&O/20 | | | We are unable to identify the source reference for the independent assessment which apparently indicated the requirement for 36 additional residential and 10 transit caravan pitches by 2011 and question whether this assessment been audited or open to review.we cannot suggest any specific sites in North Somerset, either for residential or transit use. the density on existign sites should be increased before extending or finding new sites. |
| K | Whitehead | 9.2 Question 7 | |
| - | | | |
| 1016097/CSI&O/9 | | | As 36 additional residential sites are anticipated I would suggest accommodating these adjacent to existing sites if they can be broken down into smaller numbers avoiding a large increase on several sites. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|--------------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| D | Snape | 9.3 Question 8 | |
| - | 1026913/CSI&O/5 | | I do not think the case has been established for increasing facilities for Gypsies and Travellers. |
| A | West-Bartlett | 9.3 Question 8 | |
| - | 1054849/CSI&O/7 | | See question 7. |
| I | Moore | 9.3 Question 8 | |
| - | 998881/CSI&O/8 | | I have insufficient knowledge to comment. |
| I | Moore | 9.3 Question 8 | |
| - | 998881/CSI&O/9 | | I have insufficient knowledge to comment. |
| J | Stone | 9.3 Question 8 | |
| | Backwell Parish Council 1013153/CSI&O/8 | | With the correct infrastructure Nailsea, Clevedon, Portishead and Weston-super-Mare could be expanded quite a bit. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| D | Franks | 9.3 Question 8 | |
| - | 1007489/CSI&O/6 | | One to the south west of Bristol and one in the Weston area. 18 pitches each. They have transport and employment attributes. |
| J B | Raglan | 9.3 Question 8 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/8 | | No new residential sites should be provided. |
| D | Scott | 9.3 Question 8 | |
| | NG Bailey 1026369/CSI&O/8 | | As Question 7, on the edge of existing sites. |
| A | Mountjoy | 9.3 Question 8 | |
| - | 1023521/CSI&O/7 | | On face value adding them to existing sites may be the preferred option but this will depend on the current location and capacity of the sites, and most importantly on the views of the local residents and the travelling community. Locating them as part of the SW Bristol expansion is unlikely to meet the assessed accommodation needs of travellers in N Somerset as it is likely to be used by travellers to/from Bristol. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| E | Gamlin | 9.3 Question 8 | |
| - | 1014497/CSI&O/8 | | Rather than extend Bristol Airport still further, why not use some of the allocated land for a new Gypsy/Traveller site? |
| J | Lord | 9.3 Question 8 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/9 | | It is important that North Somerset recognises its responsibilities for gypsies and travellers by providing facilities whilst being sympathetic to any nearby communities. |
| L | Allday | 9.3 Question 8 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/9 | | No |
| - | - | 9.3 Question 8 | |
| | Woodhill Area Committee 997953/CSI&O/11 | | Nothing further than above. |
| S | Walker | 9.3 Question 8 | |
| | Strategic Land Partnerships | | |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|----------|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| 1010241/CSI&O/9 | | | The Local Authority should give serious consideration to a review of council owned land in sustainable locations with regard to this question. It will be very difficult/impossible to persuade private landowners to promote their holdings for this type of development. The only sure way of ensuring delivery is from the use of appropriate, redundant public sector land holdings. |
| G | Mountjoy | 9.3 Question 8 | |
| - | | | |
| 1014401/CSI&O/8 | | | No specific site suggestions |
| P | Needham | 9.3 Question 8 | |
| - | | | |
| 998273/CSI&O/8 | | | There should be no new gypsy and traveller sites. |
| M J | Hannagan | 9.3 Question 8 | |
| - | | | |
| 997857/CSI&O/8 | | | No. |
| J | Hunter | 9.3 Question 8 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---------|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| 1004897/CSI&O/8 | | | Gypsies and Travellers in transit want to locate their camps close to shops, schools and medical facilities with water supply readily available. It might be best to consult them with some options, otherwise the choice will always be the wrong one. An easy option is to locate all camps next to newly built towns to avoid the NIMBY syndrome in established communities. |
| D N J | Thrush | 9.3 Question 8 | |
| - | | | |
| 1006977/CSI&O/8 | | | No. |
| P J | Linsey | 9.3 Question 8 | |
| - | | | |
| 996673/CSI&O/8 | | | No locations suggested. Unlikely to be support for sites locally. |
| S M | Chapman | 9.3 Question 8 | |
| Barrow Gurney Parish Council | | | |
| 1047777/CSI&O/9 | | | We believe it best to accommodate new residential sites adjacent to existing gypsy and travellers sites, and not on the edge of existing towns, villages or the proposed urban extensions. |
| Xanne | Blythe | 9.3 Question 8 | |
| Yatton Parish Council | | | |
| 1026657/CSI&O/8 | | | Supported results of the survey into additional pitch requirements for Gypsies and Travellers in the south west. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| - | Persimmons Special Projects Persimmons Special Projects Western 1020801/CSI&O/23 | 9.3 Question 8 | No |
| J | Ashman Highways Agency 933985/CSI&O/6 | 9.3 Question 8 | On a general note, the Agency would reserve the opportunity to comment on the suitability of locations for the above use until further supporting information is forthcoming. |
| A | Tupper - 1027041/CSI&O/9 | 9.3 Question 8 | Housing should not outpace job creation. |
| B | Brice - 1026977/CSI&O/8 | 9.3 Question 8 | No |
| J | Smart Easton-in-Gordano Parish Council 711873/CSI&O/8 | 9.3 Question 8 | No specific suggestions |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| A | Ridge | 9.3 Question 8 | |
| - | 1048513/CSI&O/8 | | No suggestions |
| T | Scott | 9.3 Question 8 | |
| - | 1021345/CSI&O/8 | | As Question 7 on the edge of existing sites. |
| J | Duffy | 9.3 Question 8 | |
| | Congresbury Parish Council 1078849/CSI&O/8 | | The Parish Council has no specific suggestions for the location of new residential sites. |
| I | Morrell | 9.3 Question 8 | |
| | Nailsea Town Council 706241/CSI&O/9 | | Adjacent to industrial areas. |
| C | Angell | 9.3 Question 8 | |
| - | 1025377/CSI&O/8 | | In Bristol. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| J | Smith | 9.3 Question 8 | |
| | Dundry Parish Council 1055873/CSI&O/9 | | New sites should be adjacent to existing sites. |
| G | Bigg | 9.3 Question 8 | |
| | Campaign to Protect Rural England 1059617/CSI&O/24 | | No |
| E | Williams | 9.3 Question 8 | |
| | Bristol Primary Care Trust 1059905/CSI&O/8 | | Sites should not be right next to the motorway, as they so often are. This is not an appropriate environment for children to grow up in. I would like a site to be integrated in a town such as Portishead, but I fear many people will disagree. |
| T | Scott | 9.4 Question 9 | |
| - | 1021345/CSI&O/9 | | No new site extend existing ones. |
| K | Crowther | 9.4 Question 9 | |
| - | 1021057/CSI&O/7 | | Extensions to existing sites. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| D | Scott | 9.4 Question 9 | |
| | NG Bailey 1026369/CSI&O/9 | | No new site, existing sites should be extended. |
| A | Ridge | 9.4 Question 9 | |
| - | 1048513/CSI&O/9 | | Don't know |
| J | Smart | 9.4 Question 9 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/9 | | Away from residential areas and near to communications corridors such as motorway junctions. |
| B | Brice | 9.4 Question 9 | |
| - | 1026977/CSI&O/9 | | Not known - possibly near existing site at Hewish? |
| Xanne | Blythe | 9.4 Question 9 | |
| | Yatton Parish Council 1026657/CSI&O/9 | | Bigger picture needed first. AAP should establish site. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|--------------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| A | Tupper | 9.4 Question 9 | |
| - | 1027041/CSI&O/10 | | Away from new and former residential development. |
| S M | Chapman | 9.4 Question 9 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/10 | | We believe it best to accommodate new residential sites adjacent to existing gypsy and travellers sites, and not on the edge of existing towns, villages or the proposed urban extensions. |
| P J | Linsey | 9.4 Question 9 | |
| - | 996673/CSI&O/9 | | The communities themselves should provide ideas. |
| D N J | Thrush | 9.4 Question 9 | |
| - | 1006977/CSI&O/9 | | No preference. |
| J | Hunter | 9.4 Question 9 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1004897/CSI&O/9 | | | Gypsies and Travellers in transit want to locate their camps close to shops, schools and medical facilities with water supply readily available. It might be best to consult them with some options, otherwise the choice will always be the wrong one. An easy option is to locate all camps next to newly built towns to avoid the NIMBY syndrome in established communities. |
| M J | Hannagan | 9.4 Question 9 | |
| - | | | |
| 997857/CSI&O/9 | | | As in 7(c) |
| P | Needham | 9.4 Question 9 | |
| - | | | |
| 998273/CSI&O/9 | | | There should be no new gypsy and traveller sites. |
| G | Mountjoy | 9.4 Question 9 | |
| - | | | |
| 1014401/CSI&O/9 | | | WSM |
| S | Walker | 9.4 Question 9 | |
| Strategic Land Partnerships | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1010241/CSI&O/10 | | The Local Authority should give serious consideration to a review of council owned land in sustainable locations with regard to this question. It will be very difficult/impossible to persuade private landowners to promote their holdings for this type of development. The only sure way of ensuring delivery is from the use of appropriate, redundant public sector land holdings. |
| R | Burrows | 9.4 Question 9 | |
| - | 939361/CSI&O/24 | | If any sites are to be allocated stricter controls on how the environment is protected must be enforced. |
| - | - | 9.4 Question 9 | |
| | Woodhill Area Committee 997953/CSI&O/12 | | Locate adjacent to an existing residential site. |
| J | Lord | 9.4 Question 9 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/10 | | It is important that North Somerset recognises its responsibilities for gypsies and travellers by providing facilities whilst being sympathetic to any nearby communities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Allday | 9.4 Question 9 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/8 | | Close to the motorway, but not to a town or village. |
| E | Gamlin | 9.4 Question 9 | |
| - | 1014497/CSI&O/9 | | Rather than extend Bristol Airport still further, why not use some of the allocated land for a new Gypsy/Traveller site? |
| A | Mountjoy | 9.4 Question 9 | |
| - | 1023521/CSI&O/8 | | On face value adding them to existing sites may be the preferred option but this will depend on the current location and capacity of the sites, and most importantly on the views of the local residents and the travelling community. Locating them as part of the SW Bristol expansion is unlikely to meet the assessed accommodation needs of travellers in N Somerset as it is likely to be used by travellers to/from Bristol. |
| J B | Raglan | 9.4 Question 9 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/9 | | No new Gypsy and Travellers transit sites should be provided. A condition of the license of the residential sites should be that the residential sites allow space for non-residential short term pitches. If necessary, a small parcel of land adjoining an existing residential site should be purchased. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Franks | 9.4 Question 9 | |
| - | 1007489/CSI&O/7 | | One to the south west of Bristol and one in the Weston area. 18 pitches each. They have transport and employment attributes. |
| J | Stone | 9.4 Question 9 | |
| | Backwell Parish Council 1013153/CSI&O/9 | | Hewish on the A370. |
| I | Moore | 9.4 Question 9 | |
| - | 998881/CSI&O/10 | | I have insufficient knowledge to comment. |
| JGA | Norman | 9.4 Question 9 | |
| | MARLENS 1005249/CSI&O/6 | | Ask the Travellers. |
| A | West-Bartlett | 9.4 Question 9 | |
| - | 1054849/CSI&O/8 | | No suggestions but wherever they go, please make good facilities. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Snape | 9.4 Question 9 | |
| - | 1026913/CSI&O/6 | | I do not think the case has been established for increasing facilities for Gypsies and Travellers. |
| E | Williams | 9.4 Question 9 | |
| | Bristol Primary Care Trust 1059905/CSI&O/9 | | I am not sure about transit sites, I suppose it is less important to have these away from the motorway as people are not staying as long. These sites need good facilities and they need to have their rubbish removed regularly. |
| G | Bigg | 9.4 Question 9 | |
| | Campaign to Protect Rural England 1059617/CSI&O/25 | | Any necessary transit sites should be located adjacent to existing Gypsy and Travellers sites. |
| J | Smith | 9.4 Question 9 | |
| | Dundry Parish Council 1055873/CSI&O/10 | | New sites should be adjacent to existing sites. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C | Angell | 9.4 Question 9 | |
| - | 1025377/CSI&O/9 | | In Bristol, Yatton, Nailsea. Away from Long Ashton. |
| I | Morrell | 9.4 Question 9 | |
| | Nailsea Town Council 706241/CSI&O/10 | | New motorway junctions. |
| J | Duffy | 9.4 Question 9 | |
| | Congresbury Parish Council 1078849/CSI&O/9 | | We do not know where new Gypsy and Traveller transit sites could be established. |
| L | Summerfield | 9.4 Question 9 | |
| | Portbury Parish Council 1075841/CSI&O/18 | | Transit sites can be accommodated within the motorway service structure. Transit time limited. |
| K | Whitehead | 9.4 Question 9 | |
| - | 1016097/CSI&O/10 | | Possibly a transit site could be located near a service area on the M5. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| D A | Greenwood | 9.4 Question 9 | |
| - | 989857/CSI&O/8 | | As far from human habitation as possible |
| L | Purcell | 10.1 Employment | |
| | Burrington Parish Council 1024481/CSI&O/9 | | It must be realised by NS that the high numbers of people commuting will not be alleviated as long as property developers choose to build more office space in the towns. What should be addressed is the lack of support services in the rural areas, the continuing decline of our villages and the lack of direct public transport to the cities. |
| R | Burrows | 10.1 Employment | |
| - | 939361/CSI&O/25 | | There is also an enormous disparity between wages in WSM, this means anyone who wishes to better themselves financially has to commute to somewhere that pays better wages. |
| A J | Barrett | 10.1 Employment | |
| - | 1015137/CSI&O/8 | | Agree - but how will this be achieved? |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|-----------------------------------|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| J | Ashman | 10.1 Employment | |
| | Highways Agency 933985/CSI&O/9 | | <p>The Agency would hold significant concerns over encouraging development close to Junctions 19, 20 and 21 of the M5 due to the considerable impact this is likely to have on an already congested stretch of the network.</p> <p>As above, where sites are identified in an Allocations DPD, or where applications are forthcoming for major development sites the Agency would require such proposals to be accompanied by a robust assessment as set out in the DfT's Guidance for Transport Assessments, March 2007</p> |
| K | Whitehead | 10.1 Employment | |
| - | 1016097/CSI&O/11 | | <p>So many considerations affect the prediction of employment requirements such as loss of manufacturing industries and the growth of service and high tech businesses. To sustain employment opportunities and address the imbalance between jobs and homes I suppose one could try to achieve maximum 'self-containment', but no doubt there will always be attraction of commuting elsewhere.</p> |
| K | Whitehead | 10.1 Employment | |
| - | 1016097/CSI&O/8 | | Very sensitive problem! |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| M | Kammerling | 10.1 Employment | |
| | North Somerset Primary Care Trust 1119745/CSI&O/2 | | We would like to ensure that any employment opportunities are made easily accessible, particularly to our deprived areas, around the four estates and in the town centre area it is unclear how this will be achieved as much of the employment lead development is on the edge of town. |
| I T | Thompson | 10.1 Employment | |
| | Thompson Commercial 1069025/CSI&O/9 | | As I have mentioned above I have experienced high levels of demand from small start up businesses or existing small businesses wishing to expand seeking space close to the centres of the "market towns". |
| - | I'm Your Man Limited | 10.1 Employment | |
| | I'm Your Man Limited 1055617/CSI&O/2 | | I put forward this land as a potential site for employment development to be considered by North Somerset Council for allocation under site specific allocations in the LDF. The proposal should therefore be subjected to sustainability appraisal. |
| - | Persimmons Special Projects | 10.2 Question 10 | |
| | Persimmons Special Projects Western 1020801/CSI&O/24 | | Persimmon considers that there should not be a specific level of self containment included in the Core Strategy. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P J | Linsey | 10.2 Question 10 | |
| - | | | |
| 996673/CSI&O/10 | | | 75%? (Weston residents best able to decide) |
| - | Baker Family | 10.2 Question 10 | |
| - | | | |
| 1055841/CSI&O/8 | | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| A R | Webber | 10.2 Question 10 | |
| - | | | |
| 1013377/CSI&O/10 | | | As high as possible, say at least 80% |
| S | Walker | 10.2 Question 10 | |
| | | | |
| Strategic Land Partnerships | | | |
| 1010241/CSI&O/11 | | | The Council should seek advise from the Government Office for the South West as to what would be considered an appropriate level of self containment, but there is a clear opportunity to plan for and to deliver a level well above the regional average for SSCT. |
| R | Taylor | 10.2 Question 10 | |
| - | | | |
| 997601/CSI&O/6 | | | Same as now-64%. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| J | Hunter | 10.2 Question 10 | |
| - | | | |
| 1004897/CSI&O/10 | | | Probably around 80% but its not just about numbers. Jobs will need to be so attractive that people living in the W-s-M area will not want to commute. Those towns and villages with established, fairly elderly populations are unlikely to be able to support 64% let alone 80% self containment. I am generally pessimistic about prospects of success on this topic. |
| J B | Raglan | 10.2 Question 10 | |
| | The Oaktree Park Residents Association | | |
| 1010017/CSI&O/10 | | | We suggest that you aim for 75%. |
| S M | Chapman | 10.2 Question 10 | |
| | Barrow Gurney Parish Council | | |
| 1047777/CSI&O/11 | | | A high ratio of jobs to new houses in Weston-super-Mare seems reasonable given the objectives of regeneration and development into a Strategically Significant Town. However as the core strategy topic papers on Economic Development and Demography show, in the rest of North Somerset outside of Weston-super-Mare unemployment is very low and most people who want a job, have one (1.2% of working age population claiming Job Seekers Allowance for the entire district, against 4.4% in Weston-super-Mare. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Kilmartin Property Group Kilmartin Property Group 1021633/CSI&O/6 | 10.2 Question 10 | For the reasons set out in the representations prepared for the Weston Town Centre AAP, the rigid application of a containment policy is likely to stymie regeneration objectives and fail to deliver a five year housing supply in accordance with RSS requirements and PPS1. |
| Xanne | Blythe Yatton Parish Council 1026657/CSI&O/10 | 10.2 Question 10 | Self containment is beneficial a level of 75% should be aimed for. |
| D | Scott NG Bailey 1026369/CSI&O/10 | 10.2 Question 10 | Approx 75% |
| B | Brice - 1026977/CSI&O/10 | 10.2 Question 10 | Not known |
| J | Smart Easton-in-Gordano Parish Council 711873/CSI&O/10 | 10.2 Question 10 | No view |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|------------------|--------------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| A | Ridge | 10.2 Question 10 | |
| - | 1048513/CSI&O/10 | | Should aim for 100%. |
| A | Mountjoy | 10.2 Question 10 | |
| - | 1023521/CSI&O/9 | | I am not sure if anything above 65% is achievable. |
| K | Crowther | 10.2 Question 10 | |
| - | 1021057/CSI&O/8 | | Agree the figure should be increased but unable to calculate a suggested figure. |
| T | Scott | 10.2 Question 10 | |
| - | 1021345/CSI&O/10 | | Approx 75% |
| J | Gowar | 10.2 Question 10 | |
| - | 1016353/CSI&O/10 | | As high as possible. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| F J | Beach | 10.2 Question 10 | |
| - | 1018209/CSI&O/8 | | 80% |
| L | Allday | 10.2 Question 10 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/10 | | 75% |
| J | Lord | 10.2 Question 10 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/11 | | North Somerset should be looking for an increase in the present figure and should be aiming to bring in companies who would employ highly-skilled, well-paid workers as well as continuing to employ seasonal workers in tourism around Weston. |
| - | - | 10.2 Question 10 | |
| | Woodhill Area Committee 997953/CSI&O/13 | | I should think the aim should be 80%. |
| - | - | 10.2 Question 10 | |
| | Crest Strategic Projects 1020993/CSI&O/7 | | As a Principal Urban Area, it is a reasonable aim that Weston super Mare should achieve a self containment level of around 75%. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | SWRDA/EP | 10.2 Question 10 | |
| | SWRDA/EP 1020289/CSI&O/8 | | The key consideration will be the integration of land uses within and surrounding new developments which can assist in reducing the need to travel. If stand alone business parks are developed in or on the edge of Weston-super-Mare then there is a chance that people will commute into Weston from elsewhere including south Bristol and we will lose important opportunities to create mixed use neighbourhoods that support self containment. |
| - | CNM Estates | 10.2 Question 10 | |
| | CNM Estates 1017697/CSI&O/6 | | The rigid application of a containment policy is likely to stymie regeneration objectives and fail to deliver a five year housing supply. Applying a rigid 1.5 jobs per home is unlikely to deliver sustainable regeneration for the town centre. a presumption in favour of mixed uses should prevail in the town centre. |
| E | Gamlin | 10.2 Question 10 | |
| - | 1014497/CSI&O/10 | | 80% |
| G | Mountjoy | 10.2 Question 10 | |
| - | 1014401/CSI&O/10 | | 75% |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D N J | Thrush | 10.2 Question 10 | |
| - | | | |
| 1006977/CSI&O/10 | | | Yes. |
| I | Moore | 10.2 Question 10 | |
| - | | | |
| 998881/CSI&O/11 | | | No comment on Weston-super-Mare. |
| P | Needham | 10.2 Question 10 | |
| - | | | |
| 998273/CSI&O/10 | | | 90% self containment-get some big, decent employers in Weston, not just shops and DIY stores. |
| J | Stone | 10.2 Question 10 | |
| | Backwell Parish Council | | |
| | 1013153/CSI&O/10 | | 75% plus. Weston is in need of investment as a holiday resort. Finance for facilities and all year round attractions is a must, and this will increase job opportunities. |
| J | White | 10.2 Question 10 | |
| - | | | |
| 1013089/CSI&O/7 | | | 1.5 jobs per home in Weston-super-Mare seems satisfactory and this should be applied to other smaller towns. Large villages in the district could aim for 1 job per home. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P | Rendle | 10.2 Question 10 | |
| | Portishead and North Weston Town Council 1009313/CSI&O/7 | | There should be a self-containment target for the main towns, not just Weston. For Portishead, it should probably be less than 64% given the proximity of Bristol and the heavy dependence on the specialist employment on offer there. The SW Bristol extension needs very careful consideration, and certainly a target. The relative responsibility between Bristol City Council and NSC needs to be defined and agreed, once the site is agreed. |
| A | West-Bartlett | 10.2 Question 10 | |
| | - 1054849/CSI&O/9 | | The highest level practicable. |
| A | Wood | 10.2 Question 10 | |
| | South West Regional Development Agency 1018977/CSI&O/7 | | The Agency would suggest an appropriate objective for the Core Strategy would be for Weston-super-Mare to re-establishes its own TTWA. The fundamental criterion is that, of the resident economically active population, at least 75% actually work in the area, and also, that of everyone working in the area, at least 75% actually live in the area. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Smith | 10.2 Question 10 | |
| | Dundry Parish Council 1055873/CSI&O/11 | | We are not qualified to answer these specific questions. |
| C | Angell | 10.2 Question 10 | |
| - | 1025377/CSI&O/10 | | Where is all this job expansion going to take place? With a possible recession, loss of manufacturing etc to the Far East, improved computer technology etc I do not see how jobs will increase. |
| A | Davies | 10.2 Question 10 | |
| | Bristol International Airport 1051265/CSI&O/6 | | A more strategic approach to the delivery of employment needs to be taken rather than using simple multipliers and target containment figures. We see Weston-super-Mare as playing an important role in delivering the workforce for the future growth of Bristol International Airport. Whilst self-containment should be increased the needs of important employment sites such as the Airport need to be considered in setting the overall requirement. |
| - | Jones Family | 10.2 Question 10 | |
| - | 1058305/CSI&O/10 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Nunn | 10.2 Question 10 | |
| - | | | |
| | | | 1058369/CSI&O/8 |
| | | | The aim should be to improve the level of self containment over time. In our view, there is little point in specifying a precise target. |
| - | Redrow Homes | 10.2 Question 10 | |
| | | | |
| | Redrow Homes | | |
| | | | 1071969/CSI&O/9 |
| | | | The measure of self-containment is fundamentally flawed. It measures the numbers of people travelling into and out of the settlement for employment but is not sophisticated enough to take into account other influencing factors. For example, North Bristol is according to this calculation very sustainable because 50,000 more people travel in for employment per day than travel out. This, however, creates highway chaos on the Motorway network, the generation of significant levels of CO ² . |
| J | Hardwidge | 10.2 Question 10 | |
| - | | | |
| | | | 1057825/CSI&O/10 |
| | | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| G | Bigg | 10.2 Question 10 | |
| | | | |
| | Campaign to Protect Rural England | | |
| | | | 1059617/CSI&O/26 |
| | | | The AIM for self-containment should be 100%. Addressing and correcting the current shortfall needs to be achieved before embarking upon any new housing. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| - | Pittaway Ltd | 10.2 Question 10 | |
| | Pittaway Ltd 1058945/CSI&O/7 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| E | Williams | 10.2 Question 10 | |
| | Bristol Primary Care Trust 1059905/CSI&O/10 | | Good to have more jobs locally to reduce commuting. 1.5 ratio seems good to me for Weston and Portishead. |
| - | Burdge family | 10.2 Question 10 | |
| | - 1058881/CSI&O/7 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| - | Gunningham Family | 10.2 Question 10 | |
| | Gunningham Family 1074753/CSI&O/15 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| - | Gunningham Family | 10.2 Question 10 | |
| | Gunningham Family 1074753/CSI&O/7 | | The aim should be to improve the level of self containment over time. In our view, there is little point in specifying a precise target. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| I T | Thompson | 10.2 Question 10 | |
| | Thompson Commercial 1069025/CSI&O/11 | | This policy is as equally applicable to the market towns as it is to Weston-Super-Mare. Some research should be carried out to establish the ratio of working population living in each of the centres, to the number of jobs currently existing in those centres. (64% is mentioned but not supported). This needs to be compared to other parts of the region or country to find a sustainable comparison which should be aimed for. In answer to Q.11 & Q.12, more research required. |
| P | Moss | 10.2 Question 10 | |
| - | 1074465/CSI&O/7 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| - | Porthurst Ltd | 10.2 Question 10 | |
| | Porthurst Ltd 1059713/CSI&O/7 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| - | Burnett and Griffin | 10.2 Question 10 | |
| - | 1073985/CSI&O/8 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Crest Nicholson | 10.2 Question 10 | |
| | Crest Nicholson 1059809/CSI&O/9 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| - | Taylor Wimpey Developments Ltd | 10.2 Question 10 | |
| | Taylor Wimpey Developments Ltd 1074721/CSI&O/8 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| D | Alvis & Mrs J Bennett | 10.2 Question 10 | |
| - | 1074049/CSI&O/7 | | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| L | Summerfield | 10.2 Question 10 | |
| | Portbury Parish Council 1075841/CSI&O/19 | | PPC don't regard themselves as sufficiently conversant with this subject to comment on numbers but likely skill sets need to be put into the equation. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Tuckerwood Developments Ltd Tuckerwood Developments Ltd 1080481/CSI&O/6 | 10.2 Question 10 | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| J | Duffy Congresbury Parish Council 1078849/CSI&O/10 | 10.2 Question 10 | North Somerset Council should aim for as high a level as possible, thus reducing the strain on infrastructure and keeping workers money within the local economy. |
| - | Mead Realisations Ltd Mead Realisations Ltd 1074881/CSI&O/9 | 10.2 Question 10 | The aim should be to improve the level of self-containment over time. In our view, there is little point in specifying a precise target. |
| G | Wilson Wrington Parish Council 1019201/CSI&O/21 | 10.2 Question 10 | As an objective of the Core Strategy is 'employment-led' growth in Weston, with a 'sustainable urban extension', it necessarily follows that the aim should be 100%.building employment does no guarantee it is utilised by locals, more reserach is needed.New housing in South West Bristol must also be planned alongside the provision of efficient public transport services to the principal employment areas if residents are to be persuaded to move away from the private car. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D A | Greenwood | 10.2 Question 10 | |
| - | 989857/CSI&O/9 | | A meaningless question |
| A | West-Bartlett | 10.3 Question 11 | |
| - | 1054849/CSI&O/10 | | Yes and yes. Jobs near homes is a good idea. |
| N | Phippen | 10.3 Question 11 | |
| - | 1051521/CSI&O/6 | | The ratio of 1.5 jobs per home is not appropriate to all future residential proposals. Policy should address the particular merits and site-specific considerations of each location. Negotiation with site owners is the only way to ensure that proposals are deliverable and the strategic requirement for growth can be achieved. |
| P | Rendle | 10.3 Question 11 | |
| | Portishead and North Weston Town Council | | |
| | 1009313/CSI&O/8 | | There should be a self-containment target for the main towns, not just Weston. For Portishead, it should probably be less than 64% given the proximity of Bristol and the heavy dependence on the specialist employment on offer there. The SW Bristol extension needs very careful consideration, and certainly a target. The relative responsibility between Bristol City Council and NSC needs to be defined and agreed, once the site is agreed. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Stone | 10.3 Question 11 | |
| | Backwell Parish Council 1013153/CSI&O/11 | | Not sure. |
| Neil | Warner | 10.3 Question 11 | |
| | JPPC 1012577/CSI&O/3 | | No. Such a prescriptive approach will fail to deliver other objectives. Some flexibility should be included to ensure sufficient affordable and key worker housing is provided. |
| P | Needham | 10.3 Question 11 | |
| | - 998273/CSI&O/11 | | Use a ratio of 3 jobs per home, and have as target an appropriate range of jobs, not just poorly paid retail jobs or care jobs - no wonder all the white collar and pinstripe workers commute to Bristol - the only jobs in Weston tend to be either in old folks homes or Macdonalds. |
| R | Taylor | 10.3 Question 11 | |
| | - 997601/CSI&O/7 | | Figure of 1.5 jobs per home should be applied in Weston. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | | | Organisation |
| | | | Contribution reference |
| I | Moore | 10.3 Question 11 | |
| - | | | |
| 998881/CSI&O/12 | | | No comment on Weston-super-Mare. |
| D N J | Thrush | 10.3 Question 11 | |
| - | | | |
| 1006977/CSI&O/11 | | | Yes. |
| J | Hunter | 10.3 Question 11 | |
| - | | | |
| 1004897/CSI&O/11 | | | Probably around 80% but its not just about numbers. Jobs will need to be so attractive that people living in the W-s-M area will not want to commute. Those towns and villages with established, fairly elderly populations are unlikely to be able to support 64% let alone 80% self containment. I am generally pessimistic about prospects of success on this topic. |
| J | Hunter | 10.3 Question 11 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| | 1004897/CSI&O/12 | | Probably around 80% but its not just about numbers. Jobs will need to be so attractive that people living in the W-s-M area will not want to commute. Those towns and villages with established, fairly elderly populations are unlikely to be able to support 64% let alone 80% self containment. I am generally pessimistic about prospects of success on this topic. |
| G | Mountjoy | 10.3 Question 11 | |
| - | 1014401/CSI&O/11 | | Yes. |
| B | Smith | 10.3 Question 11 | |
| | Bristol Port Company 1025793/CSI&O/7 | | Whilst appreciating a desire to reduce commuting, particularly as it relates to Weston-super-Mare, it should be recognised that some people deliberately choose to live in a location remote from their place of work. More basic to the question, is a job per home ratio feasible and/or realistic? |
| - | CNM Estates | 10.3 Question 11 | |
| | CNM Estates 1017697/CSI&O/7 | | Supporting a rigid containment policy is likely to stymie regeneration objectives and fail to deliver a five year housing supply. Applying a rigid formula of 1.5 jobs per home is unlikely to deliver sustainable regeneration for the town centre. Mixed uses should prevail. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | SWRDA/EP | 10.3 Question 11 | |
| | SWRDA/EP 1020289/CSI&O/9 | | Whilst the rationale behind the proposed ratio of 1.5 jobs per home is commendable, EP has concerns of the practicality of implementation of such a ratio. |
| - | - | 10.3 Question 11 | |
| | Crest Strategic Projects 1020993/CSI&O/8 | | It is not a practical or realistic suggestion that 1.5 jobs per home are applied to all new developments (whether just in Weston super Mare or throughout the district). In any event, household projections show that this level of new dwellings will be needed. If this policy was applied and the number of dwellings able to be completed in Weston super Mare was reduced, the Core Strategy would need a contingency strategy to locate the shortfall elsewhere in the district. Nailsea is logical place. |
| - | - | 10.3 Question 11 | |
| | Woodhill Area Committee 997953/CSI&O/14 | | Whatever achieves an 80% containment. A similar figure should be used elsewhere in the district to encourage the establishment of high tech jobs across North Somerset. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Lord | 10.3 Question 11 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/12 | | There will still continue to be a high proportion of out-commuting in the villages near Bristol so the ratio of 1:5 is unrealistic in the north of the area. However, additional job opportunities should be provided. |
| L | Allday | 10.3 Question 11 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/11 | | Yes to both. But no additional homes should be provided in Weston, Clevedon or Portishead (other than to meet local need) until self-containment levels improve. |
| F J | Beach | 10.3 Question 11 | |
| | - 1018209/CSI&O/9 | | Yes |
| C A R | Mayne | 10.3 Question 11 | |
| | - 1007905/CSI&O/6 | | Yes. But I can't see how this can be guaranteed. |
| N A | Purchase | 10.3 Question 11 | |
| | - 1015329/CSI&O/7 | | The concept of ensuring local jobs sustain housing is worthy. To be effective, the jobs need to be created prior to the homes being built. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| N A | Purchase | 10.3 Question 11 | |
| - | 1015329/CSI&O/8 | | Yes |
| K | Crowther | 10.3 Question 11 | |
| - | 1021057/CSI&O/9 | | Depends on location and the scale of the development. |
| T | Scott | 10.3 Question 11 | |
| - | 1021345/CSI&O/11 | | Yes. |
| A | Mountjoy | 10.3 Question 11 | |
| - | 1023521/CSI&O/10 | | The ratio of jobs per home should be applied to Portishead and Nailsea to address commuting congestion. |
| S | Johns | 10.3 Question 11 | |
| - | 1023297/CSI&O/3 | | Jobs should be created at Weston-super-Mare before allowing housing to ensure the strategy will work. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Ridge | 10.3 Question 11 | |
| - | 1048513/CSI&O/11 | | Since many women (including mothers) now go out to work, 1.5 jobs/household is too low. 2 jobs/household would build in a slow improvement in self-containment (1.5 will lead to a slow deterioration). |
| J | Smart | 10.3 Question 11 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/11 | | No view |
| B | Brice | 10.3 Question 11 | |
| - | 1026977/CSI&O/11 | | Yes |
| D | Scott | 10.3 Question 11 | |
| | NG Bailey 1026369/CSI&O/11 | | Yes. |
| A | Tupper | 10.3 Question 11 | |
| - | 1027041/CSI&O/11 | | Yes |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Kilmartin Property Group Kilmartin Property Group 1021633/CSI&O/7 | 10.3 Question 11 | Applying a rigid formula (1.5 jobs per home) to address the employment/housing imbalance is unlikely to deliver sustainable regeneration for the town centre. Providing new development is sustainable, provides a mix of uses, makes efficient use of land and is of high quality design, a presumption in favour of development should prevail. The local authority must continue to meet housing requirements in line with RSS targets and PPS3 five year deliverable housing supply rather than the application. |
| S M | Chapman | 10.3 Question 11 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/12 | | A high ratio of jobs to new houses in Weston-super-Mare seems reasonable given the objectives of regeneration and development into a Strategically Significant Town. However as the core strategy topic papers on Economic Development and Demography show, in the rest of North Somerset outside of Weston-super-Mare unemployment is very low and most people who want a job, have one (1.2% of working age population claiming Job Seekers Allowance for the entire district, against 4.4% in Weston-super-Mare. |
| J B | Raglan | 10.3 Question 11 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/11 | | Yes. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | South West RSL Planning Consortium | 10.3 Question 11 | |
| | South West RSL Planning Consortium 1071745/CSI&O/3 | | Affordable housing units could be built before employment, as unlikely residents in full time employment, would also not lead to out commuting. |
| B | O'Brien | 10.3 Question 11 | |
| - | 998401/CSI&O/7 | | You need a decent ration of jobs to homes for new development. |
| S | Walker | 10.3 Question 11 | |
| | Strategic Land Partnerships 1010241/CSI&O/12 | | Has the figure of 1.5 jobs to homes been based on robust evidence to address the existing impalance at Weston? Why apply this across the district if the problem is principally in Weston-super-Mare issue? |
| E | Gamlin | 10.3 Question 11 | |
| - | 1014497/CSI&O/11 | | Unless a localised ratio is applied to all new developments, it is difficult to see how commuting levels will realistically be reduced. Alternatively much needed improvements in the public transport network, whilst not necessarily reducing commuting levels, would reduce current pressures on the road network brought about by over car use. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Baker Family | 10.3 Question 11 | |
| - | 1055841/CSI&O/9 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 1000 9within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. This is an entirely unrealistic target. |
| P J | Linsey | 10.3 Question 11 | |
| - | 996673/CSI&O/11 | | Not necessarily, but a good target in larger areas eg Clevedon, Portishead, Nailsea. |
| - | Persimmons Special Projects | 10.3 Question 11 | |
