

North Somerset Council Local development scheme

Core Strategy



Pre-production brief
March 2007

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Introduction

In September 2004 the Planning and Compulsory Purchase Act introduced a new Development Plan system in England. This changed the way the planning system operates at the regional, sub-regional and local level.

A Draft Regional Spatial Strategy (RSS) for South West England has been published for consultation and an Examination in Public is programmed to commence in Spring 2007. This provides the strategic planning context for local level planning and is the main way in which the region's Integrated Regional Strategy (IRS) is implemented.

North Somerset Council has to prepare and maintain a set of statutory and non-statutory Local Development Documents (LDDs), known collectively as a Local Development Framework (LDF). The Council produced a Local Development Scheme (LDS) in November 2005 which outlined when it thought some of these documents would be produced. In the light of changes in advice from Government and experience from other Local Authorities a revised LDS is currently being produced.

A Statement of Community Involvement (SCI) has been produced and will be adopted by the end of 2006. This sets out how the community will be involved in the process of preparing the new set of Plans.

The first Annual Monitoring Report covering the period 1 April 2004 to 31 March 2005 has also been produced and work on the second AMR is nearing completion. This helps to establish robust and credible evidence on which to base the LDF planning policies.

The process of preparing an Area Action Plan for Weston-super-Mare is also already underway.

Purpose of the Pre-production Project Brief

This report sets out the process, timing, consultation strategy and likely key challenges the Core Strategy will need to address. A Sustainability Appraisal Scoping Report is also being developed.

The purpose of the document is to ensure key stakeholders are:

- aware that the process of preparing the Core Strategy has now commenced
- Provide the opportunity to comment on the process, timetable, consultation strategy and general content of the first main document, the Issues and Options Document prior to publication.

Questions are raised throughout the document which we would welcome your comments on.

What is a Core Strategy?

PPS 12 and the Companion Guide to PPS 12 set out what should be included in a Core Strategy.

For North Somerset the core strategy will:

- Set out the spatial vision, spatial objectives, policies and a monitoring and implementation framework for the whole North Somerset area;
- Be guided by sustainability development principles, including good design;
- Guide the broad patterns of development and constraint over the whole North Somerset area, setting out the broad locations for the delivery of housing and other strategic development needs such as employment, retail, leisure, community, essential public services and transport development.
- Reflect local surroundings and circumstances;
- Set the context for other Development Plan Documents (DPD's) which must be in conformity with it;
- Be consistent with national planning policy;
- Be in general conformity with emerging Regional Spatial Strategy (RSS) for South West England;
- Have regard to the emerging Sustainable Community Strategy and give spatial expression to both the Community Strategy and the corporate priorities;

- Take account of the Joint Local Transport Plan and other relevant local strategies and initiatives;
- Take account of the need to contribute appropriately to mineral requirements and sustainable waste management – a joint Waste Management DPD for the four former Avon Authorities is being prepared concurrently.
- Establish the broad strategy in diagrammatic format (known as the Key Diagram)
- Establish policies and proposals with a time horizon of April 2006 to April 2026
- Establish the basis for the Weston AAP which has commenced in advance of the Core Strategy.

What it is not

- Site specific – land allocations will be set out in either a land allocations DPD and/or Area Action Plans for Weston-super-Mare and SW Bristol.
- Detailed.
- Able to dictate what happens other than through the use of planning powers. Although, as a spatial plan expressing a vision for North Somerset, it has regard to policies and programmes of other agencies it will also in turn help to inform their own decision-making.

Development control policies

It is unclear at this stage whether generic DC policies be included within the Core Strategy. Views on this are welcomed. The table 1 below sets out some of the reasoning for and against including them

Table 1

For including DC Policies	Against
Favoured since they encourage LA's to approach these policies from the perspective of how they help deliver the spatial vision and objectives for the area rather than anticipating every DC eventuality.	DC policies in North Somerset have just been through the a PLI and provide an up to date and very recently independently scrutinised set of policies
DC policies will expire with the saved plan	They have not yet been monitored and evaluated in terms of effectiveness. Why change something unless there is good cause?
Could save time. DPD production is complicated, resource intensive and bureaucratic. Combining DC policies with the Core Strategy could be a efficient way to proceed.	Risk of confusing the overall strategic issues with detailed policy formulation.
	DC policies are specialised and require careful consideration. They are worthy of their own DPD
	A new DPD on DC policies is not a priority. Resources could be better employed on other DPD 's.
	Will need to save DC policies in any event as Core Strategy may not be adopted before saved NSRLP expires

Question 1: **Should Development Control policies be included in the Core Strategy?**

Sustainability Appraisal

Sustainability Appraisal is regarded as an integral part of preparing planning documents under the requirements of the Planning and Compulsory Purchase Act 2004. It aims to promote