| - | Persimmons Special Projects Western 1020801/CSI&O/25 | | Persimmon objects to the proposed ratio of 1.5 jobs per home being applied to all new developments in Weston-super-Mare. The soundness and lawfulness of this approach needs to be carefully considered. The fairness, transparency and reasonableness of the imposition of a rigid and specific ratio needs to be carefully considered. It is unclear how brownfield sites will be considered. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Ashman | 10.3 Question 11 | |
| | Highways Agency 933985/CSI&O/7 | | The Agency supports the Council's strategy to reduce the levels of out-commuting from the district, and to provide employment development which will make a significant contribution to increasing a sustainable pattern of development throughout the Council's administrative area. The Agency supports the aspiration to adopt an approach based on a desired ratio of 1.5 jobs per new home on large sites. |
| Xanne | Blythe | 10.3 Question 11 | |
| | Yatton Parish Council 1026657/CSI&O/11 | | Yes. |
| A | Bridle | 10.3 Question 11 | |
| - | 990209/CSI&O/8 | | Yes |
| J | Duffy | 10.3 Question 11 | |
| | Congresbury Parish Council 1078849/CSI&O/11 | | It would be wise to apply a similar ratio across the county for jobs creation per new development as highlighted by the results of the Parish Plan survey. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| - | Tuckerwood Developments Ltd Tuckerwood Developments Ltd 1080481/CSI&O/7 | 10.3 Question 11 | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSSIO) and the provision of new jobs between 8500 and 10000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period ?just to break even. This is an entirely unrealistic target. |
| D | Alvis & Mrs J Bennett - 1074049/CSI&O/8 | 10.3 Question 11 | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 1000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. This is an entirely unrealistic target. |
| - | Gunningham Family Gunningham Family 1074753/CSI&O/16 | 10.3 Question 11 | Disagree with figure of 1.5 jobs per home. A more realistic target could be applied throughout the district. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| - | Mead Realisations Ltd Mead Realisations Ltd 1074881/CSI&O/10 | 10.3 Question 11 | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 10000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. |
| - | Taylor Wimpey Developments Ltd Taylor Wimpey Developments Ltd 1074721/CSI&O/9 | 10.3 Question 11 | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 10000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period ?just to break even. This is an entirely unrealistic target. |
| - | Burnett and Griffin | 10.3 Question 11 | |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|----------------------------------|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| | 1073985/CSI&O/9 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSSIO) and the provision of new jobs between 8500 and 10000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision fore. 18000 jobs over the same period ?just to break even. This is an entirely unrealistic target. |
| - | Porthurst Ltd | 10.3 Question 11 | |
| | Porthurst Ltd 1059713/CSI&O/8 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 1000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. This is an entirely unrealistic target. |
| P | Moss | 10.3 Question 11 | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1074465/CSI&O/8 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 10000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. This is an entirely unrealistic target. |
| - | Pittaway Ltd | 10.3 Question 11 | |
| | Pittaway Ltd 1058945/CSI&O/8 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 120000 (as per RSS10) and the provision of new jobs between 8500 and 1000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. This is an entirely unrealistic target. |
| - | Gunningham Family | 10.3 Question 11 | |
| | Gunningham Family 1074753/CSI&O/8 | | Question the figure of 1.5 jobs per home. If a more realistic target were to be identified, this could potentially be applied more widely throughout the District-at least within the Policy B settlements. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Crest Nicholson | 10.3 Question 11 | |
| | Crest Nicholson 1059809/CSI&O/10 | | It is considered simply unrealistic to set out to try and correct imbalance between jobs and housing in every community. Such a proposition is not being considered in the new communities initiatives elsewhere throughout the country - so why here? |
| I T | Thompson | 10.3 Question 11 | |
| | Thompson Commercial 1069025/CSI&O/10 | | As there are no obvious large sites in Nailsea or Clevedon, applying a ratio of 1.5 new jobs to the development of new large residential sites appears irrelevant, but it is clear that adopted policy must be included to reserve land for employment use. |
| - | Burdge family | 10.3 Question 11 | |
| - | 1058881/CSI&O/8 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 1000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. This is an entirely unrealistic target. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Burdge family | 10.3 Question 11 | |
| - | 1058881/CSI&O/9 | | If a more realistic target were to be identified, this could potentially be applied more widely throughout the District - at least within the Policy B settlements. |
| E | Williams | 10.3 Question 11 | |
| | Bristol Primary Care Trust 1059905/CSI&O/11 | | Good to have more jobs locally to reduce commuting. 1.5 ratio seems good to me for Weston and Portishead. |
| A | Nunn | 10.3 Question 11 | |
| - | 1058369/CSI&O/9 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 1000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. This is an entirely unrealistic target. |
| G | Bigg | 10.3 Question 11 | |
| | Campaign to Protect Rural England 1059617/CSI&O/27 | | A ratio of 1.5 jobs per home should be the minimum across the district. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| not supplied | not supplied | 10.3 Question 11 | |
| Mr A Nunn | 1058337/CSI&O/1 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 1000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. this is an entirely unrealistic target. |
| J | Hardwidge | 10.3 Question 11 | |
| - | 1057825/CSI&O/11 | | We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in WsM were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 1000 (within the WsM journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling? Otherwise, it would be necessary to seek to make provision for c. 18000 jobs over the same period - just to break even. This is an entirely unrealistic target. |
| - | Redrow Homes | 10.3 Question 11 | |
| | Redrow Homes | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | | | <p>1071969/CSI&O/10</p> <p>Imposing a jobs per home ratio is a tool of housing constraint that works against the need to address the housing crisis that is contrary to the Housing Green Paper, the advice of PPS3 and Central Government Policy.</p> <p>The harm caused to our society by the housing crisis is significant and far reaching. To propose a policy that seeks to worsen this crisis cannot be supported. Redrow Homes believe that it is the right of every resident of North Somerset to have a home.</p> |
| - | Jones Family | 10.3 Question 11 | |
| - | | | <p>1058305/CSI&O/11</p> <p>We do not understand where this figure of 1.5 jobs per home comes from. Assuming that the level of new build housing in Weston-super-Mare were to be c. 12000 (as per RSS10) and the provision of new jobs between 8500 and 1000 (within the Weston-super-Mare journey to work area), should the ratio not be c. 0.7 to 0.8 jobs per dwelling?</p> |
| I | Morrell | 10.3 Question 11 | |
| | Nailsea Town Council | | No large sites envisaged. |
| | 706241/CSI&O/11 | | |
| C | Angell | 10.3 Question 11 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1025377/CSI&O/11 | | Where is all this job expansion going to take place? With a possible recession, loss of manufacturing etc to the Far East, improved computer technology etc I do not see how jobs will increase. |
| T | Watton | 10.3 Question 11 | |
| | Home Builders Federation 1056737/CSI&O/4 | | The HBF are unclear as to how the figure of 1.5 jobs per home has been derived. The Council has set out that it seeks to provide some 8,500 - 10,000 jobs and 26,000 new homes. While the HBF supports the concept of providing homes to assist in increasing economic prosperity the Council should ensure that the ratio of 1.5 jobs per home is robust and based upon sound evidence. The Council should also consider how this ratio compares to the type and sectors of the employment market. |
| J | Smith | 10.3 Question 11 | |
| | Dundry Parish Council 1055873/CSI&O/12 | | We are not qualified to answer these specific questions. |
| A | Wood | 10.3 Question 11 | |
| | South West Regional Development Agency | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1018977/CSI&O/8 | | | The Agency is concerned that a crude jobs:housing ratio on its own might not deliver the desired outcome in terms of improved self-containment. The relationship with transport measures, including high quality public transport provision, and its role in helping to address highway safety issues should also be made clear. This will have a significant role in helping to meet the strategic objectives of the plan. The potential geographies to which any ratio applies will also need to be established. |
| Xanne | Blythe | 10.4 Question 12 | |
| Yatton Parish Council | | | Surveys, statistics, SW trends, input from local community surveys. |
| 1026657/CSI&O/12 | | | |
| J | Ashman | 10.4 Question 12 | |
| Highways Agency | | | With regards to assessing the amount of additional employment required in towns outside of Weston-super-Mare, and also in the South-West Bristol extension, the Agency seeks to ensure that the full transportation impacts (namely the impacts on the Strategic Road Network) are fully considered at the earliest possible stage. |
| 933985/CSI&O/8 | | | |
| - | Persimmons | 10.4 Question 12 | |
| | Special Projects | | |
| Persimmons Special Projects Western | | | Decline in economically active people might require less additional employment land than previously thought. Any new requirements of PPS4 will also need to be taken in to account in due course. |
| 1020801/CSI&O/26 | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P J | Linsey | 10.4 Question 12 | |
| - | | | |
| 996673/CSI&O/12 | | | Demographic figures of population of working age (estimates for new developments). |
| - | Baker Family | 10.4 Question 12 | |
| - | | | |
| 1055841/CSI&O/10 | | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| M W | Davies | 10.4 Question 12 | |
| - | | | |
| 1047553/CSI&O/7 | | | Population Age. Environment must attract employers. |
| S | Walker | 10.4 Question 12 | |
| Strategic Land Partnerships | | | |
| 1010241/CSI&O/13 | | | Once again we would guide you to the RSS EiP. There were vast amounts of evidence submitted at the hearings which will add to and assist in the LPA producing a robust evidence base. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D R S | Smith | 10.4 Question 12 | |
| - | 1009889/CSI&O/6 | | I suggest that you encourage these people to join the rest of us and live in houses and contribute fully to the services which we are forced to pay for. |
| P | Rendle | 10.4 Question 12 | |
| | Portishead and North Weston Town Council 1009313/CSI&O/9 | | There should be a self-containment target for the main towns, not just Weston. For Portishead, it should probably be less than 64% given the proximity of Bristol and the heavy dependence on the specialist employment on offer there. The SW Bristol extension needs very careful consideration, and certainly a target. The relative responsibility between Bristol City Council and NSC needs to be defined and agreed, once the site is agreed. |
| J B | Raglan | 10.4 Question 12 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/12 | | First provide the employment opportunities and then look at the housing required to service it. |
| - | Kilmartin Property Group Kilmartin Property Group | 10.4 Question 12 | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1021633/CSI&O/8 | | Employment growth must be centred on a realistic assessment of the WsM catchment, its role as a support to the main services centres of Bristol and Bath and the type of accommodation/businesses that inward investors want to buy or let. WsM is ideally placed to capture the spin off from these two centres for businesses that are unable to secure or afford accommodation in these locations. Identifying those premises/businesses that can not locate in these two centres is a good starting point. |
| A | Tupper | 10.4 Question 12 | |
| - | 1027041/CSI&O/12 | | By keeping in touch with schools and colleges by finding out the amount of pupils and students leaving each year. |
| B | Brice | 10.4 Question 12 | |
| - | 1026977/CSI&O/12 | | Not known |
| J | Smart | 10.4 Question 12 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/12 | | Safeguard existing employment and service providers against competition from further housing. Resist profligate use of land for low density employment uses (such as car storage) and enforce 'proof of need'. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Ridge | 10.4 Question 12 | |
| - | | | |
| 1048513/CSI&O/12 | | | By the above argument, 2 jobs/household for SW Bristol, and 1.5/household for the market towns and village developments, because a higher proportion will be for retirees (but not less than 1.5, as that would lead to the slow death of these smaller communities). |
| A | Mountjoy | 10.4 Question 12 | |
| - | | | |
| 1023521/CSI&O/11 | | | I doubt if I could come up with a more accurate model than the ones used in the RSS!? |
| K | Crowther | 10.4 Question 12 | |
| - | | | |
| 1021057/CSI&O/10 | | | Other towns - consider local needs. South-West Bristol extension - consider importance of providing good public transport links into the city. |
| F J | Beach | 10.4 Question 12 | |
| - | | | |
| 1018209/CSI&O/10 | | | The South West Bristol extension is close enough to the Bristol employment market to not be a major problem. Nailsea/Backwell/Clevedon need additional jobs provided locally. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| L | Allday | 10.4 Question 12 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/12 | | Yes to both. But no additional homes should be provided in Weston, Clevedon or Portishead (other than to meet local need) until self-containment levels improve. |
| D | Griffiths | 10.4 Question 12 | |
| | Bristol City Council 1022305/CSI&O/7 | | Need to consider at sub-regional level in conjunction with neighbouring authorities - needs to relate to Bristol's Core Strategy. |
| T | Scott | 10.4 Question 12 | |
| - | 1021345/CSI&O/12 | | Based on a ratio as stated in Question 11. |
| - | - | 10.4 Question 12 | |
| | Woodhill Area Committee 997953/CSI&O/15 | | Look at past examples like the new towns of some years ago that are still thriving. |
| - | - | 10.4 Question 12 | |
| | Crest Strategic Projects 1020993/CSI&O/9 | | Employment land should be allocated at a level which would allow the level of self containment to be increased by 10%. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | CNM Estates | 10.4 Question 12 | |
| | CNM Estates 1017697/CSI&O/8 | | Supporting a rigid containment policy is likely to stymie regeneration objectives and fail to deliver a five year housing supply. Applying a rigid formula of 1.5 jobs per home is unlikely to deliver sustainable regeneration for the town centre. Mixed uses should prevail. |
| - | - | 10.4 Question 12 | |
| | Cavanna Homes (South West) 1024993/CSI&O/7 | | The Employment Land Review, undertaken in 2006 on behalf of the District Council. This should have identified the key sectors within which future growth is likely to arise, the level of growth that is anticipated (in terms of the number of jobs and amount of land required) and the locations for this growth (on a strategic and site-by-site basis). It would also inform the consideration of the appropriate selfcontainment rate and the calculation of the job density and worker ratios. |
| D | Scott | 10.4 Question 12 | |
| | NG Bailey 1026369/CSI&O/12 | | Based on a ratio as stated in Question 11. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Mountjoy | 10.4 Question 12 | |
| - | | | |
| 1014401/CSI&O/12 | | | By reference to current travel to work data and applying a target for reduction in distance of commute. Bristol SW expansion is bound to lead to high levels of commute to Bristol where wage rates are likely to be higher. |
| J | Hunter | 10.4 Question 12 | |
| - | | | |
| 1004897/CSI&O/13 | | | Can't answer Q12 except to say there must be enough current data and existing urban development models in use somewhere that you could use to analyse this problem. |
| D N J | Thrush | 10.4 Question 12 | |
| - | | | |
| 1006977/CSI&O/12 | | | You cannot. Attract a mix of employers with incentives to use local labour. |
| I | Moore | 10.4 Question 12 | |
| - | | | |
| 998881/CSI&O/13 | | | The amount of additional employment required (somewhere) will equal the number of people of working age who will be added to the populations of the various communities. More should be done to ensure that a significant proportion of the additional employment is local. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Taylor | 10.4 Question 12 | |
| - | 997601/CSI&O/8 | | Must be jobs with houses. |
| J | Stone | 10.4 Question 12 | |
| | Backwell Parish Council 1013153/CSI&O/12 | | Surely if the correct infrastructure along with better accessibility to the three main towns, from the motorway and each other is addressed as a priority, movement for employment would be made simpler. The SW Bristol extension would be accommodated by employment in Bristol and by what ever figure they use, and with the use of the South Bristol Ring Road. |
| - | University of Bristol | 10.4 Question 12 | |
| | University of Bristol 1010561/CSI&O/8 | | We are not aware that a detailed objective analysis has been carried out. This needs to be undertaken. We would normally expect any such exercise to include a comprehensive analysis of the strengths and weaknesses in the local economy, the skills base, forecasts of net inward migration, trends and forecasts, estimates of future predicted growth by sector and translation of these into floorspace and land requirements. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| - | - | 10.4 Question 12 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/9 | | The emerging RSS provides economic growth projection rates. At the local scale the Council's Annual Monitoring Report should undertake employment land reviews to inform employment provision within the District. |
| A | West-Bartlett | 10.4 Question 12 | |
| - | 1054849/CSI&O/11 | | Keeping people fully employed and having employment near where people live makes sense. |
| A | Wood | 10.4 Question 12 | |
| | South West Regional Development Agency 1018977/CSI&O/9 | | There is currently a clearly evidenced shortage of employment land supply in south Bristol. The Agency believes that the extension has an important role to play in making a strategic contribution to addressing this shortage and that this role and requirement should be set out in the Core Strategy. |
| J | Smith | 10.4 Question 12 | |
| | Dundry Parish Council 1055873/CSI&O/13 | | We are not qualified to answer these specific questions. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| T | Watton | 10.4 Question 12 | |
| | Home Builders Federation 1056737/CSI&O/5 | | As set out above, the HBF would expect employment land provision to be informed through an up to date Employment Land Review prepared in accordance with government guidance. |
| C | Angell | 10.4 Question 12 | |
| - | 1025377/CSI&O/12 | | Where is all this job expansion going to take place? With a possible recession, loss of manufacturing etc to the Far East, improved computer technology etc I do not see how jobs will increase. |
| I | Morrell | 10.4 Question 12 | |
| | Nailsea Town Council 706241/CSI&O/12 | | Existing imbalance need to be addressed by South West Bristol Urban extension. |
| - | Jones Family | 10.4 Question 12 | |
| - | 1058305/CSI&O/12 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Redrow Homes | 10.4 Question 12 | |
| | Redrow Homes 1071969/CSI&O/11 | | The need for employment should be based upon an assessment of unemployment and the prospects for economic growth. The rate of unemployment in North Somerset is 2.6% of the economically active 16+ population, which compares very favourably with 3.7% for the South West of England and 5.4% for England as a whole. This represents a rate above that generally recognised as full employment. |
| J | Hardwidge | 10.4 Question 12 | |
| - | 1057825/CSI&O/12 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| not supplied | not supplied | 10.4 Question 12 | |
| | Mr A Nunn | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1058337/CSI&O/2 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 10.4 Question 12 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/9 | | The emerging RSS provides economic growth projection rates. At the local scale the Council's Annual Monitoring Report should undertake employment land reviews to inform employment provision within the District. |
| G | Bigg | 10.4 Question 12 | |
| | Campaign to Protect Rural England 1059617/CSI&O/28 | | This information is essential before any land is allocated. Detailed research will need to be carried out. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Nunn | 10.4 Question 12 | |
| - | | | |
| 1058369/CSI&O/10 | | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| - | Burdge family | 10.4 Question 12 | |
| - | | | |
| 1058881/CSI&O/10 | | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| - | Gunningham Family | 10.4 Question 12 | |
| Gunningham Family | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1074753/CSI&O/9 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| - | Pittaway Ltd | 10.4 Question 12 | |
| | Pittaway Ltd 1058945/CSI&O/9 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| P | Moss | 10.4 Question 12 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Crest Nicholson | 10.4 Question 12 | |
| | Crest Nicholson 1059809/CSI&O/11 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| - | Taylor Wimpey Developments Ltd | 10.4 Question 12 | |
| | Taylor Wimpey Developments Ltd 1074721/CSI&O/10 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| - | Mead Realisations Ltd | 10.4 Question 12 | |
| | Mead Realisations Ltd | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | Organisation | | |
| | Contribution reference | | |
| | 1074881/CSI&O/11 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| - | Gunningham Family Gunningham Family 1074753/CSI&O/17 | 10.4 Question 12 | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| - | Tuckerwood Developments Ltd Tuckerwood Developments Ltd | 10.4 Question 12 | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1080481/CSI&O/8 | | We would support the idea of seeking to secure an appropriate amount of additional employment development for each of the larger towns and villages within the district. These could initially be in the form of simply identifying one or more sites on the edge of each settlement of an appropriate size relative to its population. We can offer no advice as to what size of site should be identified, but would suggest it should be at least 2 hectares in most cases (to make it viable). |
| J | Duffy | 10.4 Question 12 | |
| | Congresbury Parish Council 1078849/CSI&O/12 | | A careful balance should be maintained when increasing employment opportunities, so as not to have a negative effect, increasing traffic and infrastructure issues within a previously unproblematic area of the county. |
| - | - | 10.4 Question 12 | |
| | F R Nurse Will Trust 1078689/CSI&O/6 | | It needs to be expected that employment provision will be needed for other towns within the district, and not only those towns own needs, but also to service other urban areas (such as Bristols) and to encourage inward migration to these towns rather than simply outward migration. In terms of delivering sustainable employment uses, such as industrial, these are best located close to urban road networks, such as the M5, and appropriate provision needs to be made. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Bridle | 10.4 Question 12 | |
| - | 990209/CSI&O/9 | | Two jobs per house |
| D A | Greenwood | 10.4 Question 12 | |
| - | 989857/CSI&O/10 | | It can't be assessed. Bristol should employ its own inhabitants. |
| P | Needham | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | 998273/CSI&O/12 | | No new 9,000 town near Long Ashton please, and no overall population growth in North Somerset. If anything please devise strategies for population reduction. Improve the train service reliability and frequency and stop fares rising way above inflation each year - no wonder people switch to their cars. Develop Hutton Moor leisure centre as it is inadequate and the same size as it was 20 years ago, when the population was much smaller. Protect and extend all green spaces. |
| P | Millard | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | <p>1022497/CSI&O/1</p> <p>Long Ashton is a beautiful village and buiding thousands of new houses on its surrounding Green Belt will destroy it.</p> <p>Have you even considered the potential transport issue caused by thousands more motorists commuting to and from the surrounding areas?</p> <p>I'm sure that my comments won't make any difference to the outcome as you have probably made your decision already.</p> |
| P C | Whitehead | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | | | <p>1019137/CSI&O/6</p> <p>Facilities for car parking and good sized gardens to new properties. Include affordable housing, green spaces. A38 and A370 inadequate to cope with increase in traffic for new development in south Bristol.</p> |
| R | Burrows | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | | | <p>939361/CSI&O/28</p> <p>The council must seek help from government agencies and bodies that have been set up specifically to deal with these issues and to deliver the vision it must not spend our money on consultants, who charge a fortune and deliver little.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A J | Barrett | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | 1015137/CSI&O/9 | | Nice picture - river and waterside housing! But has this any relevance to the proposed developments in south-west Bristol? |
| N A | Purchase | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | 1015329/CSI&O/9 | | A very pleasant photo of new Portishead housing - but not supported by commensurate improvements in services. |
| M A | Webber | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | 1015617/CSI&O/7 | | 'Place making' requires 'organic', not rapid growth of communities with great attention to keeping and creating green spaces, with great regard to the existing wildlife. |
| J | Gowar | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | 1016353/CSI&O/11 | | Premise not accepted; any development should be self-contained with innovative transport provision. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Kilmartin Property Group | 11.1 Urban Extensions - creating Sustainable communities. | |
| | Kilmartin Property Group 1021633/CSI&O/9 | | Any district/local centre required in the urban extension area must be contained to serving the needs of the local catchment and not compete with WsM Town Centre and its SSCT and sub-regional role. |
| R | Frost | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | 998817/CSI&O/2 | | I prefer option D, as it utilizes settlement. |
| A R | Webber | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | 1013377/CSI&O/11 | | You shouldn't be "creating" communities at all. |
| RP | Higgins | 11.1 Urban Extensions - creating Sustainable communities. | |
| - | 994465/CSI&O/7 | | The need for urban development south west of Bristol should be tested on a sequential basis i.e. let Bristol build their forecast requirements under the RSS proposals and then re-assess what overspill (if any) is required. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| K | Wozniak | 11.1 Urban Extensions - creating Sustainable communities. | |
| | Avon and Somerset Constabulary 1046721/CSI&O/3 | | Commercial developments, community facilities and recreation space; all of those aspects will again require specific consideration in terms of securing property at it's design stage as well as reducing the risk of crime to users of the variety of social facilities to be offered. |
| B | Smith | 12.01 Introduction | |
| - | 1044769/CSI&O/8 | | Section is missed opportunity. Continental norm is small blocks - say 4 storeys - in town centres. Provide easy access to all facilities on foot, good public transport, little space for parking, resulting in a healthier lifestyle and more economic heating of homes. |
| S M | Chapman | 12.01 Introduction | |
| | Barrow Gurney Parish Council 1047777/CSI&O/1 | | The South West Bristol extension should be as close to the current Bristol boundary as possible so as to give continuity with Bristol and minimise intrusion into the Green Belt and should be bounded to the west by be located near to the red route and density should be closer to the Bristol figures. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P | Downey | 12.01 Introduction | |
| - | 1048129/CSI&O/3 | | Brownfield sites in south Bristol should be built on first. New villages should be considered rather than expansion. Danger that the urban extension will be built without adequate infrastructure which will undermine the whole reason for its existence in the first place. |
| A W | Watson | 12.01 Introduction | |
| | The National Trust 1047457/CSI&O/5 | | We note that the principle of this urban extension is set out in the RSS. All options will have pros and cons but the exact choice of strategy and location should be based on sustainability assessment. Key issues will be the need to minimise the need to travel and to aim for high density to minimise land take. |
| P | Morgan | 12.01 Introduction | |
| - | 997153/CSI&O/1 | | Prioritise road enhancement as part of the development |
| D | Crook | 12.01 Introduction | |
| | Government Office for the South West 1017121/CSI&O/6 | | Level of detail is correct for issues and options stage. All spatial options seem realistic and the policy areas addressed in Questions 13-17 are logical. Preferred option may be none of those articulated but a combination. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| J | Oldham | 12.01 Introduction | |
| - | 1048161/CSI&O/1 | | It is entitled Core Strategy, which it quite clearly is not. We are being asked to comment on a series of options for implementing a strategy on which we are not being consulted. For instance, a strategic objective is 26,000 new homes. We are not being asked for views on that and its impact on the environment and infrastructure, but on some options for where some of the houses are built. In any large development it is essential to include the necessary amenities including green spaces. |
| S P | Parry | 12.01 Introduction | |
| - | Avon Wildlife Trust 1045217/CSI&O/9 | | We would expect that GI and biodiversity be incorporated into any urban extensions, so we recommend a separate bullet point at the end of the list to state: 'Ensuring sufficient green infrastructure to maintain and enhance biodiversity'. |
| J | Whitaker | 12.01 Introduction | |
| - | 1045665/CSI&O/1 | | Need much safer routes to schools, work, shops and leisure is we are going to accommodate more housing growth. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Ridge | 12.01 Introduction | |
| - | 1048513/CSI&O/13 | | This should be an urban development CONTIGUOUS WITH the city of Bristol. Green spaces should be sufficient for the needs of local residents, not mini-green belts as seems to be the idea in options A, B and C, which is wasteful of agricultural land, and encouraging of commuting greater distances. Development should be mainly at high density, with some high-rise, both affordable and market top end. The architectural character should be urban, interesting, varied and energy efficient. |
| M | Webb | 12.01 Introduction | |
| - | 1014049/CSI&O/4 | | Priorities should be-1.ecobuilding,2.green areas for walking and cycling 3. affordable housing and varied sizes 4. imaginative use of existing gems (like Barrow Hospital site). I hope there will be as much control as possible maintained by the Local Authorities and as much consultation as possible with experts in the above fields. before abandoning all to the hands of the developers when profit will be potentially the only guide. |
| M A | Webber | 12.01 Introduction | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 1015617/CSI&O/8 |
| | | | High quality housing with good environmental standards is always essential but almost impossible where mass building is planned. Density of housing can be high and still offer excellent conditions, as on so much of the Continent. This avoids destroying too much countryside. |
| R | McNaught | 12.01 Introduction | |
| | Flax Bourton Parish Council | | 1015041/CSI&O/3 |
| | | | The Flax Bourton Parish Plan published in 2004 showed that a majority (81%) would not support development in the Green Belt. |
| S | Johns | 12.01 Introduction | |
| - | | | 1023297/CSI&O/4 |
| | | | I can see that building on brown field sites is a good idea. But building at Barrow would only work if the roads were improved. The village is already a bottle neck in the rush hour. Otherwise your plans seem to involve building on green fields to which I am COMPLETELY OPPOSED. Once built on we lose those fields forever. |
| M | Hill | 12.01 Introduction | |
| - | | | 1012225/CSI&O/3 |
| | | | Prefer development to take place between the A370 and A38 as close to Bristol as possible, with as wide a link road between the two as possible. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| M | Hill | 12.01 Introduction | |
| - | 1012225/CSI&O/2 | | New homes should be as close to Bristol as possible and co-ordinated with transport policy. Bristol City Council should underwrite most of the development. |
| D F | Moynihan | 12.01 Introduction | |
| | Somer Housing Group 1015905/CSI&O/1 | | Support, subject to sufficient and suitable affordable housing, plus transportation improvements. |
| A J | Barrett | 12.01 Introduction | |
| - | 1015137/CSI&O/11 | | I reinforce this entirely - but show me an example of recent developments in North Somerset that adhere to such high principles - |
| M W | Lewis | 12.01 Introduction | |
| - | 990177/CSI&O/4 | | We do not want the South West Bristol development at all. It is gratuitous destruction of Green Belt countryside which will proceed without check i.e. it is unsustainable. Housing demand should be met on existing developed land within Bristol by building 5-storey townhouses or apartment blocks. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Burrows | 12.01 Introduction | |
| - | 939361/CSI&O/15 | | Once again the South Bristol extension is a fait du compli. |
| A | Lee | 12.01 Introduction | |
| - | 1022401/CSI&O/1 | | Services and facilities are already stretched in Long Ashton with increased traffic levels. Additional development is unacceptable. |
| M | Johnson | 12.01 Introduction | |
| - | 1022657/CSI&O/1 | | Any proposals that create further housing must be justified by the provision of employment, services and facilities, all accessible on foot, bicycle or good, cheap public transport. |
| M | Johnson | 12.01 Introduction | |
| - | 1022657/CSI&O/2 | | The 'least value' country landscape is in Ashton Vale. Bristol City Council should be extended to include all the housing now scheduled for both Bristol and North Somerset in this area. The 'Red Route' link between A38 and A370 would be incorporated. South Bristol regeneration could be planned as a single undertaking rather than as two separate, independent projects. Only when this has been decided should any decision for changing the Green Belt boundary be made. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Moss | 12.01 Introduction | |
| - | 1017857/CSI&O/1 | | Concerned about proposals to remove a large area of land around Long Ashton from the Green Belt and the downgrading in quality of the local environment that will result. This will also result in traffic chaos. |
| A | Lee | 12.01 Introduction | |
| - | 1022401/CSI&O/9 | | Slopes between Long Ashton and Dundry should remain undeveloped. |
| P | Stock | 12.01 Introduction | |
| - | 1004673/CSI&O/1 | | The building of so many extra houses in a small area will create far more problems than it will solve-problems which it will be impossible to solve. |
| D | Trowbridge | 12.01 Introduction | |
| - | 997985/CSI&O/1 | | Any extension to Long Ashton will prove unworkable and unsustainable. New Housing development has to follow a transport led strategy. New development should not be attached to existing communities. The new urban extension should be in a self contained area to enable a new self sufficient town. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| D | Williams | 12.01 Introduction | |
| - | 1021857/CSI&O/1 | | <p>Objection.1.The erosion of precious green belt land would establish a precedent for further development, thus destroying: the rural aspect,the character of existing villages and settlements, sensitive habitats for wildlife which need to be preserved, thus turning the whole area into one vast suburb.</p> <p>2.Increased pollution, light pollution and traffic noise.</p> <p>3.Social problems.4.Pressure on existing road systems, necessitating the building of more roads.5.Increased congestion.</p> |
| T | Mosely | 12.01 Introduction | |
| - | 1023073/CSI&O/1 | | <p>If the new town is to be built it is imperative that the infrastructure is properly funded. In particular the roads will require a major investment. The motorway link round the south of Bristol is key as is the importance of having access to Bristol Airport from at least 4 different directions without having to travel through country lanes or villages.</p> |
| J | Larcombe | 12.01 Introduction | |
| - | 1023201/CSI&O/1 | | <p>I am unsure why the focus for expansion has to centre on this one pocket of North Somerset. Clevedon, Portishead, Easton in Gordano (/Pill) and Nailsea (/Backwell) all have scope for further growth and - crucially - all have good motorway access. Portishead has the infra structure for a train line to Bristol.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| R | Sterland | 12.01 Introduction | |
| - | 1024737/CSI&O/5 | | No consideration has been given to an end point for development. Is that not what is meant by sustainability, moving to a steady condition, not one of exponential growth? The suspicion is that further urban extensions will be planned until Bristol occupies all of North Somerset. This does not benefit the region. The government needs to address the fundamental causes of the housing "need" rather than to force local authorities to try to build out of the problem. |
| M | Bell | 12.01 Introduction | |
| - | 1024449/CSI&O/1 | | This is a valuable area of countryside and development would exacerbate traffic congestion. Development should instead continue to the north of Bristol which has good links to the M4 and M5. Of the options on offer Option D is best with small expansion of existing settlements and infilling between Farleigh Green and Flax Bourton. |
| R | Sterland | 12.01 Introduction | |
| - | 1024737/CSI&O/2 | | The development is being imposed on local people and all that is left is to choose the least worst option. The existing green belt should be maintained. The link road should not be constructed. There is a conflict with the Bristol Core Strategy. The timescale for implementation will be insufficient and phasing should ensure that development in and towards Bristol should take place first with the relevant infrastructure in place before house construction. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| L | Purcell | 12.01 Introduction | |
| | Burrington Parish Council 1024481/CSI&O/10 | | The question as to what aspects of North Somerset's or Bristol's character should be incorporated in the design to ensure its individuality is highly provocative. Given the fact that this development will be used by the majority of Bristolians the main desire is to prevent another Hartcliffe or Withywood. Before this enterprise is undertaken a thorough costing should be made to ensure the appropriate services can be realised before housing is undertaken. |
| R | Sterland | 12.01 Introduction | |
| | Alliance Against the South Bristol Ring Road 1025249/CSI&O/1 | | Although Phase 1 of the proposed South Bristol Link Road is mentioned in the Core Strategy document there is no discussion of its role or justification. There is similar lack of detail in the Supporting Transport Topic Paper. The Alliance believes that this road is unnecessary and would be counter productive in reducing traffic levels and promoting development of South Bristol. |
| M L | Addis | 12.01 Introduction | |
| | Long Ashton Parish Council | | |

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| | | | 1014881/CSI&O/2 |
| | | | Opposed to large scale development near Long Ashton being imposed by RSS. Transport system is already inadequate-where is the funding for essential improvements to come from. These should be in place prior to development. The area of green belt between Long Ashton and Bristol must be preserved and retain the character of Long Ashton. Brownfield sites within Bristol should be developed first and then high density in the Highbridge Bridgewater Road area. |
| S | Johns | 12.01 Introduction | |
| - | | | 1023297/CSI&O/6 |
| | | | I would like to see a proposal which ensures no fields are built on until every area of dilapidated housing is redeveloped and all other brown field sites are used, where housing is spread out as much as possible with small environmentally sensitive and ecofriendly developments. I know this will be more expensive but I believe it is the only way to develop sustainable and cohesive communities. I cannot recommend any of your current proposals. |
| R | McNaught | 12.01 Introductio | |
| | Flax Bourton Parish Council | | 1015041/CSI&O/6 |
| | | | Whilst North Somerset and Flax Bourton must be willing to play the parts the options in Flax Bourton are very limited as it is such a small community with little social support. |

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| M | Kammerling | 12.01 Introduction | |
| | North Somerset Primary Care Trust 1119745/CSI&O/3 | | We also think it important that new developments are designed in a way which maximises the positive health impact of the built environment. Whilst this clearly relates to the actual design of the buildings and their surroundings, it also relates to the need to ensure adequate walking and cycling routes which are both accessible and attractive, linking both the new areas and extending back into what we already have. |
| A | Sawday | 12.01 Introduction | |
| | Alastair Sawday Publishing Ltd 1051201/CSI&O/1 | | Object to Options B and C on the grounds of permanent loss of green belt and open space. If development goes ahead it should be to world class standards in sustainable construction and design. |
| - | Pittaway Ltd | 12.01 Introduction | |
| | Pittaway Ltd 1058945/CSI&O/14 | | Landholding lies within the area shown coloured blue at Options C in the Core Strategy consultation leaflet. Our clients wish to make it clear that they would be willing to work with others to secure the comprehensive development of the land comprising all or part of Option C if this were selected as the preferred location for the south west Bristol urban extension. |

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| I T | Thompson | 12.01 Introduction | |
| | Thompson Commercial 1069025/CSI&O/1 | | In my view if expansion is inevitable it seems logical and rational for the expansion of SW Bristol to be the focus of development, despite the fact it is within current green belt. A boundary change should be proposed to accomodate future control of the new development by Bristol. |
| A | Davies | 12.01 Introduction | |
| | Bristol International Airport 1051265/CSI&O/7 | | There is little evidence that the issue identified earlier relating to 'Ensuring that the South West Bristol urban extension relates to the wider Bristol urban area...' has been addressed in establishing these options. The potential for linking these developments with the rest of South Bristol, and, indeed Bristol International Airport, must be explored further in developing these proposals. Resolution of these matters will require close collaborative working with Bristol City Council. |
| - | SEGRO | 12.01 Introduction | |
| | SEGRO | | |

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| | 1056641/CSI&O/1 | | We do not consider that North Somerset has the strategic policy support to interpret the RSS requirements as anything but a true urban extension to Bristol, with the boundaries of the new development abutting the urban edge. Key to the urban extension is the requirement for it to assist in the regeneration of South Bristol by complementing that regeneration. We do not believe that Option B, nor elements of Options A, C or D can achieve the RSS requirements of Policy SR4. |
| S P | Parry | 12.02 Question 13 | |
| | Avon Wildlife Trust 1045217/CSI&O/10 | | The core strategy should be linked to the development and implementation of Bristol City Council's Parks and Green Spaces Strategy to ensure that the two Council's approaches are consistent and link green infrastructure effectively at the edges of Bristol. |
| R | Taylor | 12.02 Question 13 | |
| - | 997601/CSI&O/9 | | 50%. |
| D N J | Thrush | 12.02 Question 13 | |
| - | 1006977/CSI&O/13 | | It will evolve and gravitate to Bristol whatever you do. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| J | Hewett | 12.02 Question 13 | |
| - | 1007073/CSI&O/8 | | Past industries. Connection with K K Brunel. |
| J | Hunter | 12.02 Question 13 | |
| - | 1004897/CSI&O/14 | | Incorporate new designs into Somerset villages, need to be distinctive. |
| J | Stone | 12.02 Question 13 | |
| | Backwell Parish Council 1013153/CSI&O/13 | | North Somerset's character has to be one that will reflect its geographical attributes ie sea, nautical, holiday and retirement. Bristol's is its history. |
| J | White | 12.02 Question 13 | |
| - | 1013089/CSI&O/8 | | New developments should be built in 'communities', for example 8-12 houses of mixed size built around a small green area. (perhaps containing a children's play area.) If the garages were in blocks with a common forecourt, people would get to know each other. A cross between urban and suburban living. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| S | Walker | 12.02 Question 13 | |
| | Strategic Land Partnerships 1010241/CSI&O/15 | | None-give it its own character. |
| D | Franks | 12.02 Question 13 | |
| - | 1007489/CSI&O/8 | | Need to co-ordinate implementation of projects with Bristol City. Link road between A370 and A38 needs supporting for the development at Long Ashton. |
| - | - | 12.02 Question 13 | |
| | Crest Strategic Projects 1020993/CSI&O/10 | | Until the RSS is approved it is premature to be basing the Core Strategy around the assumption that a major urban expansion to the South West of Bristol will be permitted.Back-up plan is needed if either extension fails.This could be achieved by locating a greater proportion of development in the smaller towns with a rail station such as Nailsea. |
| - | SWRDA/EP | 12.02 Question 13 | |
| | SWRDA/EP 1020289/CSI&O/10 | | At Locking Parklands, the agencies will be producing design codes to inform future development proposals, these will consider both existing characteristics in the locality as well as the potential to develop new design concepts. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | - | 12.02 Question 13 | |
| | Woodhill Area Committee 997953/CSI&O/16 | | Sympathetic building designs to fit in with the surroundings. |
| P J | Linsey | 12.02 Question 13 | |
| - | 996673/CSI&O/13 | | North Somerset rural emphasis-Bristol City Farm type community centre etc Extension of Art college facilities, music, drama should help to bridge communities. |
| T | Scott | 12.02 Question 13 | |
| - | 1021345/CSI&O/13 | | Unsure. |
| J | Lord | 12.02 Question 13 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/13 | | We should continue to reflect the rural and coastal aspects of the existing areas as distinct from a city. |
| M | Webb | 12.02 Question 13 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | 1014049/CSI&O/1 | | One of the many assets of living in Long Ashton is its proximity to Bristol and the many resources it offers. I have no problem being nearer to and more involved with Bristol and feel this is the obvious direction for us rather than Nailsea or Weston. |
| D | Griffiths | 12.02 Question 13 | |
| | Bristol City Council 1022305/CSI&O/8 | | Opportunity for more creative solutions. Encourage new, high quality style of design reflecting the practical needs of a 21st century community, shaped by considerations of sustainability and the need to avoid repeating the failures of the past. |
| R | Burrows | 12.02 Question 13 | |
| - | 939361/CSI&O/16 | | Well, seeing as this is an extension to bristol I think you analyse bristol's best historic built heritage and come up with a design code! |
| L | Allday | 12.02 Question 13 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/13 | | KSPC has some reservations about this as a concept. One of North Somerset's charms is that it is so varied in character. It would be a mistake to make a new town look like some kind of theme park. However there might be discreet and tasteful ways of reflecting Bristol's commercial and maritime heritage in the design of the SW Bristol urban extension. It is more difficult to envisage what might be appropriate for Weston. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| A J | Barrett | 12.02 Question 13 | |
| - | 1015137/CSI&O/10 | | The aspects and character that led to south-west Bristol being designated as "green belt". Stone-built cottages, ancient hedgerows, rolling hills, the rural character that makes England special. |
| M | Cook | 12.02 Question 13 | |
| | Concerned individual 989793/CSI&O/1 | | Please keep us distinct from Bristol. I am not a Bristolian!!! |
| A R | Webber | 12.02 Question 13 | |
| - | 1013377/CSI&O/12 | | The plan will effectively wreck the current "look and feel" of North Somerset by excessive development. |
| A R | Webber | 12.02 Question 13 | |
| - | 1013377/CSI&O/13 | | How can the proposed Urban Sprawl have any "character???" |
| A | Mountjoy | 12.02 Question 13 | |
| - | 1023521/CSI&O/12 | | Coastal, Trading Ports. Bristol - cosmopolitan. N Somerset - rural and woodland. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| K | Crowther | 12.02 Question 13 | |
| - | 1021057/CSI&O/11 | | Do not have a full enough knowledge and understanding of local landscape character. |
| A | Ridge | 12.02 Question 13 | |
| - | 1048513/CSI&O/14 | | This should be an interesting urban environment, as is much of the recent development in the city. It should not attempt to be rural vernacular or market town. Natural stone (not concrete based synthetic) retaining and boundary walls are a feature of parts (especially hilly parts) of Bristol, and should be used in SW Bristol where required or possible. |
| J | Smart | 12.02 Question 13 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/13 | | No view |
| S M | Chapman | 12.02 Question 13 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/13 | | We believe that the requirement for 9,000 homes should be accommodated as close to the existing Bristol boundary as possible. If this were done the new development would inevitably be urban and more like Bristol in character rather than like the more rural areas of North Somerset. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P | Rendle | 12.02 Question 13 | |
| | Portishead and North Weston Town Council 1009313/CSI&O/10 | | Need to mix densities of housing, also provide community meeting space, churches and playing fields. Affordable housing should be integrated within the development. Green spaces are a must for walking. |
| G | White | 12.02 Question 13 | |
| | - 1012289/CSI&O/6 | | New developments should be built in 'communities' of, for example, 8-12 houses. These should be of mixed size and possibly built around a small green area or children's play area. If the garages are built in blocks, with a common forecourt, it encourages people to get to know each other. A cross between urban and suburban living. |
| G | Mountjoy | 12.02 Question 13 | |
| | - 1014401/CSI&O/13 | | Martine nature of the area. Significant areas of open spaces and natural breaks including woodland between housing. |
| I | Moore | 12.02 Question 13 | |
| | - 998881/CSI&O/14 | | Support for sustainable transport. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| M J | Hannagan | 12.02 Question 13 | |
| - | 997857/CSI&O/10 | | Plenty of green space. |
| J B | Raglan | 12.02 Question 13 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/13 | | We consider that neither Bristol nor North Somerset retains any character after the poorly designed and planned development of the past decade. |
| M W | Davies | 12.02 Question 13 | |
| - | 1047553/CSI&O/8 | | A mix of design but of a high standard. High standard of road design to give character to each area. |
| A W | Watson | 12.02 Question 13 | |
| | The National Trust 1047457/CSI&O/6 | | Neither North Somerset nor Bristol have a distinctive single character to incorporate in design, but opportunities should be taken to maximise use of local materials, including stone if available. But the over-riding design issue will be achieving sustainable construction principles, including zero carbon development. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| M J O | Pocock | 12.02 Question 13 | |
| - | | | |
| 1047841/CSI&O/6 | | | <p>1. Limestone. This should be used (with sources that are relatively sustainable) in house and boundary walls.</p> <p>2. The views of hills and woods, e.g. the views across Long Ashton or from Nailsea town centre.</p> |
| Xanne | Blythe | 12.02 Question 13 | |
| Yatton Parish Council | | | |
| 1026657/CSI&O/13 | | | The importance of rural heritage, natural environment - sea, rivers, ponds, trees, hedges, open spaces, views, local character of the built environment. |
| - | Persimmons | 12.02 Question 13 | |
| | Special Projects | | |
| Persimmons Special Projects Western | | | |
| 1020801/CSI&O/27 | | | Additional design requirements associated with sustainable construction, the Code for Sustainable Homes, contemporary design innovation will all need to be taken into account. Clearly, the character of the local area in terms of specific building materials, roof pitches, height, and massing or detailing on buildings can be examined and reflected in the final design. However, care will be needed to avoid a "pastiche" when the goal should be achieving a 21st Century quality design. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| A | West-Bartlett | 12.02 Question 13 | |
| - | 1054849/CSI&O/12 | | Easier to keep character on a smaller scale. |
| - | - | 12.02 Question 13 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/10 | | Integration is key - Urban extensions must be carefully knitted into the existing urban fabric in order to ensure that there is a physical, social and emotional connection with the existing urban area. In this way future residents will feel that they are genuinely Bristol or WSM residents who are fully absorbed into the area's culture, character, economy and daily life and not isolated, inward looking settlement which turns its back on the existing area. |
| - | University of Bristol | 12.02 Question 13 | |
| | University of Bristol 1010561/CSI&O/9 | | All new development, whether in North Somerset or Bristol, should take references from its context. Existing structural landscape elements (trees, hedgerows, etc.) should be retained where possible to provide the basic structure of development. |
| J | Smith | 12.02 Question 13 | |
| | Dundry Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1055873/CSI&O/14 | | As we consider only small scale development should take place we would suggest design should reflect the characteristics of whichever town or village it will be a part of, especially in the choice of materials and colours. This should include locally sourced building materials in keeping with other nearby buildings. |
| A | Wood | 12.02 Question 13 | |
| | South West Regional Development Agency 1018977/CSI&O/10 | | The Agency welcomes the emphasis placed on creating a sustainable community in this respect. The Agency has commissioned research from Forum for the Future which has developed a strategic sustainability framework appropriate to urban extensions which is specifically aimed at securing more sustainable development in these locations. The Agency would recommend use of this framework in progrepgressing proposals for the development of this extension. Need reference to sustainable construction. |
| B | Brice | 12.02 Question 13 | |
| - | 1026977/CSI&O/19 | | Not known |
| - | Redrow Homes | 12.02 Question 13 | |
| | Redrow Homes | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | 1071969/CSI&O/12 | | The South West Bristol urban extension will be the scale of a new settlement and should be a 21st Century development utilising a high standard of modern design whilst also taking cues from the local vernacular. The need for sustainable development will mitigate against emulating the form of the past and direct the development towards the use of more modern materials, alternative forms of energy, etc. |
| G | Bigg | 12.02 Question 13 | |
| | Campaign to Protect Rural England 1059617/CSI&O/29 | | We would advocate maintaining the good designs but perhaps it is time to develop something new but good and forge new characters for the district. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 12.02 Question 13 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/10 | | A fundamental issue to the success of the urban extensions is the way in which they will "integrate" with the existing urban areas. Urban extensions must be carefully knitted into the existing urban fabric in order to ensure that there is a physical, social and emotional connection with the existing urban area. In this way future residents will feel that they are genuinely Bristol or Weston-super-Mare residents who are fully absorbed into the area's culture, character, economy and daily life. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| L | Summerfield | 12.02 Question 13 | |
| | Portbury Parish Council 1075841/CSI&O/20 | | It is difficult to link to the type of maritime, Brunel, heritage of Bristol but maybe Clifton with its terraces, small parks and tree-lined streets could be emulated in design. |
| J | Duffy | 12.02 Question 13 | |
| | Congresbury Parish Council 1078849/CSI&O/13 | | According to Congresbury Parish Plan the residents felt that developments should maintain the character of the village including its historic buildings, the hedges, walls and floral displays. Pavements should be uncluttered. |
| E | Williams | 12.02 Question 13 | |
| | Bristol Primary Care Trust 1059905/CSI&O/13 | | We need to encourage and support local, family run shops, these will give the town centres a distinctive character. |
| G | Wilson | 12.02 Question 13 | |
| | Wrington Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | 1019201/CSI&O/22 | | There is no indication that the urban extension development options will coalesce to form a 'town' or anything like it, with the question unanswerable. The objective is supposed to be an urban extension to Bristol, which will help to bring about regeneration within the city boundary, even though the four strategy options give the impression of something more like expansion of selected villages in North Somerset. We suggest that this approach is misguided. |
| K | Whitehead | 12.02 Question 13 | |
| - | 1016097/CSI&O/12 | | I do not consider that high rise development would be in character with locations in N Somerset. |
| A | Bridle | 12.02 Question 13 | |
| - | 990209/CSI&O/10 | | Developer's convenience |
| - | University of Bristol | 12.03 Question 14 | |
| | University of Bristol 1010561/CSI&O/10 | | In order to keep greenfield land take to a minimum, the density should be as high as is reasonably compatible with neighbouring development and the requirement for an urban extension. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Smart | 12.03 Question 14 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/14 | | No view |
| - | - | 12.03 Question 14 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/11 | | The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Higher densities should be encouraged to minimise the amount of land take from the Green Belt whilst being appropriate to the setting and accessibility of a site. Higher densities should be encouraged for sites in close proximity to Bristol CC or close to existing and proposed transport nodes to ensure a sustainable pattern of development is achieved. |
| S M | Chapman | 12.03 Question 14 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/14 | | We believe that we should be aiming for an overall density for the new urban extension broadly comparable to that of other areas within Bristol, ie a target density of around 90 homes per hectare as opposed to the density of 30 homes per hectare used in more rural areas of North Somerset. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| A | West-Bartlett | 12.03 Question 14 | |
| - | 1054849/CSI&O/13 | | Again reduce the scale dramatically. |
| - | Persimmons Special Projects Persimmons Special Projects Western 1020801/CSI&O/28 | 12.03 Question 14 | The Core Strategy should avoid being overly prescriptive in terms of density. This is a detailed design matter. Clearly, a range and mix of development densities will be appropriate. These will be tailored, having regard to site specific constraints and local context, to deliver the scale of development requirement consistent with national and regional policy. The design should be informed by Housing Market needs and demands, particularly the need for more family housing. |
| Xanne | Blythe | 12.03 Question 14 | |
| | Yatton Parish Council 1026657/CSI&O/14 | | A combination of urban, suburban and a more spread out form of living. Density is agreed in development plans in draft RSS, planning should look at all priorities for an area and density evolve from this, do not specify density because that will predetermine planning. |
| M J O | Pocock | 12.03 Question 14 | |
| - | 1047841/CSI&O/7 | | Urban density, but pleasant. The new development at Long Ashton research station could have been a wonderful community if more emphasis had been placed on community and less on privacy. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A W | Watson | 12.03 Question 14 | |
| | The National Trust 1047457/CSI&O/7 | | High density but with green-space incorporated. |
| J B | Raglan | 12.03 Question 14 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/14 | | If we look at cost and needs then a proportion of all three will be required. |
| - | South West RSL Planning Consortium | 12.03 Question 14 | |
| | South West RSL Planning Consortium 1071745/CSI&O/4 | | We would recommend the Council base its decisions regarding densities on information on housign need and demand from an up to date Strategic Housing Market Assessment (SHMA). |
| M J | Hannagan | 12.03 Question 14 | |
| - | 997857/CSI&O/11 | | Combination of all three. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| I | Moore | 12.03 Question 14 | |
| - | 998881/CSI&O/15 | | Low density. |
| G | Mountjoy | 12.03 Question 14 | |
| - | 1014401/CSI&O/14 | | Naturally a combination of all three. New development should deliver high levels of population density but in discrete developments so that there is space and countryside to enjoy. WSM, Clevedon, Nailsea and Portishead should grow as urban areas. Unless a new town is developed around Failand, other villages should remain sub-urban. |
| E | Gamlin | 12.03 Question 14 | |
| - | 1014497/CSI&O/12 | | A combination of all three densities is more preferable. This would provide the best chance for diversity in design, maximising the chance of introducing as much character as possible to new development. |
| J | Stone | 12.03 Question 14 | |
| | Backwell Parish Council 1013153/CSI&O/14 | | A variable density according to the specific site. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| M | Langford | 12.03 Question 14 | |
| - | 1010849/CSI&O/4 | | Balance between high density and green open spaces. |
| P | Rendle | 12.03 Question 14 | |
| | Portishead and North Weston Town Council 1009313/CSI&O/11 | | Need to mix densities of housing, also provide community meeting space, churches and playing fields. Affordable housing should be integrated within the development. Green spaces are a must for walking. |
| B | Brice | 12.03 Question 14 | |
| - | 1026977/CSI&O/13 | | Not known |
| A | Tupper | 12.03 Question 14 | |
| - | 1027041/CSI&O/13 | | Need more of a mix with more space being allowed in developments. |
| J | Smart | 12.03 Question 14 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/15 | | No view |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Ridge | 12.03 Question 14 | |
| - | 1048513/CSI&O/15 | | Urban; not suburban. |
| R | Bull | 12.03 Question 14 | |
| | Environment Agency 1020673/CSI&O/8 | | We have no specific comments on density, providing green corridors/space and biodiversity habitats are protected and enhanced. |
| N A | Purchase | 12.03 Question 14 | |
| - | 1015329/CSI&O/10 | | You need to survey the target population of proposed new dwellers. I would imagine a variety would be preferred. |
| L | Allday | 12.03 Question 14 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/14 | | A combination of all three. |
| J | Gowar | 12.03 Question 14 | |
| - | 1016353/CSI&O/12 | | If it happens, high-density suburban. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| F J | Beach | 12.03 Question 14 | |
| - | 1018209/CSI&O/11 | | Combination |
| R | Burrows | 12.03 Question 14 | |
| - | 939361/CSI&O/17 | | High density and please demonstrate to us the sceptical public that you can turn around the dross and malaise that is north somerset today and deliver the utopian vision you set out in this document! |
| D | Griffiths | 12.03 Question 14 | |
| | Bristol City Council 1022305/CSI&O/9 | | In assessing capacity within the areas of Bristol expected to form part of the urban extension, residential densities of 65 dwellings per hectare have been assumed and it would be appropriate to consider similar densities within N. Somerset. |
| K | Crowther | 12.03 Question 14 | |
| - | 1021057/CSI&O/12 | | Combination of all 3. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| T | Scott | 12.03 Question 14 | |
| - | 1021345/CSI&O/14 | | More spread out. |
| G | Wilson | 12.03 Question 14 | |
| | Wrington Parish Council 1019201/CSI&O/23 | | This depends entirely on where development is to take place. The population of Long Ashton (2001) is quoted as 4981. Comparing the extent of this village with the areas proposed for development and depicted in the strategy options illustrations shows clearly that there is no alternative to a predominately urban development. Any lesser density would unacceptably increase the land-take. |
| P J | Linsey | 12.03 Question 14 | |
| - | 996673/CSI&O/14 | | Spread out form of living. Those who want high density can chose elsewhere. |
| - | - | 12.03 Question 14 | |
| | Woodhill Area Committee 997953/CSI&O/17 | | New buildings should fit in with surrounding development in terms of height. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | SWRDA/EP | 12.03 Question 14 | |
| | SWRDA/EP 1020289/CSI&O/11 | | English Partnerships would refer the council to the RSS, particularly Policy H2 (Housing Densities) which seeks a target of above 30 dwellings per hectare (dph) in all parts of the region with averages across housing market areas to be in excess of 40dph over the plan period. EP also supports the RSS requirement for the density of development at the SSCTs to be at least 50 dph and considerably higher in well planned mixed use developments within the existing urban area. |
| S | Walker | 12.03 Question 14 | |
| | Strategic Land Partnerships 1010241/CSI&O/16 | | A combination of densities will be required to remain appropriate for an urban extension of the size proposed. Various densities are to be supported on the basis of flexibility, demonstrated need for a particular area and the provision of high quality open and public spaces and streetscapes to support this. We would have concerns regarding the use of densities that are too high; this style of policy can lead to the creation of future "ghetto" type areas with resulting social problems. |
| J | Hunter | 12.03 Question 14 | |
| - | 1004897/CSI&O/15 | | Affordable housing pre-requisites will almost certainly demand a combination of the three density types identified in the question. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Hewett | 12.03 Question 14 | |
| - | 1007073/CSI&O/9 | | More spread out. |
| D N J | Thrush | 12.03 Question 14 | |
| - | 1006977/CSI&O/14 | | Suburban and spread out. |
| R | Taylor | 12.03 Question 14 | |
| - | 997601/CSI&O/10 | | All 3. |
| S P | Parry | 12.03 Question 14 | |
| | Avon Wildlife Trust 1045217/CSI&O/11 | | Whatever option of housing density is used, density will need to vary according to the circumstances that arise. We are concerned that any option chosen should incorporate the protection and enhancement of the natural environment against development, both directly and indirectly, e.g. from pollution, disturbance etc. Buffering any wildlife or other sites will be necessary to ensure that biodiversity is not affected or damaged in any way and this may impact on the levels of density possible. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Scott | 12.03 Question 14 | |
| | NG Bailey 1026369/CSI&O/13 | | More spread out. |
| A | Mountjoy | 12.03 Question 14 | |
| - | 1023521/CSI&O/13 | | Match existing areas. Urban density for areas closest to city and town centres, decreasing density for rural communities. |
| J | Lord | 12.03 Question 14 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/14 | | If there should be any urban extension proposed close to built-up areas of Bristol (ie Highridge), this could include some high density development with some appartments. However green areas must be incorporated into such developments. Any developments adjoining villages should be sympathetic to the existing character of the area and have a rural rather than urban style of building. |
| R | Sterland | 12.03 Question 14 | |
| - | 1024737/CSI&O/3 | | High density developments should be used to minimise land use. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D A | Greenwood | 12.03 Question 14 | |
| - | 989857/CSI&O/11 | | Dense |
| A | Bridle | 12.03 Question 14 | |
| - | 990209/CSI&O/11 | | High density development |
| K | Whitehead | 12.03 Question 14 | |
| - | 1016097/CSI&O/13 | | A combination of all three forms of living. |
| E | Williams | 12.03 Question 14 | |
| | Bristol Primary Care Trust 1059905/CSI&O/14 | | Combination of all 3 |
| - | Crest Nicholson | 12.03 Question 14 | |
| | Crest Nicholson 1059809/CSI&O/12 | | Mixed density supported. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P | Moss | 12.03 Question 14 | |
| - | | | |
| | 1074465/CSI&O/10 | | Mixed density supported. |
| - | Mead Realisations Ltd | 12.03 Question 14 | |
| | Mead Realisations Ltd 1074881/CSI&O/12 | | Mixed density supported. |
| J | Duffy | 12.03 Question 14 | |
| | Congresbury Parish Council 1078849/CSI&O/14 | | Congresbury residents did not support any form of high density housing. |
| L | Summerfield | 12.03 Question 14 | |
| | Portbury Parish Council 1075841/CSI&O/21 | | A combination of all three, to maintain character and to provide choice. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 12.03 Question 14 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 1058625/CSI&O/11 |
| | | | Higher densities should be encouraged to minimise the amount of land take from the Green Belt whilst being appropriate to the setting and accessibility of a site. Higher densities should be encouraged for sites in close proximity to Bristol city centre or close to existing and proposed transport nodes to ensure a sustainable pattern of development is achieved. |
| G | Bigg | 12.03 Question 14 | |
| | | | Campaign to Protect Rural England 1059617/CSI&O/30 |
| | | | Density should be high and medium, appropriate to situation, need and design. |
| - | Pittaway Ltd | 12.03 Question 14 | |
| | | | Pittaway Ltd 1058945/CSI&O/10 |
| | | | Mixed density supported. |
| M A | Webster | 12.03 Question 14 | |
| - | | | 1011009/CSI&O/6 |
| | | | High density - leaving as much green space as possible. |
| - | Redrow Homes | 12.03 Question 14 | |
| | | | Redrow Homes |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | |
| | 1071969/CSI&O/13 | | We must aim to maximise the use of the land in accordance with PPS3. This does not, however, mean that the development should be covered by tower blocks comprising one bedroomed apartments. It should be a mix of development following good design principles, offering housing for all elements of our society from the one bedroomed apartment to five bedroomed detached home. It will incorporate high density town centres along with areas of suburb that interface with the rural environment. |
| I | Morrell | 12.03 Question 14 | |
| | Nailsea Town Council 706241/CSI&O/13 | | Urban densities. |
| - | Jones Family | 12.03 Question 14 | |
| - | 1058305/CSI&O/13 | | Mixed density supported. |
| J | Smith | 12.03 Question 14 | |
| | Dundry Parish Council 1055873/CSI&O/15 | | Densities should be high to make the best use of land. This could reflect the higher densities achieved in village and town centres. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| T | Watton | 12.03 Question 14 | |
| | Home Builders Federation 1056737/CSI&O/6 | | The HBF believe that the strategy of the Core Strategy is unknown at this stage and that densities will evolve as the strategy itself evolves. To be overly prescriptive on densities at this stage of the process will prejudice the development of a spatial strategy. This should also be informed by a SHMA which will inform on the type of housing to be provided throughout the plan period. Please see comments above regarding providing for a mix of housing. |
| C | Angell | 12.03 Question 14 | |
| - | 1025377/CSI&O/13 | | Combination of all three. |
| C | Derrick | 12.04 Question 15 | |
| - | 1014817/CSI&O/1 | | Improve public transport, which is currently woefully inadequate; car parking should be near public-transport hubs such as bus/rail stations/halts/park&ride etc; forget leisure facilities, more than enough already. |
| J | Lord | 12.04 Question 15 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/15 | | Transport provision by means other than road must be seriously considered, the cost being greatly outweighed by the benefit to the environment and the well-being of future generations. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | Mountjoy | 12.04 Question 15 | |
| - | 1023521/CSI&O/14 | | Improved transport provision into Bristol. Footpaths/cycleways through development, adequate parking, increased services and facilities including secondary school. |
| S P | Parry | 12.04 Question 15 | |
| - | Avon Wildlife Trust 1045217/CSI&O/12 | | As stated earlier and in the Natural Environment Topic Paper, GI is an essential part of the infrastructure of any new or existing community. |
| D N J | Thrush | 12.04 Question 15 | |
| - | 1006977/CSI&O/15 | | Only provision of all facilities will create a community. |
| J | Hewett | 12.04 Question 15 | |
| - | 1007073/CSI&O/10 | | Transport leisure youth services. Medical facilities. |
| J | Hunter | 12.04 Question 15 | |
| - | 1004897/CSI&O/16 | | Need for neighbourhood focal points, ie halls or leisure centres, for residents to get together. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| S | Walker | 12.04 Question 15 | |
| | Strategic Land Partnerships 1010241/CSI&O/17 | | Timely delivery of the red route as currently proposed is essential. The orange route has low priority within the RFA and RSS implementation programme and may not come forward in the plan period. In addition cross boundary working will be essential to link into the transport proposals of Bristol City Council regarding bus routes, etc. |
| J B | Raglan | 12.04 Question 15 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/15 | | First plan the jobs, then the infrastructure, after that put in the housing to cope with it. There must be sporting facilities and green space together with hospitals, Schools and shops. None of these should be given planning permission without car parking. Despite what green issues are thought up about cars, parking adjacent to facilities will be required. Roadways will be full so no parking on the roads should be permitted. |
| J | Clark | 12.04 Question 15 | |
| | Forest of Avon | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1012641/CSI&O/5 | | I feel that it is critical that wherever development is being contemplated, this is considered on an integrated basis and master planned to maximise the development's potential in terms of delivering benefits to existing and new residents. To this end, I would combine the principles underlying each of the four strategy options and consider an urban fringes extension, delivering significant, allied to new/potential transport links and yet which utilises design to provide distinctiveness. |
| - | SWRDA/EP | 12.04 Question 15 | |
| | SWRDA/EP 1020289/CSI&O/12 | | There is a crucial need to undertake a robust assessment of infrastructure requirements and costs and to prepare a delivery plan and supporting delivery vehicle (tariff, LAA and S106 model). This will provide certainty to developers and enable the timely delivery of strategic infrastructure. |
| - | - | 12.04 Question 15 | |
| | Woodhill Area Committee 997953/CSI&O/18 | | Transport and parking are obviously important and perhaps there are opportunities for old railway lines to be converted to roadways used only by shuttle buses. Again, very important, small play areas for small children and green areas. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P J | Linsey | 12.04 Question 15 | |
| - | | | |
| 996673/CSI&O/15 | | | Rail service restoration. More public transport options perhaps using mini-buses on some routes or time periods. Youth services vital to quality of life for whole community. |
| G | Wilson | 12.04 Question 15 | |
| | | | |
| Wrington Parish Council | | | |
| 1019201/CSI&O/24 | | | As mentioned above under Employment, the principal need will be for reliable and efficient public transport services connecting new developments with the city centre and employment areas, the latter mostly outside the new development. |
| T | Scott | 12.04 Question 15 | |
| - | | | |
| 1021345/CSI&O/15 | | | It is paramount that the road infrastructure is put in place prior to any development. The roads as they stand at the moment find it difficult to cope with current traffic levels. |
| K | Crowther | 12.04 Question 15 | |
| - | | | |
| 1021057/CSI&O/13 | | | Good public transport links and dedicated cycle routes into the city. New main line railway station in the 'Parkway' style adjacent to Long Ashton. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Griffiths | 12.04 Question 15 | |
| | Bristol City Council 1022305/CSI&O/10 | | A consistent policy approach will be required by both authorities in terms of affordable housing provision, parking provision and infrastructure requirements to ensure the viability of proposed development in the urban area is not affected. It is important that commitments to key infrastructure, delivery funding for South Bristol regeneration and development are in place to underpin plans for urban extensions to the South of Bristol. A Joint Delivery Plan will help identify the triggers. |
| J | Gowar | 12.04 Question 15 | |
| | - 1016353/CSI&O/13 | | Adjacent communities should be linked in to transport, commercial and social facilities. |
| J | Gowar | 12.04 Question 15 | |
| | - 1016353/CSI&O/14 | | Note earlier comment on the importance of innovative transport solutions to residents' real travel needs. |
| C A R | Mayne | 12.04 Question 15 | |
| | - 1007905/CSI&O/7 | | PUBLIC TRANSPORT, PUBLIC TRANSPORT, PUBLIC TRANSPORT! |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| F J | Beach | 12.04 Question 15 | |
| - | 1018209/CSI&O/12 | | Transport, schools, health. |
| L | Allday | 12.04 Question 15 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/15 | | All of these, plus schools, shops, health care and places of worship. It is essential that these are provided in advance of, or at least at the same time as, the new housing. |
| M | Webb | 12.04 Question 15 | |
| - | 1014049/CSI&O/3 | | I think the initial priority is Public Transport efficiency and co-ordination between areas. In fact, the whole area, including Bath and South Gloucestershire. I think there should be one transport co-ordinating authority over all, and the moopoly of first bus should be questioned. |
| R | Bull | 12.04 Question 15 | |
| | Environment Agency | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1020673/CSI&O/9 | | | The sewerage system and method of foul water disposal will need to be able to cope with the increased population and workforce in the proposed new housing and business developments. It is unlikely that the current sewerage infrastructure would be able to cope with the increased sewage flow and surface water run off, leading to more pressure on pumping stations and combined sewage overflows (SCOs). Failure of these would have an adverse impact on water quality. |
| J | Smart | 12.04 Question 15 | |
| Easton-in-Gordano Parish Council 711873/CSI&O/16 | | | No view |
| A | Ridge | 12.04 Question 15 | |
| - 1048513/CSI&O/16 | | | Properly maintained green spaces, some small, like town square gardens, and first class and affordable public transport infrastructure within SW Bristol and out to other parts of the city. |
| A | Tupper | 12.04 Question 15 | |
| - 1027041/CSI&O/14 | | | A new bus station alongside the Weston railway station for more choice and an integrated transport network. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| B | Brice | 12.04 Question 15 | |
| - | 1026977/CSI&O/14 | | Rail services need full examination to ensure that they cater fully for the travelling needs. Re-open railway stations - i.e. Flax Bourton. |
| P | Rendle | 12.04 Question 15 | |
| | Portishead and North Weston Town Council 1009313/CSI&O/12 | | Need to mix densities of housing, also provide community meeting space, churches and playing fields. Affordable housing should be integrated within the development. Green spaces are a must for walking. |
| M | Langford | 12.04 Question 15 | |
| - | 1010849/CSI&O/5 | | Cycle routes and allotments. |
| J | Stone | 12.04 Question 15 | |
| | Backwell Parish Council 1013153/CSI&O/15 | | Yes - Barrow Gurney desperately needs a bypass to allow it to keep its identity as a village, this would also assist the traffic problems with regards to the airport. Another suggestion would be to control supermarket expansion to enable smaller shops and facilities to contribute to the local community. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| E | Gamlin | 12.04 Question 15 | |
| - | 1014497/CSI&O/13 | | <p>Greater affordable leisure facilities. COuncil run leisure facilities seem to be on the decline, and many people may not be able to afford the luxury of private facilities.</p> <p>As mentioned before, greater and more frequent public transport services for villages and towns outside city centres would be welcomed.</p> <p>On new developments such facilities as local shops, schools, park land and innovative landscaping should all be integral to new design.</p> |
| G | Mountjoy | 12.04 Question 15 | |
| - | 1014401/CSI&O/15 | | <p>Good public transport, cycle paths, community shops and libraries, council one stop shops.</p> |
| I | Moore | 12.04 Question 15 | |
| - | 998881/CSI&O/16 | | <p>Higher quality public transport plus network of cycle paths, footpaths etc.</p> |
| M J | Hannagan | 12.04 Question 15 | |
| - | 997857/CSI&O/12 | | <p>Parking and transport.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Taylor | 12.04 Question 15 | |
| - | 997601/CSI&O/11 | | Better parking on new estates. |
| B | O'Brien | 12.04 Question 15 | |
| - | 998401/CSI&O/8 | | Services needed should also include health centre, NHS dentists, library, community centre, schools, local shops, pubs, cafes, somewhere for local youngsters to meet in the early evening in safety (i.e. not on street corners) and older and disabled people to meet during the day. |
| A W | Watson | 12.04 Question 15 | |
| | The National Trust 1047457/CSI&O/8 | | As far as possible the settlement/s should be self-contained in terms of jobs and services. The possibility of incorporating a rail halt should be explored around Long Ashton/western edge of Bristol, to complement the one further west at Nailsea. |
| M J O | Pocock | 12.04 Question 15 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1047841/CSI&O/8 | | | It would be good to have wide, safe cycle lanes from existing developments into Bristol and the SW Bristol extension. I am suggesting a wide green corridor (cycle lanes, footpaths, linear parks) around which new developments can be based (and have the roads fitting round this), rather than fitting cycle lanes around the developments. Also create a railway station in Long Ashton and run regular railway shuttles from Backwell, Long Ashton, Bedminster to Temple Meads. |
| D A | Greenwood | 12.04 Question 15 | |
| - | | | |
| 989857/CSI&O/12 | | | Accessible local shops. Parking |
| RP | Higgins | 12.04 Question 15 | |
| - | | | |
| 994465/CSI&O/5 | | | This urban extension is effectively overspill for Bristol who must contribute to the infrastructure costs. |
| Xanne | Blythe | 12.04 Question 15 | |
| Yatton Parish Council | | | |
| 1026657/CSI&O/15 | | | Health and retail facilities, infrastructure, enhanced bus routes, more safe cycle routes, public open spaces, specific details available from the Parish Plan when needed. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Scott | 12.04 Question 15 | |
| | NG Bailey 1026369/CSI&O/14 | | It is paramount that the road infrastructure is put in place prior to any development. The roads as they stand at the moment find it difficult to cope with current traffic levels. |
| - | Persimmons Special Projects | 12.04 Question 15 | |
| | Persimmons Special Projects Western 1020801/CSI&O/29 | | Each urban extension will necessitate the provision of social and physical infrastructure to enhance the quality of life for the new residents. Such facilities will also be accessible to local residents. The scale of provision will vary according to the scale of development and the proposed phasing. The precise details should be a matter of negotiation, having regard to the capacity and availability of any facilities in the locality. |
| A | West-Bartlett | 12.04 Question 15 | |
| - | 1054849/CSI&O/14 | | No particular services. All services required. |
| S M | Chapman | 12.04 Question 15 | |
| | Barrow Gurney Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | Organisation | | |
| | Contribution reference | | |
| 1047777/CSI&O/15 | | | We believe that it is crucial that any new housing development in the area of search be phased to keep pace with the programme of road and transport infrastructure improvement in the area. Need to provide strong public transport infrastructure in the area. Alternatives should be sought to tarmac parking surfaces. we believe there should be good provision for football, rugby, cricket, hockey, tennis and other sports. |
| - | - | 12.04 Question 15 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/12 | | the RSS gives support to the conclusions of the 'Greater Bristol Strategic Transport Study' which identifies the 'Red Route' as the preferred routing of the link road between the A33 and the A370 over the 'Orange Route'. Therefore new development should be focused around these infrastructure improvements to ensure the development is fully integrated with such improvements to enable sustainable development. |
| - | University of Bristol | 12.04 Question 15 | |
| | University of Bristol 1010561/CSI&O/11 | | The urban extensions should aim to create holistic new communities, where occupants will have access to the full range of facilities normally associated with a good quality urban environment. Long Ashton provides the opportunity for a new rail halt to enhance the sustainability of the village for residents travelling to Bristol, Weston Super Mare or other towns and villages en route. There is also significant scope for increased provision of local shops, recreational and leisure. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C | Angell | 12.04 Question 15 | |
| - | | | |
| 1025377/CSI&O/14 | | | Improved public transport. Roads cannot cope in and around Long Ashton already. |
| J | Smith | 12.04 Question 15 | |
| | Dundry Parish Council | | |
| | 1055873/CSI&O/16 | | The provision of cheap, efficient public transport with links to outlying areas would be of enormous benefit to existing and new communities. The removal of existing road bottlenecks e.g. Parson Street Gyratory, Cumberland Basin, Winterstoke Road should be incorporated. Schools, hospital and all necessary medical services should be easily accessible. |
| - | Jones Family | 12.04 Question 15 | |
| - | | | |
| 1058305/CSI&O/14 | | | Provision of link road between A38 and A370. |
| I | Morrell | 12.04 Question 15 | |
| | Nailsea Town Council | | |
| | 706241/CSI&O/14 | | Regular rapid transit from area to Bristol and beyond to Patchway, Filton and Avonmouth areas. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Redrow Homes | 12.04 Question 15 | |
| | Redrow Homes 1071969/CSI&O/14 | | This question is huge. As with any development the size of a new settlement, there is of course a requirement to provide for the service and infrastructure requirements of the population. Redrow Homes would like enter into detailed discussions with North Somerset Council and Bristol City Council to discuss the form of the overall development and its requirements, based upon detailed technical study and good design principles. |
| M A | Webster | 12.04 Question 15 | |
| - | 1011009/CSI&O/7 | | Adequate parking is essential for all new development . |
| E | Williams | 12.04 Question 15 | |
| | Bristol Primary Care Trust 1059905/CSI&O/15 | | Transport is such a big issue for North Somerset, this is something the council needs to priorities. |
| - | Pittaway Ltd | 12.04 Question 15 | |
| | Pittaway Ltd 1058945/CSI&O/11 | | Provision of link road between A38 and A370. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Bigg | 12.04 Question 15 | |
| | Campaign to Protect Rural England 1059617/CSI&O/31 | | The full range of facilities is required in new communities and recognition that there is currently a shortfall in facilities in existing communities. Sustainable and user friendly public transport systems and priorities given to the walker and cyclist rather than the car. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 12.04 Question 15 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/12 | | There is therefore a requirement set by the RSS to make policy provision to ensure the integrated provision of the aforementioned infrastructure and development in this urban extension within this Core Strategy. Therefore new development should be focused around these infrastructure improvements to ensure the development is fully integrated with such improvements to enable sustainable development. |
| L | Summerfield | 12.04 Question 15 | |
| | Portbury Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | 1075841/CSI&O/22 | | There exists a potential railway link from the South West Urban Extension to the Bristol harbourside, to accommodate new town, park and ride and stadium (should it be built) with easy commuting to the centre of Bristol and should be funded as part of the development. With increased emphasis on cycling as a leisure and sustainable transport method, care should be taken to plan safe and effective cycle routes within the development and linking to existing networks. |
| J | Duffy | 12.04 Question 15 | |
| | Congresbury Parish Council 1078849/CSI&O/15 | | The village of Congresbury would be greatly enhanced by relief from rush hour traffic congestion. |
| - | Mead Realisations Ltd | 12.04 Question 15 | |
| | Mead Realisations Ltd 1074881/CSI&O/13 | | Provision of link road between A38 and A370. Provision of link road between Junction 21 (A370) and Weston Regeneration Area. |
| P | Moss | 12.04 Question 15 | |
| - | 1074465/CSI&O/11 | | Provision of link road between A38 and A370. Provision of link road between Junction 21 (A370) and the Weston Regeneration Area. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| - | Crest Nicholson | 12.04 Question 15 | |
| | Crest Nicholson 1059809/CSI&O/13 | | Provision of link road between A38 and A370. |
| A | Bridle | 12.04 Question 15 | |
| - | 990209/CSI&O/12 | | Improve transport |
| - | University of Bristol | 12.05 Question 16 | |
| | University of Bristol 1010561/CSI&O/12 | | Predominantly housing and employment, with an appropriate level of open space. Long Ashton already contains a range of local facilities and services. However, new development will enable these existing services and facilities to be extended or improved where necessary, and new facilities to be constructed. Affordable housing should be provided at the prevailing rate for North Somerset, subject to the range of other facilities proposed and the viability of the total development package. |
| - | - | 12.05 Question 16 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/13 | | The provision of different uses should relate directly to identified needs. In terms of housing provision, this should relate directly to identified needs. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| S M | Chapman | 12.05 Question 16 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/16 | | Priority should be given to making the South-West Bristol urban extension a mixed community of age ranges and jobs, and not merely a dormitory commuter town of 4 bedroom executive homes for those in city-centre jobs. There should be a good proportion of affordable homes integrated in and amongst the other homes. No high-rise developments on the scale of tower blocks. |
| A | West-Bartlett | 12.05 Question 16 | |
| - | 1054849/CSI&O/15 | | See 14. If high rise, keep the quality high. |
| - | Persimmons Special Projects | 12.05 Question 16 | |
| | Persimmons Special Projects Western 1020801/CSI&O/30 | | The precise mix of uses should be a matter of negotiation. However, the mix will need to accord with national and regional policy. Therefore, a mix of housing types and tenures will be provided. The proportion of affordable housing should be determined based upon RSS10 and PPS3 and an up to date housing needs study. However, to ensure a social mix and balance within the new community not more than 40% affordable housing would appropriate. Financial viability of schemes also needs consideration. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Scott | 12.05 Question 16 | |
| | NG Bailey 1026369/CSI&O/15 | | Approx 5% affordable housing and all housing should be low rise. |
| M J O | Pocock | 12.05 Question 16 | |
| - | 1047841/CSI&O/9 | | I think medium rise housing, but with facility for shared gardens, allotments. Create this sort of community and I think it will attract people who will appreciate it. |
| - | - | 12.05 Question 16 | |
| | Woodhill Area Committee 997953/CSI&O/19 | | Covered in 13 and 14 above. |
| R | Taylor | 12.05 Question 16 | |
| - | 997601/CSI&O/12 | | All estates need affordable housing-a good mixture. |
| I | Moore | 12.05 Question 16 | |
| - | 998881/CSI&O/17 | | Predominately low-rise housing. Up to 15% affordable housing depending on area. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | South West RSL Planning Consortium | 12.05 Question 16 | |
| | South West RSL Planning Consortium 1071745/CSI&O/5 | | We would urge the Council to produce this new SHMA as quickly as possible so it can inform the proposed Core Strategy policies at the earliest possible time. |
| E | Gamlin | 12.05 Question 16 | |
| - | 1014497/CSI&O/14 | | I think building should be both low and high rise, in order to achieve the character and interesting design possibilities mentioned in question 14. |
| LC | Davidson | 12.05 Question 16 | |
| | English Rural Housing Association 1015233/CSI&O/5 | | Minimum 30% affordable housing |
| J | Stone | 12.05 Question 16 | |
| | Backwell Parish Council 1013153/CSI&O/16 | | A full range of affordable housing at various prices. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| M | Langford | 12.05 Question 16 | |
| - | 1010849/CSI&O/6 | | 4 stories maximum. |
| P | Rendle | 12.05 Question 16 | |
| | Portishead and North Weston Town Council 1009313/CSI&O/13 | | Need to mix densities of housing, also provide community meeting space, churches and playing fields. Affordable housing should be integrated within the development. Green spaces are a must for walking. |
| B | Brice | 12.05 Question 16 | |
| - | 1026977/CSI&O/15 | | Mainly low rise dwellings especially in rural areas. |
| Xanne | Blythe | 12.05 Question 16 | |
| | Yatton Parish Council 1026657/CSI&O/16 | | No high rise in villages, accept that high rise did not work in S. Bristol, you need statistics from surveys and local needs/evidence based Parish Plans. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| A | Tupper | 12.05 Question 16 | |
| - | 1027041/CSI&O/15 | | Mixed housing, with a percentage of affordable housing, and mainly low rise. More green space WITHIN developments. |
| A | Ridge | 12.05 Question 16 | |
| - | 1048513/CSI&O/17 | | No blanket housing; rather squares or groups of high-density housing. Some high-rise, but not large sterile areas (the sink estates of the future). |
| J | Smart | 12.05 Question 16 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/17 | | No view |
| L | Allday | 12.05 Question 16 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/16 | | KSPC does not feel qualified to comment, beyond urging a mix of types and styles of housing to facilitate a mixed and balanced community and an interesting and varied townscape. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| F J | Beach | 12.05 Question 16 | |
| - | 1018209/CSI&O/13 | | Mainly low rise, some flats with up to a maximum of 4 floors. A large proportion of affordable housing and starter homes for couples but with mixed developments so as not to create pockets of any one type. |
| J | Gowar | 12.05 Question 16 | |
| - | 1016353/CSI&O/15 | | Mixed, but not high-rise. |
| D | Griffiths | 12.05 Question 16 | |
| | Bristol City Council 1022305/CSI&O/11 | | The 2005 Bramley Report on housing need and affordability identified an annual average need of 932 extra affordable dwellings for Bristol and 1,067 for North Somerset and the regeneration and urban extension proposals within both North Somerset and Bristol must be seen as key opportunities to address the existing shortfalls. |
| K | Crowther | 12.05 Question 16 | |
| - | 1021057/CSI&O/14 | | Mix of housing needs to reflect local requirements. High-rise will be inappropriate for an urban fringe development. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|---|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| T | Scott | 12.05 Question 16 | |
| - | 1021345/CSI&O/16 | | Approx 5% affordable housing and all housing should be low rise. |
| G | Wilson | 12.05 Question 16 | |
| | Wrington Parish Council 1019201/CSI&O/25 | | We are unable to comment in detail, although it seems that some high (medium?) rise housing will be necessary to prevent urban sprawl. High rise, high density developments are acceptable when incorporated into well designed spaces. However, each specific development should fit the nature and character of its environment with some being urban and high density, as currently in the Bristol harbourside area, others reflecting the style and character of their locality. |
| P J | Linsey | 12.05 Question 16 | |
| - | 996673/CSI&O/16 | | Low rise only outside Bristol. Cost of future maintenance/dismanteling as well as detrimental effect of people-crowding is prohibitive(tower blocks in Bristol as an example). |
| M J | Hannagan | 12.05 Question 16 | |
| - | 997857/CSI&O/13 | | Mainly or all low rise. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| S | Walker | 12.05 Question 16 | |
| | Strategic Land Partnerships 1010241/CSI&O/18 | | Affordable Housing policy must be set at a realistic level to actively encourage development of affordable units - to set a reate of deliver which is too high, or indeed a policy which is overly prohibitive will only lead to developers looking elsewhere for projects and the housing trajectory (open market or affordable) being the subject of considerable slippage. |
| J B | Raglan | 12.05 Question 16 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/16 | | Affordable housing is now a zip word that has little meaning. Most youngsters cannot afford any housing at all. Both high and low rise should be considered. |
| J | Hunter | 12.05 Question 16 | |
| - | 1004897/CSI&O/17 | | Incorporate new designs into Somerset villages, need to be distinctive. |
| J | Young | 12.05 Question 16 | |
| - | 1005313/CSI&O/2 | | I believe any new housing should be low rise, affordable and with some garden. |

| Initials | Name | Paragraph Heading | Comment Summary |
|----------------------------------|----------|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| D N J | Thrush | 12.05 Question 16 | |
| - | | | |
| 1006977/CSI&O/16 | | | No high rise. 20% affordable, the rest medium priced. |
| B | O'Brien | 12.05 Question 16 | |
| - | | | |
| 998401/CSI&O/9 | | | Low rise housing, possibly town houses, single occupancy homes and family homes. |
| A | Mountjoy | 12.05 Question 16 | |
| - | | | |
| 1023521/CSI&O/15 | | | We need more affordable housing in mixed communities at a level sustainable for developers - I would suggest this lies between 30 - 40 %. High rise may be appropriate for urban sites, and low rise for suburban and rural areas. |
| J | Lord | 12.05 Question 16 | |
| North Somerset Liberal Democrats | | | |
| 1022561/CSI&O/16 | | | Housing types must be distinct to each location and compliment existing buildings. Need large proportion of smaller properties for first time buyers, and a range of sizes. High rise should only be used close to the city boundary. Use brown field sites first. All houses should meet the highest standards including being energy and water efficient, building with low-carbon and recycled and low-impact materials. No more 'any house, anywhere' developments. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Mountjoy | 12.05 Question 16 | |
| - | 1014401/CSI&O/16 | | Affordable housing is essential of a ratio of 4:10 (40% affordable). Higher rise should be considered in urban areas but with suitable leisure areas and green sites. Facilities should be incorporated to encourage renewable energy and re-cycling. |
| A | Bridle | 12.05 Question 16 | |
| - | 990209/CSI&O/13 | | Low rise housing. |
| - | SWRDA/EP | 12.05 Question 16 | |
| - | SWRDA/EP 1020289/CSI&O/13 | | The extent of high to low rise buildings will depend on the specific circumstances of each site and particularly their environmental setting. However through attractive innovative design there is nothing to stop higher rise buildings being explored in areas which might be traditionally considered only suited to low rise. |
| - | SWRDA/EP | 12.05 Question 16 | |
| - | SWRDA/EP 1020289/CSI&O/14 | | The extent of high to low rise buildings will depend on the specific circumstances of each site and particularly their environmental setting. However through attractive innovative design there is nothing to stop higher rise buildings being explored in areas which might be traditionally considered only suited to low rise. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| - | Crest Nicholson | 12.05 Question 16 | |
| | Crest Nicholson 1059809/CSI&O/14 | | Broad mix - including employment, local retail and housing etc. Affordable housing at rate applicable elsewhere in the district (ie currently 30%). |
| P | Moss | 12.05 Question 16 | |
| - | 1074465/CSI&O/12 | | Broad mix - including employment, local retail and housing etc. Affordable housing at rate applicable elsewhere in the district (ie currently 30%). |
| - | Mead Realisations Ltd | 12.05 Question 16 | |
| | Mead Realisations Ltd 1074881/CSI&O/14 | | Broad mix - including employment, local retail and housing etc. Affordable housing at rate applicable elsewhere in the district (ie currently 30%). |
| J | Duffy | 12.05 Question 16 | |
| | Congresbury Parish Council 1078849/CSI&O/16 | | The residents of Congresbury overwhelming support affordable housing for young families, but not in the form of flats or high density housing. Residents did raise concerns over the visual impact and acknowledge development should sit comfortably next to the current built environment. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|---|
| Organisation | | | |
| Contribution reference | | | |
| L | Summerfield | 12.05 Question 16 | |
| | Portbury Parish Council 1075841/CSI&O/23 | | To achieve the increasing densities being dictated by government greater use could be made of well designed terraced houses accommodating both apartments and individual houses, possibly incorporating ground floor or below ground level parking. Communal squares of terraced or link houses. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 12.05 Question 16 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/13 | | The provision of different uses should relate directly to identified needs. In terms of housing provision, this should relate directly to identified needs. In addition, the density of existing development should not, as PPS3 states, dictate that of new housing by stifling change or requiring replication of existing style or form (paragraph 50). |
| - | Pittaway Ltd | 12.05 Question 16 | |
| | Pittaway Ltd 1058945/CSI&O/12 | | Broad mix - including employment, local retail and housing etc. Affordable housing at rate applicable elsewhere in the district (ie currently 30%). |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Bigg | 12.05 Question 16 | |
| | Campaign to Protect Rural England 1059617/CSI&O/32 | | There must be a balanced and variable mix properly and appropriately sited. Good designers can achieve this within cost yardsticks. Affordable housing needs incorporating into the schemes. |
| E | Williams | 12.05 Question 16 | |
| | Bristol Primary Care Trust 1059905/CSI&O/16 | | We do need affordable housing, and it should be a mixture of high and low rise. |
| - | Redrow Homes | 12.05 Question 16 | |
| | Redrow Homes 1071969/CSI&O/15 | | As illustrated above, there is a need to meet the housing crisis and address the unsustainable travel patterns between Bristol City Centre and Weston-super-Mare created by the massive generation of jobs within Bristol City Centre and the lack of housing provision in close proximity. Development at South West Bristol will help meet this need if the it is primarily housing and thus provides a home for those working within Bristol City Centre. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Jones Family | 12.05 Question 16 | |
| - | 1058305/CSI&O/15 | | Broad mix - including employment, local retail and housing etc. Affordable housing at rate applicable elsewhere in the district (ie currently 30%). |
| J | Smith | 12.05 Question 16 | |
| | Dundry Parish Council 1055873/CSI&O/17 | | Mix of housing should be determined by local needs with a cross-section of tenure including affordable housing. High rise housing is not seen as desirable. |
| C | Angell | 12.05 Question 16 | |
| - | 1025377/CSI&O/15 | | Low rise in the main. High rise is a blot and should not be encouraged in North Somerset. High rise on Bristol brownfield sites will help the affordable housing issue. |
| T | Watton | 12.05 Question 16 | |
| | Home Builders Federation | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | 1045217/CSI&O/13 | <p>It is essential that designated sites, including Wildlife Sites (Local Sites), Local Nature Reserves, SSSIs, SAC, and pSAC sites are protected and enhanced within the Strategy. There is also a need to buffer these sites so that they are not fragmented and link in with other green infrastructure, watercourses and connectivity within the district.</p> <p>Core Strategy should recognise the importance of Brownfield sites to enhancing biodiversity.</p> |
| J | Hunter | 12.06 Question 17 | |
| - | | 1004897/CSI&O/18 | <p>A park would be desirable for the new towns although piazza design might partially negate its value. A playing field is essential. School facilities may provide all necessary sports facilities.</p> |
| J B | Raglan | 12.06 Question 17 | |
| | | The Oaktree Park Residents Association 1010017/CSI&O/17 | <p>We suggest that consideration be given for a least 10% of green space, in addition to ample sporting areas and sport fields.</p> |
| S | Walker | 12.06 Question 17 | |
| | | Strategic Land Partnerships | |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|-----------------|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| | | | Green Space is an important essential element of design and adequate provision should be made for this element of development, particularly in areas of higher density development. A landscape assessment will form part of the Core Strategy evidence base and the findings of this should be taken into consideration when looking at areas to "safeguard" for public use. |
| J | Clark | 12.06 Question 17 | |
| | Forest of Avon | | |
| | 1012641/CSI&O/6 | | The Forest of Avon has been working with its partners in North Somerset Council to ensure that development proposed within the Weston Area Development Framework, contributes to (and benefits from) an accessible network of Green Infrastructure. Whichever growth Option is adopted, it is critical that that strategic green infrastructure is planned and delivered as part of this, with appropriate consideration to its role in facilitating such development. |
| P J | Linsey | 12.06 Question 17 | |
| - | | | |
| | 996673/CSI&O/17 | | As much green space as possible, especially where gardens are tiny or non-existent. Trees help with air quality and space is needed for childrens and families games. Proximity to wildlife is also desirable. |
| - | SWRDA/EP | 12.06 Question 17 | |
| | SWRDA/EP | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 1020289/CSI&O/15 |
| | | | Locking Parklands has been named so as to build upon the attractive environment which exists on and around the site. EP and SWRDA has identified that the retention of the parkland setting is a key marketing tool for attracting future development proposals. Therefore, through the agencies and their chosen developer partner involvement what was previously a secure site will not result in properly managed publicly accessible areas of green space. |
| G | Wilson | 12.06 Question 17 | |
| | Wrington Parish Council | | 1019201/CSI&O/26 |
| | | | This depends on which areas are allocated for development. If green space and green infrastructure are valued then development should be planned around existing mature trees, hedges and streams. Clearly, any currently designated areas, eg. Wildlife Sites, need to be left untouched and enhanced. |
| T | Scott | 12.06 Question 17 | |
| - | | | 1021345/CSI&O/17 |
| | | | As much green space as possible. |
| K | Whitehead | 12.06 Question 17 | |
| - | | | 1016097/CSI&O/14 |
| | | | Green spaces are essential. Global warming policies to cut Co2 and eco forms of development will impact on design and layout. Balance has to be made between allowing emergency access vehicles, pedestrians cyclists. Suggest 50% affordable housing. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| F J | Beach | 12.06 Question 17 | |
| - | 1018209/CSI&O/14 | | Existing green space to be incorporated as far as possible as this is where wildlife is established, some wild areas to be left. |
| L | Allday | 12.06 Question 17 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/17 | | There should be a mix of types of green space ranging from the relatively formal (gardens, seating, shade, play areas) to the semi-wild (habitat for a wide range of birds, plants, trees, small mammals, insects etc). As far as possible, these should be designed with safety and accessibility in mind. Existing wildlife corridors should where possible be maintained and enhanced, and new corridors created to compensate for any unavoidable losses. |
| K | Crowther | 12.06 Question 17 | |
| - | 1021057/CSI&O/15 | | Retain a high level of green space. Incorporate and protect any existing wildlife sites and not necessarily use as public access areas. |
| J | Lord | 12.06 Question 17 | |
| | North Somerset Liberal Democrats | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| | | | 1022561/CSI&O/17 |
| | | | There is a need to provide new homes with green space and larger gardens, linear parks and open recreational space. There is a high need for more allotment provision. There should be no encroachment into the Green Belt between Long Ashton and Bristol. This corridor must be protected to preserve the rural nature as distinct from the urban area of Bristol. |
| J | Smart | 12.06 Question 17 | |
| | | Easton-in-Gordano Parish Council 711873/CSI&O/18 | No view |
| A | Ridge | 12.06 Question 17 | |
| - | | | 1048513/CSI&O/18 |
| | | | There should be small green spaces intermingling with the housing, and larger recreational areas adjoining employment sites. |
| Xanne | Blythe | 12.06 Question 17 | |
| | | Yatton Parish Council 1026657/CSI&O/17 | All existing, e.g. Cadbury/Cleeve/Dundry Hills, moors, SSSIs, AONBs, existing green/open spaces in villages, recreational areas, new areas incorporated into new developments. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| B | Brice | 12.06 Question 17 | |
| - | 1026977/CSI&O/16 | | As much as possible. |
| P | Rendle | 12.06 Question 17 | |
| | Portishead and North Weston Town Council 1009313/CSI&O/14 | | Need to mix densities of housing, also provide community meeting space, churches and playing fields. Affordable housing should be integrated within the development. Green spaces are a must for walking. |
| M | Langford | 12.06 Question 17 | |
| - | 1010849/CSI&O/7 | | Mature trees and hedgerows to be retained. |
| J | Stone | 12.06 Question 17 | |
| | Backwell Parish Council 1013153/CSI&O/17 | | More garden areas and play areas. Road widths and car parking has to be addressed. This is always a problem on new estates. |
| D N J | Thrush | 12.06 Question 17 | |
| - | 1006977/CSI&O/17 | | A wide corridor to prevent Long Ashton being incorporated into Bristol. Green spaces within the new housing areas. |

| Initials | Name | Paragraph Heading | Comment Summary |
|-------------------------------|--|-------------------|--|
| Organisation | | | |
| Contribution reference | | | |
| I | Moore | 12.06 Question 17 | |
| - | 998881/CSI&O/18 | | Any existing green space commonly used for recreational activity should be maintained and incorporated into the design. |
| R | Taylor | 12.06 Question 17 | |
| - | 997601/CSI&O/13 | | Leave green belt. |
| - | - | 12.06 Question 17 | |
| | Woodhill Area Committee 997953/CSI&O/20 | | Existing parks and public green spaces should be protected, green corridors provided and green areas as above. We must build communities that make people feel good and give children the opportunity to play. |
| M J O | Pocock | 12.06 Question 17 | |
| - | 1047841/CSI&O/10 | | A green corridor to extend into Bristol. Include existing green spaces (e.g. woods and retain hedgerows) in the development. Create mini green spaces, by requiring builders to create 'green' front drives (e.g. honeycomb bricks planted with grass), since this will also benefit water conservation and flood control. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A W | Watson | 12.06 Question 17 | |
| | The National Trust 1047457/CSI&O/9 | | As above, new development must incorporate green-space - either existing or provide new. |
| D | Scott | 12.06 Question 17 | |
| | NG Bailey 1026369/CSI&O/16 | | As much green space as possible. |
| - | Persimmons Special Projects | 12.06 Question 17 | |
| | Persimmons Special Projects Western 1020801/CSI&O/31 | | The answer to this question can only reasonably be answered once the Council has selected the preferred option, sought in Question 18. |
| - | - | 12.06 Question 17 | |
| | Del Piero Ltd 1045697/CSI&O/8 | | The former Barrow Hospital site has a wealth of green space, which could be enjoyed by the wider community if the site is comprehensively redeveloped with more housing. Key links by foot with Monarch's Way would be provided. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| A | West-Bartlett | 12.06 Question 17 | |
| - | 1054849/CSI&O/16 | | See 14. Less houses and a reasonable amount of open space. |
| S M | Chapman | 12.06 Question 17 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/17 | | We believe this development of such a large open space presents an opportunity to provide good outdoor leisure facilities. Natural features such as higher ground like the Dundry slopes, "the Peart" and the headland above Yanley, and the ancient woodland near the former Barrow hospital, and streams and valleys are very attractive outdoor areas where housing development should be avoided and must be protected to provide a green setting for these proposals. |
| - | - | 12.06 Question 17 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/14 | | Development should appropriately respect the 'Ancient and Semi-Natural Habitat' at Barrow Hospital and its surrounding area. |
| - | University of Bristol | 12.06 Question 17 | |
| | University of Bristol 1010561/CSI&O/13 | | Green space should be incorporated in any substantial development layout for open recreation purposes and to provide visual relief. This should be based on NPFA standards. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| C | Angell | 12.06 Question 17 | |
| - | 1025377/CSI&O/16 | | Green space all around Long Ashton should be retained. |
| J | Smith | 12.06 Question 17 | |
| | Dundry Parish Council 1055873/CSI&O/18 | | It is vital that existing public green spaces and green wedges extending into central Bristol are retained and not compromised by development. In new developments, easy access to green areas should be provided. |
| - | Redrow Homes | 12.06 Question 17 | |
| | Redrow Homes 1071969/CSI&O/16 | | There is a need for green infrastructure to be provided throughout the development. Redrow Homes is concerned that the evidence presented by Baker Associates to the RSS EiP directed housing towards the land owned or controlled by Baker's clients, and the open space and employment provision towards the land owned or controlled by other parties: The Urban Design Framework was clearly based upon land ownership and not good urban design. |
| E | Williams | 12.06 Question 17 | |
| | Bristol Primary Care Trust | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
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| | 1059905/CSI&O/17 | | I don't feel able to answer this question, except to say that as many green spaces need to be incorporated into the design as possible. Green spaces soften a new development, provide a space for people to sit out and talk to others and they provide habitats for wild life. |
| G | Bigg | 12.06 Question 17 | |
| | Campaign to Protect Rural England 1059617/CSI&O/33 | | Green space that respects the natural environment of the area is essential. It should be appropriate to the landscape, enhancing, inviting and productive in all senses. If garden space is to be restricted, we would like to see green space that encourages a sense of community, bringing people together. Recognising natural areas for wildlife and spaces for community outdoor activities and gardening/food production (allotments). |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 12.06 Question 17 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/14 | | Development should appropriately respect the 'Ancient and Semi-Natural Habitat' at Barrow Hospital and its surrounding area. |
| L | Summerfield | 12.06 Question 17 | |
| | Portbury Parish Council | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | | | |
| J | Duffy | 12.06 Question 17 | |
| | Congresbury Parish Council | | |
| | 1078849/CSI&O/17 | | The Parish Plan survey highlighted that green spaces around the village were widely appreciated and the strong support for a better network of footpaths, including the introduction of cycle paths. Residents strongly supported the introduction of a children's play area on the North Side of the river Yeo. |
| A | Bridle | 12.06 Question 17 | |
| - | | | |
| | 990209/CSI&O/14 | | Keep green space. |
| R | Bull | 12.06 Question 17 | |
| | Environment Agency | | |
| | 1020673/CSI&O/10 | | We have no specific comments on density, providing green corridors/space and biodiversity habitats are protected and enhanced. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| C | Derrick | 12.07 Option A - Green Infrastructure Led Strategy | |
| - | 1014817/CSI&O/3 | | Two of the proposed locations are at least kept close to Bristol boundaries, despite having to sacrifice green belt. The third is an area that seems to be already earmarked for housing, so it would seem logical to keep the focus here. The proximity of the railway at this point is a notable advantage that shouldnt be overlooked. |
| M W | Lewis | 12.07 Option A - Green Infrastructure Led Strategy | |
| - | 990177/CSI&O/3 | | If Green Belt countryside has to be destroyed, it would be better if it is contiguous with south west Bristol, not on a piecemeal basis which would more seriously undermine the principle of the Green Belt. So, just the part of Option A adjacent to Bristol. |
| J | Gowar | 12.07 Option A - Green Infrastructure Led Strategy | |
| - | 1016353/CSI&O/17 | | No |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| L | Purcell | 12.07 Option A - Green Infrastructure Led Strategy | |
| | Burrington Parish Council 1024481/CSI&O/11 | | The draft Regional Spatial Strategy (Policy G11) is perhaps the one strategy that will lead to a greater enjoyment of life and address the needs for relaxation and rest for the majority of persons. This area will bring together both young families and the growing older population who will both seek to use this amenity. |
| - | - | 12.07 Option A - Green Infrastructure Led Strategy | |
| | Taylor Wimpey Uk Limited 1023361/CSI&O/5 | | Whilst we would support the two areas shown contiguous to the urban area of Bristol, we would not support the third area identified which would effectively be a separate urban extension to Long Ashton. As noted above, the draft RSS calls for an urban extension to Bristol, not a series of urban extensions to a variety of settlements. |
| G | Mountjoy | 12.07 Option A - Green Infrastructure Led Strategy | |
| - | 1014401/CSI&O/20 | | 2 preference = A Although development is almost all around Long Ashton, the flood plain is protected and there is not substantial co-joining with Bristol. |

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| Contribution reference | | | |
| R | Bull | 12.07 Option A - Green Infrastructure Led Strategy | |
| | Environment Agency 1020673/CSI&O/11 | | The strategy led approach in the document is helpful. however, the largest block in option A which is supposed to be green infrastructure led overlies the upper reaches of the Colliters Brook with its many headwater tributaries. The majority of the search areas are identified within Flood Zone 2 and 3 of the Ashton Brook, Colliters Brook, Long Moor Brook and the Land Yeo. |
| A | Bridle | 12.07 Option A - Green Infrastructure Led Strategy | |
| - | 990209/CSI&O/15 | | Preferred option |
| - | SEGRO | 12.07 Option A - Green Infrastructure Led Strategy | |
| | SEGRO 1056641/CSI&O/2 | | Whilst we would support the two areas shown contiguous to the urban area of Bristol, we would not support the third area identified which would effectively be a separate urban extension to Long Ashton. The draft RSS requires a cohesive community which builds on existing and planned communities and infrastructure. An urban extension to Long Ashton would not achieve that cohesion and would not assist in regeneration of South Bristol. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| G | Mountjoy | 12.08 Option B - Heritage Led Strategy | |
| - | 1014401/CSI&O/21 | | Options C and B would totally destroy the character of this part of North Somerset and Bristol City would effectively extend well into the District. |
| S | Beswick | 12.08 Option B - Heritage Led Strategy | |
| - | 1023937/CSI&O/1 | | Prefer B because of the build around existing developments and we believe that the A370 would provide a better option to carry the traffic load. |
| - | - | 12.08 Option B - Heritage Led Strategy | |
| | Taylor Wimpey Uk Limited 1023361/CSI&O/6 | | Whilst the "string of beads" new settlement concept may be an appropriate solution in some locations to accommodating major growth, in the context of an urban extension to South West Bristol it is totally inappropriate. As noted above, the RSS requires an urban extension to South West Bristol and not a freestanding new community or as suggested by Option B, a new community bolted onto the existing small settlement of Long Ashton. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| C | Derrick | 12.08 Option B - Heritage Led Strategy | |
| - | 1014817/CSI&O/5 | | This option literally builds all around and extends Barrow Gurney village, which is too tiny to cope with such a massive alteration. The road structure here is already more than inadequate for the job, let alone handling several thousand more homes in the proximity. Landscape value here is considered high, the intrusion of mass modern housing would have a detrimental effect on village character and perceived greenspace quality. |
| J | Gowar | 12.08 Option B - Heritage Led Strategy | |
| - | 1016353/CSI&O/18 | | Never |
| - | SEGRO | 12.08 Option B - Heritage Led Strategy | |
| | SEGRO 1056641/CSI&O/3 | | In the context of an urban extension to South West Bristol this option is totally inappropriate. A heritage-led strategy as shown would draw development to existing important heritage capital and would provide very difficult conflicts of interest in the master-planning exercise, requiring significant buffer zones around the important heritage areas adding to an already unsustainable settlement concept. How this option would provide any benefits to the regeneration of South West Bristol? |

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| Contribution reference | | | |
| R | Bull | 12.08 Option B - Heritage Led Strategy | |
| Environment Agency 1020673/CSI&O/12 | | | In theory the heritage led approach appears to have more regard to watercourses and other features in the landscape both actually and inherently. this option would leave the Colliters Brook area undeveloped. The Colliters Brook/Dundry Hill ara could be the basis of a green heart for the south western fringes of Bristol retaining a literal green belt. |
| J | Gowar | 12.09 Option C - Transport Led Strategy | |
| - | 1016353/CSI&O/19 | | No |
| J | Ashman | 12.09 Option C - Transport Led Strategy | |
| Highways Agency 933985/CSI&O/10 | | | Option C. In general support high density development. |
| R | Bull | 12.09 Option C - Transport Led Strategy | |
| Environment Agency 1020673/CSI&O/13 | | | The majority of the search areas are identified within Flood Zone 1 and partially within Flood Zone 3 and 2 of the Ashton Brook, Colliters Brook, Long Moor Brook and the Land Yeo. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| M | Webb | 12.09 Option C - Transport Led Strategy | |
| - | 1014049/CSI&O/2 | | I feel strongly that co-operation between Bristol and North Somerset in this enormous task is essential rather than confrontation or competition. In your pictures option A seems to fit this best. Or option C but I wonder about flood plan building. |
| - | - | 12.09 Option C - Transport Led Strategy | |
| | Taylor Wimpey Uk Limited 1023361/CSI&O/7 | | Option C appears to provide the closest option to that shown by the draft RSS Area of Search and we would generally support this option as being the most likely to comply with the draft RSS in that it; Maximises the use of new planned transport infrastructure and roads, With some minor changes, will abut the Bristol urban boundary, Is the most likely to have cross-benefits to South Bristol and assist in South Bristol's regeneration. Is the most sustainable. |
| G | Mountjoy | 12.09 Option C - Transport Led Strategy | |
| - | 1014401/CSI&O/22 | | Options C and B would totally destroy the character of this part of North Somerset and Bristol City would effectively extend well into the District. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| - | SEGRO | 12.09 Option C - Transport Led Strategy | |
| | SEGRO 1056641/CSI&O/4 | | Option C appears to provide the closest option to that shown by the draft RSS Area of Search and we would generally support this option. Our support for this option would not include any development along the "orange route", as this area is divorced from the Bristol urban area and would constitute a freestanding new village which would be unsustainable, lying some distance away from the facilities and infrastructure of the urban extension proper. |
| G | Mountjoy | 12.10 Option D - Existing Settlement Led Strategy | |
| - | 1014401/CSI&O/19 | | 1 preference = D As this develops Fax Bourton, Long Ashton and Failand in manageable sizes that may enhance facilities, schooling and provide affordable housing in these villages. The option also provides a clear distinction between Bristol and North Somerset. |
| A F | Biles | 12.10 Option D - Existing Settlement Led Strategy | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| | 1014913/CSI&O/1 | | <p>Failand is full. The traffic is already jamming in the morning; in what way will adding 1000 homes worth of cars help? There are no jobs here and no infrastructure. not even a solitary swing to be seen and no bus service to speak of.</p> <p>This is greenbelt land and not the brownfield sites that the government have talked about using for housing.</p> <p>There must be another way to accommodate this housing if it is indeed even necessary.</p> |
| A | Hansen | 12.10 Option D - Existing Settlement Led Strategy | |
| - | 1014977/CSI&O/1 | | <p>I strongly oppose Option D for development south west of Bristol which indicates building about 1,000 homes in Failand. Failand has no jobs or facilities and is being progressively degraded in its semirural character by suburban density infilling.</p> |
| - | - | 12.10 Option D - Existing Settlement Led Strategy | |
| | Taylor Wimpey Uk Limited 1023361/CSI&O/8 | | <p>Whilst this option does include an element of urban extension to Bristol, as required by the draft RSS, a strategy of disbursing significant levels of development to the villages of this part of North Somreset would be contrary to the settlement strategy set out in the RSS and would not comply with the requirements for a major urban extension to South West Bristol.</p> |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| R | Bull | 12.10 Option D - Existing Settlement Led Strategy | |
| Environment Agency 1020673/CSI&O/14 | | | The majority of the search areas are identified within Flood Zone 1 and partially within Flood Zone 3 and 2 of the Land Yeo. The above gives an indication of the flood risk at this preliminary stage. The SFRA should be used to identify areas of lower flood risk. |
| J | Gowar | 12.10 Option D - Existing Settlement Led Strategy | |
| - 1016353/CSI&O/16 | | | Strategy cases poor; minimise developed area, make self-contained, but with good links to surrounding settlements; avoid expanding existing settlements. |
| M W | Lewis | 12.10 Option D - Existing Settlement Led Strategy | |
| - 990177/CSI&O/1 | | | I strongly oppose Option D for development south west of Bristol which indicates building about 1,000 homes in Failand. There are no jobs or facilities in Failand and such development would totally undermine the principle of the Green Belt. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| N B | Bain | 12.10 Option D - Existing Settlement Led Strategy | |
| | Bain 1013825/CSI&O/1 | | We are opposed to OPTION D on the basis that Failand does not have sufficient existing facilities, utilities, amenities or employment to justify further expansion. |
| C | Derrick | 12.10 Option D - Existing Settlement Led Strategy | |
| | - 1014817/CSI&O/2 | | Enlarging small villages with hundreds of new homes destroys character and uniqueness. They would eventually be vulnerable to becoming "joined up" with urban boundaries. |
| J | Gowar | 12.10 Option D - Existing Settlement Led Strategy | |
| | - 1016353/CSI&O/20 | | No |
| R G | Jones | 12.10 Option D - Existing Settlement Led Strategy | |
| | - 1016545/CSI&O/1 | | Should the land adjacent to Weston Road be removed from the green belt, housing would be deliverable quickly and easily on this site. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| - | SEGRO | 12.10 Option D - Existing Settlement Led Strategy | |
| | SEGRO 1056641/CSI&O/5 | | Whilst this option does include an element of urban extension to Bristol, as required by the draft RSS, a strategy of disbursing significant levels of development to the villages of this part of North Somerset would be contrary to the settlement strategy set out in the RSS and would not comply with the requirements for a major urban extension to South West Bristol. This option would promote unsustainable commuting into Bristol and Weston-super-Mare. |
| J | Gowar | 12.11 Question 18 | |
| - | 1016353/CSI&O/21 | | None |
| J | Lord | 12.11 Question 18 | |
| | North Somerset Liberal Democrats 1022561/CSI&O/18 | | We do not see any one scenario as being appropriate. Whilst much of the consultation document talks of an 'urban extension SW of Bristol' we feel that sensitive development in a number of villages would be less damaging than mass slaughter of one village. |
| J H | Pickwick | 12.11 Question 18 | |
| - | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| 1026241/CSI&O/6 | | | Alternatives are interdependent, but D seems the most flexible and achievable. Must be at least one A370/A38 link and Barrow Gurney cannot be extended unless orange route constructed. |
| - | - | 12.11 Question 18 | |
| Taylor Wimpey Uk Limited 1023361/CSI&O/9 | | | My client could give some limited support to that part of Option A that abuts the Bristol urban area and to Option C albeit with the proviso that the urban extension is taken up to the boundary of the urban area of Bristol and deletes the development around the orange route. Our very limited support for Option D includes only that part that provides the urban extension to the Bristol urban edge. |
| Marcus | Witt | 12.11 Question 18 | |
| - 1021601/CSI&O/1 | | | Why was the consultation document not distributed in Long Ashton until October 13th, when the opportunity to talk to someone in Long Ashton Library was on the 6th? who has authority to take land out of the green belt? will there be compensation for existing residents losing value on their house? None of the options offered please me in the slightest. However, if one is less awful than the other, it would be the transport option (C) as this is the only strategy to take transport issues into account. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| C S | Hickleton | 12.11 Question 18 | |
| - | 1021889/CSI&O/1 | | Not happy with allocation Green belt land for housing. Transport infrastructure is already under-resourced and inadequate. With regard to options, just the part of Option A adjacent to Bristol may be a preferred option. At least this area is close to the City giving residents and commuters alike easy access to the City road networks, plus the opportunity of using the City Line Bus Routes, and the Ashton Park and Ride. |
| G | Wilson | 12.11 Question 18 | |
| | Wrington Parish Council 1019201/CSI&O/27 | | As has been emphasised earlier, any South West Bristol extension should be aligned as closely as possible with Bristol and the city boundary, not a result of fragmented development further into North Somerset. our recommendation is a mix of the Transport and Green Infrastructure Led options, with the Barrow Hospital site omitted from the latter. bristol city should make a higher contribution and highway improvements are very important to have in situ in advance. |
| B | Brice | 12.11 Question 18 | |
| - | 1026977/CSI&O/17 | | B preferred; C is second choice. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| A | Tupper | 12.11 Question 18 | |
| - | 1027041/CSI&O/16 | | Option C. Transport and services must have top priority when designing new communities. It would keep existing towns and villages self-contained, with main roads and fields between them. |
| C | Bentley | 12.11 Question 18 | |
| | Natural England 1018753/CSI&O/2 | | Whichever spatial option proceeds, there should be a strategic approach to green infrastructure to achieve the most sustainable outcomes, and that in-fill does not result in loss of essential networks of wildlife corridors, green spaces and access opportunities for the benefit of both people and nature can be pursued where they arise. |
| N J | Milton | 12.11 Question 18 | |
| | Cleeve Parish Council 1045633/CSI&O/2 | | All options compromise Green Belt purpose. Should minimise Green Belt taken, only after all brownfield sites in Bristol have been built on. Area taken should be planned carefully with minor roads into central Bristol well served by public transport, and with high density housing mixed with employment, shops and green areas. Building round villages such as Long Ashton and Barrow Gurney would increase commuting. Concerned that Bristol City priorities have limited liaison over best use of land. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| D G | Pettican | 12.11 Question 18 | |
| - | 1015841/CSI&O/1 | | Some areas are in need of development/redevelopment. Failand is not one of them. Portishead has been improved by recent development although maybe it has been overdeveloped. There may well be other areas in NS which would benefit from investment. |
| A | Ridge | 12.11 Question 18 | |
| - | 1048513/CSI&O/19 | | None of these, but C is nearest to the principle of a conjoined extension of the city. |
| A | Ridge | 12.11 Question 18 | |
| - | 1048513/CSI&O/20 | | None of these, but C is nearest to the principle of a conjoined extension of the city. |
| G | Iles | 12.11 Question 18 | |
| | Brockley Parish Council 1048801/CSI&O/5 | | This should be an urban development contiguous with the city of Bristol. Options A, B, C and particularly O, fragment the development, which will make the provision of services and facilities more difficult and encourage car use. These options are also unnecessarily wasteful of agricultural land and encourage the commuting of greater distances. Good transport infrastructure will be very important. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | - | 12.11 Question 18 | |
| | Del Piero Ltd 1045697/CSI&O/5 | | Del Piero supports deletion of Green Belt SW of Bristol. Long Ashton is appropriate for development, with good public transport/cycle links to Bristol and the proposed urban extension. It also benefits from the former Barrow Hospital site. Brownfield nature of this site could accommodate a more intensive housing-led mixed use scheme, improving sustainability. Development at Long Ashton could also contribute to strategic infrastructure, increasing sustainability of future, wider development. |
| J | Smart | 12.11 Question 18 | |
| | Easton-in-Gordano Parish Council 711873/CSI&O/19 | | No view |
| - | Persimmons Special Projects | 12.11 Question 18 | |
| | Persimmons Special Projects Western 1020801/CSI&O/32 | | Option C appears to be the most realistic. However, the precise extent of the South West Bristol Urban Extension should be determined on an iterative basis following careful assessment of site specific constraints and features and the scale of land release necessary to accommodate the level of development envisaged by RSS10, the space requirements of the associated land uses and highway and public transport considerations.should have joint AAP. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| K | Wozniak | 12.11 Question 18 | |
| | Avon and Somerset Constabulary 1046721/CSI&O/2 | | Regardless of the final choice of option (A,B, or C), it is of paramount importance that opportunities for 'Designing out crime' are maximised through full engagement of specialist Police resources at the planning stage. This will contribute to the creation of safer communities and fewer victims of crime in future years. This capability can be delivered locally from within the police district and should be considered at the earliest possible stage. |
| D | Scott | 12.11 Question 18 | |
| | NG Bailey 1026369/CSI&O/17 | | Option D. I feel this choice is the best chance of keeping rural areas from being spoilt by larger developments. |
| Xanne | Blythe | 12.11 Question 18 | |
| | Yatton Parish Council 1026657/CSI&O/18 | | Option A preferable. |
| B | Smith | 12.11 Question 18 | |
| - | 1044769/CSI&O/9 | | Visually and conceptually confusing and aspirations vague. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| E | Jones | 12.11 Question 18 | |
| - | 1015745/CSI&O/1 | | Our proposal is if it has to be built then disperse it across the area dont just dump it all on green fields and beautiful old farmland. |
| - | - | 12.11 Question 18 | |
| | Del Piero Ltd 1045697/CSI&O/7 | | Each option has individual merits but Del Piero particularly supports B and C, to come forward independently or more appropriately in combination. Introducing key elements of C into B will help integrate key local features with the existing urban fabric and facilitate implementation of Orange and Red routes. A and D have several isolated development areas, making critical mass difficult to provide. |
| A W | Watson | 12.11 Question 18 | |
| | The National Trust 1047457/CSI&O/10 | | The sustainability appraisal work should identify the best overall option. |
| Stephen | King | 12.11 Question 18 | |
| | Barrow Hospital Residents Group | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | - | 12.11 Question 18 | |
| | Woodhill Area Committee 997953/CSI&O/21 | | We prefer Option C for the reasons you give. makes good use of existing and proposed transport links and lifts South Bristol which has been in economic decline for years. |
| R | Taylor | 12.11 Question 18 | |
| - | 997601/CSI&O/14 | | Option A. |
| I | Moore | 12.11 Question 18 | |
| - | 998881/CSI&O/19 | | Option D. This option provides the opportunity for the following objectives to be fulfilled: protecting the natural and cultural heritage of North Somerset. giving new communities a sense of place and pride. providing jobs with housing. developing for local needs. |
| D N J | Thrush | 12.11 Question 18 | |
| - | 1006977/CSI&O/18 | | C, provided Q17 is noted and Barrow Gurney is not violated. Give them a bypass and keep development to the western end of Long Ashton. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Hewett | 12.11 Question 18 | |
| - | 1007073/CSI&O/11 | | C. Development needs to be based on good transport links. |
| - | South West RSL Planning Consortium | 12.11 Question 18 | |
| | South West RSL Planning Consortium 1071745/CSI&O/6 | | Although we have no strong preference for any of the options, our favoured option would be Option D. This is because it would be providing new housing, and as a consequence affordable housing, in the widest range of settlements. |
| J | Stone | 12.11 Question 18 | |
| | Backwell Parish Council 1013153/CSI&O/18 | | Option C - with a bypass and maybe include the old Barrow Hospital site for inclusion in housing expansion. |
| E | Gamlin | 12.11 Question 18 | |
| - | 1014497/CSI&O/15 | | Option D is the preferred option. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| M | Langford | 12.11 Question 18 | |
| - | 1010849/CSI&O/8 | | B |
| G | White | 12.11 Question 18 | |
| - | 1012289/CSI&O/7 | | I prefer Option A. This would affect less communities and I like the 'green' corridor into the existing urban area. |
| T | Coombes | 12.11 Question 18 | |
| | Business West 474401/CSI&O/5 | | Overall we would like to see an option that provides a critical mass of development, where there is good accessibility (through new or existing routes) and good links to the communities of South and central Bristol and where the regeneration of South Bristol has a key part in the proposals. Current options do not link well with Bristol and have an air of "isolationism" about them. |
| D R S | Smith | 12.11 Question 18 | |
| - | 1009889/CSI&O/7 | | Since I am unable to agree with the need for this Strategy, I am hardly likely to have any preferences. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| C | Derrick | 12.11 Question 18 | |
| - | | | |
| 1014817/CSI&O/4 | | | Option A (Green Infrastructure) is probably the one likely to cause the least damage to the area as whole. Transport facilities in and out of Bristol would be focused around the existing city boundaries, and homes in the zone further out could use improved bus links and railway line. Options B and D will destroy the character of the region; Option C already has disputes over the orange and red routes. |
| J | Early | 12.11 Question 18 | |
| - | | | |
| 1004545/CSI&O/4 | | | I prefer Either A or more probably D, it should not be Transport led- surely that follows and B looks too concentrated. |
| S | Vallance | 12.11 Question 18 | |
| - | | | |
| 1000833/CSI&O/1 | | | I prefer Option D because I think The new people in the houses will be more easily incorporated into existing communities in smaller scale developments. |
| S | Vallance | 12.11 Question 18 | |
| - | | | |
| 1000833/CSI&O/2 | | | Options B and C are just horrendous!! Huge sprawls of housing that will just destroy the valley. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| K | Whitehead | 12.11 Question 18 | |
| - | 1016097/CSI&O/15 | | Option D. I consider dispersal to existing developments will consolidate and enhance such areas and avoid several larger new settlements looking like loose appendages to south west Bristol. |
| G | Standen | 12.11 Question 18 | |
| - | 1019041/CSI&O/1 | | Transport is the paramount factor and Option C would have the significant advantage of optimising road links to Bristol for the expanded population and also minimising journey times-thus also being a greener option. |
| R | Burrows | 12.11 Question 18 | |
| - | 939361/CSI&O/18 | | Object to all options |
| T | Scott | 12.11 Question 18 | |
| - | 1021345/CSI&O/18 | | Option D. I feel this choice is the best chance of keeping rural areas from being spoilt by larger developments. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D | Griffiths | 12.11 Question 18 | |
| | Bristol City Council 1022305/CSI&O/12 | | Option a is most likely to aid urban regeneration at South Bristol. Need to give further consideration to broad extent of potential area of the urban extension. Shouldn't discount areas on basis of topography. May be scope for more concentrated development to create single urban extension. Delivery of effective public transport vital. Need for joint working with Bristol. |
| A | Lee | 12.11 Question 18 | |
| - | 1022401/CSI&O/8 | | Option D |
| K | Crowther | 12.11 Question 18 | |
| - | 1021057/CSI&O/16 | | Option A because it primarily involves an expansion of the existing SW Bristol urban fringe and therefore a lesser degree of encroachment onto areas that are currently rural in character. |
| - | SWRDA/EP | 12.11 Question 18 | |
| | SWRDA/EP 1020289/CSI&O/16 | | Option C as a transport led strategy appears to be the option which allows for the highest level of integration between the new extension and the existing communities of south Bristol. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| P J | Linsey | 12.11 Question 18 | |
| - | 996673/CSI&O/18 | | Prefer D (smaller settlements are more easily absorbed into their locality, A,B or c would swamp existing areas and invite further encroachment from Bristol Urban areas. Absolutely to be resisted). |
| M J | Hannagan | 12.11 Question 18 | |
| - | 997857/CSI&O/14 | | Option D to retain localised identity and green spaces. |
| A | Mountjoy | 12.11 Question 18 | |
| - | 1023521/CSI&O/17 | | Oppose all four options. Preferred option would be to have smaller developments to existing settlements, with enhanced services and facilities to match the expansion in population. This is closest to option D. |
| - | - | 12.11 Question 18 | |
| | Taylor Wimpey Uk Limited 1023361/CSI&O/4 | | Draft RSS Policy SR4 is quite specific that an urban extension is to be identified south west of Bristol for about 10,500 dwellings at area of search A. This urban extension is to be supported by key transport infrastructure in the form of Showcase Bus routes and the South Bristol Ring Road. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| W | Lowman | 12.11 Question 18 | |
| | Yatton and Congresbury Wildlife Action Group 1022721/CSI&O/9 | | We prefer Option C as this leaves as much as possible of the Green Belt intact, provides the Orange Route line and does not go into the green corridor. We think it is strategically important that small towns and villages are maintained as such. This option would have the least impact on the existing road network and would provide for an A38/A370 link. |
| - | - | 12.11 Question 18 | |
| | Trustees of the Lord Wraxall Discretionary Will Trust 1025633/CSI&O/3 | | Support option D. |
| C | Bentley | 12.11 Question 18 | |
| | Natural England 1018753/CSI&O/3 | | All spatial options present major challenges; further studies are required, especially of flood risk. Whichever option proceeds, a committed/strategic approach to planning/managing multifunctional green infrastructure will contribute significantly to resulting sustainability. |
| D F | Farnsworth | 12.11 Question 18 | |
| | Bristol Civic Society | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| 1025345/CSI&O/1 | | | Of the four options, option B is strongly preferred. Development should be clearly separated from Long Ashton and could form a distinctive new North Somerset urban village to the south of the Long Ashton bypass. |
| S P | Parry | 12.11 Question 18 | |
| Avon Wildlife Trust 1045217/CSI&O/14 | | | Option A appears to be the preferred option as it avoids Wildlife Sites (Local Sites) and other designated sites in the area and takes a strategic approach to the incorporation of green space within the overall strategy. However, we reserve the right to comment separately on specific developments as they come forward. |
| M A | Best | 12.11 Question 18 | |
| - 1026305/CSI&O/4 | | | Favours Option C with the red route. Orange route too far out of Bristol. Need to maximise landscape preservation. Option D would result in more commuting. What has Option B got to commend it? Option A is too scattered. |
| M | Hill | 12.11 Question 18 | |
| - 1012225/CSI&O/4 | | | Support Option C. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| A | Hansen | 12.11 Question 18 | |
| - | 1014977/CSI&O/2 | | I would agree with an earlier comment that the development would better suit an already developed infrastructure such as option C or B. Option D proposes development in areas such as Failand that has no schools, shops nor any public transport. |
| E | Yates | 12.11 Question 18 | |
| - | 1014945/CSI&O/1 | | I would prefer option C. This is the most sustainable option and ensures adequate transport routes are in place. |
| G | Mountjoy | 12.11 Question 18 | |
| - | 1014401/CSI&O/18 | | None of the options are ideal and I would prefer a larger development around Failand. |
| L | Allday | 12.11 Question 18 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/18 | | A or C appear to have more merit than B or D. A would probably have the least damaging impact on the existing Green Belt; C would concentrate development most closely to Bristol and provide the kinds of economies of scale which would support greatly improved public transport. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Larcombe | 12.11 Question 18 | |
| - | 1023201/CSI&O/2 | | Should consider spreading the burden of additional development over other villages/towns. Infrastructure should be built which lends itself to public transport. There should be a viable green space between Ashton Vale and Long Ashton. Barrow Gurney and Wild Country Lane should be safeguarded. |
| R | Sterland | 12.11 Question 18 | |
| - | 1024737/CSI&O/4 | | Of the strategic options, the least disruptive would seem to be the one based on existing settlements. However a substantial part of the development should be located adjacent to the existing Bristol boundary. This would minimise the impact on the still rural areas of North Somerset and the need for additional transport links within North Somerset. |
| J | Pellowe | 12.11 Question 18 | |
| - | 1021665/CSI&O/1 | | important hills and natural beauty around Long Ashton, Dundry Hill, The Mendips, Cadbury Camp needs to be preserved and new development should not detract from them.don't see the need for such a large extension;prefers option B if developemnt has to take place.B offers distinctive communities with good transport links (railway, P&R),less environmental effect and potential for good service such as schools etc.all other options are piecemeal and will lead to later infill.dont repeat bradley stoke. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| R | McNaught | 12.11 Question 18 | |
| | Flax Bourton Parish Council 1015041/CSI&O/2 | | A combination of option A and option B. |
| J | Bridges | 12.11 Question 18 | |
| | n/a 1021409/CSI&O/1 | | I am very concerned that all the Options for urban expansion result in the loss of the Bristol Green Belt in one of its narrowest and most vulnerable locations.goes against purpose of green belt (avoiding urban sprawl).All options allow extension of urban area which is wrong.would prefer to see the additional land for new communities allocated beyond Long Ashton to the west, and ensure that the narrow strip of Green Belt to the east of Long Ashton is retained as Green Belt.option D is least bad. |
| J | White | 12.11 Question 18 | |
| | - 1013089/CSI&O/9 | | I prefer Option A. This would affect less communities and I like the 'green' corridor into the existing urban area. |
| K | Osborne | 12.11 Question 18 | |
| | - 1011105/CSI&O/1 | | Opposition to proposal D for building new homes in Failand. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| S | Walker | 12.11 Question 18 | |
| Strategic Land Partnerships 1010241/CSI&O/20 | | | Option C. On the edge of the existing urban settlement where the character of some areas is already being weakened by the existing urban fringe activities. A comprehensive approach to any development is essential to achieve the aims of PPS 1 Delivering Sustainable Development, this will include essential transportation links which are/will be available within this Option and a series of "new" local centres providing essential facilities. Options A, B and D are not serious options. |
| J B | Raglan | 12.11 Question 18 | |
| The Oaktree Park Residents Association 1010017/CSI&O/18 | | | We believe that transport should lead the way to future strategy due to existing roads and railways and future costs. Therefore Option C is our choice. |
| J | Hunter | 12.11 Question 18 | |
| - | | | |
| 1004897/CSI&O/19 | | | Option C. The benefits of use of transport nodes will provide many knock-on benefits to the community and the environment. Existing settlements would be less likely to have to compromise 'way of life' ie less change for them. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| J | Young | 12.11 Question 18 | |
| - | 1005313/CSI&O/3 | | I would prefer option D as it spreads development over more but smaller areas and links them to existing settlements, without the need to build more roads. |
| B | O'Brien | 12.11 Question 18 | |
| - | 998401/CSI&O/10 | | Prefer option C: Transport-led Strategy. |
| P | Needham | 12.11 Question 18 | |
| - | 998273/CSI&O/13 | | I don't like any of the 4 options as they all will bring more population growth, congestion and pressure on infrastructure e.g. water supply. Why should the south west be as addicted to growth as the south-east of England? |
| - | - | 12.11 Question 18 | |
| | Newcombe Estates Company Ltd. 1050849/CSI&O/15 | | All options currently provide an extreme version of each scenario which would not provide the best solution and therefore a hybrid option will inevitably be required. For example, as already highlighted the infrastructure requirements set by the emerging RSS must guide development in all the development options considered by North Somerset (A, B, C & D). |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | University of Bristol University of Bristol 1010561/CSI&O/14 | 12.11 Question 18 | We support the general principles that underpin option A. We consider that the extension of Long Ashton on its south west and eastern sides, together with the expansion of Bristol to the south east of the A38, would provide the most sustainable development solution whilst preserving the important wedge of Green Belt between the A370 and the A38. |
| A | West-Bartlett | 12.11 Question 18 | |
| - | 1054849/CSI&O/17 | | D. But on a much smaller scale. |
| D | Snape | 12.11 Question 18 | |
| - | 1026913/CSI&O/7 | | Option A - Green Infrastructure Led This is my preferred option because it focuses development in areas closest to the existing City of Bristol. |
| S M | Chapman | 12.11 Question 18 | |
| | Barrow Gurney Parish Council 1047777/CSI&O/18 | | For the reasons set out below we strongly oppose option B. Option D is weak on sustainability grounds but we believe the best solution to lie somewhere in options A and C. Therefore below we present our responses to options B and D first before moving onto the more viable options of A and C. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | SEGRO | 12.11 Question 18 | |
| | SEGRO 1056641/CSI&O/6 | | My client could give some limited support to that part of Option A that abuts the Bristol urban area and to Option C albeit with the proviso that the urban extension is taken up to the boundary of the urban area of Bristol and deletes the development around the Orange Route. It is our contention that the most appropriate way forward would be for a Joint Area Action Plan for the urban extension to be prepared in conjunction with Bristol City Council. |
| P | Allen | 12.11 Question 18 | |
| - | 1056417/CSI&O/3 | | I feel given the reasons above that the strongest contender is option D. also given that commuting is or will be a factor, then this also allows roads to be enhanced. However, one question remains unanswered and that is the strategy for transport. |
| J | Smith | 12.11 Question 18 | |
| | Dundry Parish Council 1055873/CSI&O/19 | | Of the options put forward, even though it involves development closest to our Parish, Option D is preferred. This allows development to be dispersed, would be more adaptable to a smaller scale of development, as we have argued for, could provide some benefits to existing communities such as a local shop, support existing local organisations and still preserve the identity of towns and villages and surrounding green space. Overall, we believe it minimises the impact of the proposed development. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| S | Hewitt | 12.11 Question 18 | |
| | Hatcliffe & Withywood Community Partnership 1056513/CSI&O/2 | | HWCP does not strongly support any particular option. However, there was some support for Option B as it seemed to make the most use of public transport provision - Long Ashton Park & Ride, potential for a new railway station and express bus service along the Long Ashton by pass (A370). |
| C | Angell | 12.11 Question 18 | |
| - | 1025377/CSI&O/17 | | Option D. This is the best option - it enables an existing settlement led strategy. Will help with supporting of existing shops, services etc within each of the suggested locations. Will keep more of the green around Long Ashton. |
| - | Redrow Homes | 12.11 Question 18 | |
| | Redrow Homes 1071969/CSI&O/17 | | Redrow Homes is concerned that the direction of growth of South West Bristol has been dumbed down to a simple choice between 4 over-simplified options. This is not the way to design a major urban extension. The design of an urban extension must be based on detailed study of material considerations, including landscape, infrastructure, topography, transportation, land uses, etc. It must also be based upon the purpose of the urban extension. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| - | Jones Family | 12.11 Question 18 | |
| - | 1058305/CSI&O/16 | | Option C would appear to be the most sustainable development option - focused around the proposed improved transport links. however, we are not convinced of the need to develop land adjoining the orange route. |
| I | Morrell | 12.11 Question 18 | |
| | Nailsea Town Council 706241/CSI&O/15 | | OPTION B - Allows more use to be made of existing railway modified by development of Rapid Transit System. |
| - | Ashton Vale Land Ltd and Longmoor Land Ltd | 12.11 Question 18 | |
| | Ashton Vale Land Ltd and Longmoor Land Ltd 1058625/CSI&O/15 | | Option C is generally supported and Options A and D to the extent that they focus some development close to the existing urban area of Bristol. Options B & D are therefore also inappropriate given the heritage and environmental concerns. |
| G | Bigg | 12.11 Question 18 | |
| | Campaign to Protect Rural England | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | | | |
| | Pittaway Ltd | 12.11 Question 18 | |
| | Pittaway Ltd 1058945/CSI&O/13 | | All the options will require a reduction in Green Belt and encourage sprawl. The landscape to the South West of Bristol provides a unique setting for the City of Bristol and the historic views of Clifton. It gives a 'sense of place' and should not be relinquished lightly. As the proposals include development inside the City of Bristol boundary there should be a close working partnership with Bristol City Council. |
| | | | |
| | Pittaway Ltd 1058945/CSI&O/13 | | Option C would appear to be the most sustainable development option - focused around the proposed improved transport links. However, we are not convinced of the need to develop land adjoining the orange route. Option D is the least logical - and would be likely to have the greatest impact on the Green Belt and the character of the area and existing settlements. This would not be sustainable development option. |
| | | | |
| I T | Thompson | 12.11 Question 18 | |
| | Thompson Commercial 1069025/CSI&O/2 | | In answer therefore to Q.18 first I prefer option A. I believe it to be the most sustainable. |
| | | | |
| A W H | Gibbs | 12.11 Question 18 | |
| - | | | |
| | 1068833/CSI&O/1 | | Support Options B,C and D, but in particular Option C which incorporates the M5-A38/A370 link road. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| M A | Webster | 12.11 Question 18 | |
| - | 1011009/CSI&O/8 | | A |
| M J O | Pocock | 12.11 Question 18 | |
| - | 1047841/CSI&O/11 | | I think when option C is described as a 'transport led strategy' it seems to be 'car led'. Given the congested state on roads into Bristol, this seems unwise. Instead I suggest creating a green corridor into Bristol that will make walking/cycling (and perhaps combining it with a busway?) into Bristol the obvious option. If this suggestion is followed, then option A seems to be the natural option. |
| P | Wallace | 12.11 Question 18 | |
| | Long Ashton Resident 995073/CSI&O/1 | | The existing settlement led strategy appears to present the most viable option in respect to the existing communities. |
| J | Duffy | 12.11 Question 18 | |
| | Congresbury Parish Council 1078849/CSI&O/18 | | Unfortunately all four options have their pro's and con's and as such the Parish Council felt unable to give a clear indication of a preferred option. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| - | - | 12.11 Question 18 | |
| | F R Nurse Will Trust 1078689/CSI&O/7 | | Option C |
| - | Mead Realisations Ltd | 12.11 Question 18 | |
| | Mead Realisations Ltd 1074881/CSI&O/15 | | Option C would appear to be the most sustainable development option - focused around the proposed improved transport links. However, we are not convinced of the need to develop land adjoining the 'orange' route. Option D is the least logical - and would be likely to have the greatest impact on the Green Belt and the character of the area and existing settlements. This would not be sustainable development option. |
| - | Ashton Park Limited | 12.11 Question 18 | |
| | Ashton Park Limited 1058273/CSI&O/2 | | Option D is contrary to RSS which requires 'one' south-west Bristol Extension, not a distribution to different settlements. Ashton Park is put forward as a proposal for inclusion within the Core Strategy as it is developed. This should be by identifying the area represented by Plan 1 from this submission as the location for the development to the south west of Bristol, whilst the required level of development is as set out in the Draft RSS. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| P M | Weaver | 12.11 Question 18 | |
| - | 1061185/CSI&O/1 | | I would like to express my concern for the future of North Somerset. 26000 homes and the related required infrastructure (roads, schools, etc.) would destroy our beautiful countryside and deny us the quality of life we presently enjoy. |
| L | Summerfield | 12.11 Question 18 | |
| | Portbury Parish Council 1075841/CSI&O/25 | | The location of the new development should be mindful of its impact on existing settlements. It is proposed that these settlements should be allowed to retain their individual character and identity and should be given Green Belt protection, however small. |
| E | Williams | 12.11 Question 18 | |
| | Bristol Primary Care Trust 1059905/CSI&O/18 | | I prefer option A as it maximises the natural environment. My second preference is option D as is uses existing settlements. |
| M | Johnson | 13.1 Weston - The Story So Far | |
| - | 1022657/CSI&O/3 | | The proposals for Weston-suoer-Mare will exaccerbate out-commuting. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Burrows | 13.1 Weston - The Story So Far | |
| - | 939361/CSI&O/13 | | Option 3 - Four Centres Growth. |
| R | Burrows | 13.1 Weston - The Story So Far | |
| - | 939361/CSI&O/14 | | No more development should be allowed until the transport infrastructure has been sorted out including the motorway junction. |
| D | Crook | 13.1 Weston - The Story So Far | |
| | Government Office for the South West 1017121/CSI&O/5 | | CS should articulate a relatively brief but clear strategic direction, for the Weston AAPs to develop. |
| G | Wilson | 13.1 Weston - The Story So Far | |
| | Wrington Parish Council 1019201/CSI&O/28 | | Other than for any earlier references to the strategic issues relating to Weston we are not proposing to comment in detail here on the spatial options for Weston. However, we want to re-emphasise that there should be a clear and absolute commitment for the supply of new housing not to outstrip employment. provision. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| S P | Parry | 13.2 Weston Regeneration Area AAP | |
| Avon Wildlife Trust 1045217/CSI&O/15 | | | We would like to take part in the consultation on the preferred option for this Plan during 2008. |
| B | Jenkins | 13.2 Weston Regeneration Area AAP | |
| - | | | |
| 995553/CSI&O/1 | | | The space taken by the railway lines could be used more usefully for other development. |
| A R | Webber | 13.2 Weston Regeneration Area AAP | |
| - | | | |
| 1013377/CSI&O/14 | | | This is the only part of the entire plan that makes any sense. |
| D | Withers | 13.2 Weston Regeneration Area AAP | |
| - | | | |
| 1001729/CSI&O/5 | | | With regards to the development proposed in the green belt and at Weston-super-Mare, I trust the Regional Spatial Strategy will take account of PPS1 page 3, para 7, where Plans should be drawn up with community involvement, to present a shared vision of strategy and how the area develops, to achieve more sustainable patterns of development and that it is not already a "fait accompli". |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| N | Phippen | 13.2 Weston Regeneration Area AAP | |
| - | 1051521/CSI&O/7 | | 17 hectare development site in Weston-super-Mare should be taken into consideration as a potential residential development site through all the relevant site specific development plan documents emerging through the Local Development Framework. |
| G | Bigg | 13.2 Weston Regeneration Area AAP | |
| | Campaign to Protect Rural England 1059617/CSI&O/35 | | The issue for Weston-super-Mare is sustainability. NO significant input of jobs should mean No new housing AT ALL other than 'affordable' housing to cater for low income/young first timers and the elderly. |
| K | Whitehead | 13.3 Weston Town Centre Area Action Plan | |
| - | 1016097/CSI&O/17 | | Just one plea along with many other residents and visitors please do not consider any development to the north of the Sovereign Centre that would destroy the valuable amenity of the Italian Gardens and Open space fronting the northern end of the High Street and South Parade. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| G | Bigg | 13.3 Weston Town Centre Area Action Plan | |
| Campaign to Protect Rural England 1059617/CSI&O/36 | | | Weston-super-Mare needs to be enhanced on all fronts including its Town Centre to fulfil its role in the future as a modern Strategic Centre in its own right - currently the 80% who out commute from the modern housing areas do their shopping and most of their cultural pursuits in Bristol or Cribbs Causeway. |
| A R | Webber | 14.1 Green Infrastructure | |
| - | | | |
| 1013377/CSI&O/15 | | | With the exception of the Weston development most proposals here make a mockery of the term "Green Infrastructure". |
| A J | Barrett | 14.1 Green Infrastructure | |
| - | | | |
| 1015137/CSI&O/12 | | | Green heart - go for it! |
| M A | Webber | 14.1 Green Infrastructure | |
| - | | | |
| 1015617/CSI&O/9 | | | The wildlife heritage of Ashton Vale and the open areas south of Long Ashton should be preserved. I am very much concerned about wildlife and green infrastructure of North Somerset and anticipate great damage to these aspects through mass building as proposed. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| J | Richards | 14.1 Green Infrastructure | |
| | Mendip Hills AONB Partnership 698049/CSI&O/4 | | The Core Strategy should promote appropriate and good quality green infrastructure in connection with Weston-super-Mare urban extension to alleviate existing landscape issues at the urban fringe. |
| J | Ashman | 14.2 Westons Green Heart | |
| | Highways Agency 933985/CSI&O/11 | | The Agency supports the provision of Weston's Green Heart, provided that it does not encourage use of the private car to access it and appropriate provision is made for sustainable public transport such as public buses along with suitable walkways and cycle networks. The Agency reserves the opportunity to comment on site specific proposals until they come forward for consideration and are supported by the necessary supporting information. |
| A J | Barrett | 14.2 Westons Green Heart | |
| - | 1015137/CSI&O/13 | | I hope that North Somerset is not just platitudes and a cynical marketing strategy to incorporate the ideals of a Green Infrastructure into what is a startling change in land use. If the principles of good design, sustainability and respect for the environment take priority, then the green infrastructure will be indeed be a valuable asset to the new residents living in the two urban extensions. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| R | Burrows | 14.2 Westons Green Heart | |
| - | 939361/CSI&O/12 | | Weston could do with more green spaces |
| A | Wood | 14.2 Westons Green Heart | |
| | South West Regional Development Agency 1018977/CSI&O/11 | | The Agency welcomes the recognition of a providing a substantial area of green infrastructure as part of the Weston Regeneration Area. This is consistent with the Area Development Framework. The Agency supports the location and principle of the Green Heart. It is essential that the necessary mechanisms are now put in place to ensure that it is delivered. |
| J | Stone | 14.3 Question 19 | |
| | Backwell Parish Council 1013153/CSI&O/19 | | The Green Heart should be a series of open spaces interspersed with mixed development. The open spaces could be a selection of wildlife, parkland, and an open type arena for small events. |
| J | Hewett | 14.3 Question 19 | |
| - | 1007073/CSI&O/12 | | All development needs a Green Heart. Preferably to provide route for walking continuously. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| D N J | Thrush | 14.3 Question 19 | |
| - | | | |
| 1006977/CSI&O/19 | | | The Green Heart should be an irregular shape and be extended to leave a green space around Hutton and Locking. None of our existing villages should be devoured by suburbia. |
| - | - | 14.3 Question 19 | |
| Woodhill Area Committee | | | |
| 997953/CSI&O/22 | | | This should be a series of green spaces largely laid out as parkland. |
| - | Persimmons | 14.3 Question 19 | |
| | Special Projects | | |
| Persimmons Special Projects Western | | | |
| 1020801/CSI&O/33 | | | Extensive consideration of the Green Heart at Weston-super-Mare has been given over many years. The concept plan for Weston Airfield incorporates a north - south space. However, the overall scheme also includes other open spaces within development. It will include both formal and informal uses. The details of the Green Heart are a matter for negotiation and the AAP not the Core Strategy. |
| S P | Parry | 14.3 Question 19 | |
| Avon Wildlife Trust | | | |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Organisation | | | |
| Contribution reference | | | |
| 1045217/CSI&O/16 | | | We would like to comment in detail on this proposal and would welcome further involvement in its development. Green Heart should be designated and managed primarily for wildlife; as large as possible to accomodate existing local wildlife underpinned by survey information; linked to other green infrastructure; and orientated based on the most beneficial links and topography for wildlife. |
| Xanne | Blythe | 14.3 Question 19 | |
| Yatton Parish Council | | | |
| 1026657/CSI&O/19 | | | Excellent idea a Green Heart- a series of open spaces interspersed with development, large open parks, which could be used as an events space. We have a duty to implement defra's biodiversity guidance. |
| D | Scott | 14.3 Question 19 | |
| NG Bailey | | | |
| 1026369/CSI&O/18 | | | I think the green heart area should be left as a wildlife area. |
| G | Wilson | 14.3 Question 19 | |
| Wrington Parish Council | | | |
| 1019201/CSI&O/29 | | | We very much support RSS Policy GI1 and its aim to create, maintain and support Green Infrastructure.Green heart should not be so linear and implementation should be ensured to happen in conjunction or before completion of new built up areas. |

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| B | Brice | 14.3 Question 19 | |
| - | | | |
| 1026977/CSI&O/18 | | | Location at Weston Airfield is not ideal and of no benefit to the majority of NS residents. |
| A | Ridge | 14.3 Question 19 | |
| - | | | |
| 1048513/CSI&O/21 | | | Given the shape of the Green Heart on the map, this should not be playing fields and sports facilities (these should be elsewhere), but rather a park of, ultimately, mature trees and maintained grass (and some public gardens?), with occasional small developments of childrens' playgrounds, tea rooms,toilets, etc. |
| K | Whitehead | 14.3 Question 19 | |
| - | | | |
| 1016097/CSI&O/16 | | | I would suggest a combination of the design of the Green Heart activities as listed in order to provide opportunities for all interests to find enjoyment of such amenity. |
| J | Early | 14.3 Question 19 | |
| - | | | |

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| 1004545/CSI&O/3 | | | <p>The green heart should be laid out as a mixture of open and parkland, wild space, incorporating sports facilities and event venues. It should cover as much ground as possible to reserve the space even it lies fallow to start with.</p> <p>I would like to see it run from east to west along the natural waterways that exist and to some extent also from north to south. It should contain cycle, skate, and running/footpaths so as to help people get around more healthily without using fuel.</p> |
| R | Bull | 14.3 Question 19 | |
| Environment Agency 1020673/CSI&O/15 | | | <p>With respect to the whole concept of green hearts they need to be continuous not interspersed with development as this flies in the face of PPS9. In addition they need to be larger to allow space for the multifunctional use that they should have. In part this is because multifunctional use provides a range of purposes which taken together more than justify the concept. A smaller heart might not achieve this and benefits would start to drop off.</p> |
| K | Crowther | 14.3 Question 19 | |
| - 1021057/CSI&O/17 | | | <p>Should be a series of interspersed and interconnected open spaces which also have links to surrounding open countryside to allow movement of wildlife. It should incorporate the full spectrum of proposed characteristics - parkland, wildlife, sporting etc.</p> |

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| Contribution reference | | | |
| - | SWRDA/EP | 14.3 Question 19 | |
| | SWRDA/EP 1020289/CSI&O/17 | | The key issues to address relate the landownership, delivery mechanisms and associated timing and require further detailed appraisal work to fully appreciate the ability to take the proposal forward. |
| P J | Linsey | 14.3 Question 19 | |
| - | 996673/CSI&O/19 | | Strongly in favour of concept of Green Heart and a combination of uses for families rather than formal sport. |
| P | Needham | 14.3 Question 19 | |
| - | 998273/CSI&O/14 | | Love it - make it as big as possible and leave as natural as possible - why not more sites plus also additional areas like Weston Woods and Sand Bay? |
| J | Hunter | 14.3 Question 19 | |
| - | 1004897/CSI&O/20 | | A reasonably good example of an existing 'green heart' would be Backwell Pool which serves Nailsea and Backwell communities. Water holds a fascination for most people (and presents a danger) but a well designed and really well managed pool/lake could provide a most attractive feature for any community. |

| Initials | Name | Paragraph Heading | Comment Summary |
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| Contribution reference | | | |
| S | Walker | 14.3 Question 19 | |
| | Strategic Land Partnerships 1010241/CSI&O/21 | | No comment. |
| T | Scott | 14.3 Question 19 | |
| - | 1021345/CSI&O/19 | | I think the green heart area should be left as a wildlife area. |
| L | Allday | 14.3 Question 19 | |
| | Kingston Seymour Parish Council 1017889/CSI&O/19 | | It should consist of a series of linked but varied open spaces, capable of providing wildlife habitat, formal and informal recreational facilities and a network of walkways / cycleways (both for recreation and safe routes to school). It should consist of a series of linked but varied open spaces, capable of providing wildlife habitat, formal and informal recreational facilities and a network of walkways / cycleways (both for recreation and safe routes to school). |
| - | - | 14.3 Question 19 | |
| | Cavanna Homes (South West) | | |

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| I | Morrell | 14.3 Question 19 | |
| | Nailsea Town Council 706241/CSI&O/16 | | Prefer series of Open Spaces with a combination of appropriate uses. |
| G | Bigg | 14.3 Question 19 | |
| | Campaign to Protect Rural England 1059617/CSI&O/37 | | There needs to be one large central area-which should be multi-purpose ie parkland/wildlife habitats/events/sports in different sections. The Green Heart should be a feature for the permanent benefit of the whole town. The need for green space and its wider benefit for the environment and enjoyment need to be considered. There should also be a series of interspersed spaces with development. |
| E L | Lockett | 14.3 Question 19 | |
| | Sport England 1010081/CSI&O/4 | | We feel that the location, design and function of Weston's Green Heart should be influenced by the results of what is produced from the emerging Sports Pitch, Built Facilities, and Green Space strategies. |
| M A | Webster | 14.3 Question 19 | |
| - | 1011009/CSI&O/9 | | Combination of some of the proposed options (to be decided by local residents). |

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| J B | Raglan | 14.3 Question 19 | |
| | The Oaktree Park Residents Association 1010017/CSI&O/19 | | We would like to see the green heart across the southern area of Weston Airfield, dedicated as a wild life site to protect the existing birds (kestrels, skylarks, herons, owls, red kites and buzzards, kingfishers etc) and many mammals that live and hunt there. Such a provision would also ensure that built development does not encroach on the villages of Hutton and Locking. |
| J | Duffy | 14.3 Question 19 | |
| | Congresbury Parish Council 1078849/CSI&O/19 | | The Parish Council had no views on the location, design and function of the Green Heart. |
| L | Summerfield | 14.3 Question 19 | |
| | Portbury Parish Council 1075841/CSI&O/26 | | As previously mentioned PPC prefer the green corridor approach accommodating a combination of usage catering for a range of people's needs and enjoyment. |
| L | Masters | 14.3 Question 19 | |
| - | | | |

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| 1080513/CSI&O/4 | | | <ul style="list-style-type: none"> a) A Cycleway should run the length of it, if possible connecting with Hutton and Locking. b) There should be at least one lake, for angling and wildlife, the spoil to be used for landscaping. c) A mixture of trees should be planted. d) There should be some extension to the sports area to Hutton Moor e) There should be a high quality children's play area (unless provision is made in other developments). f) There should be plenty of space for adults to walk dogs and older children to play. |
| E | Williams | 14.3 Question 19 | <p>I like the idea of a green heart, it will help people and communities in the new developments to breath and it will provide a habitat for wildlife. I like the idea of one large area of green open space and I think it should be a mixture of parkland, wildlife areas, with space for events and sporting activities.</p> |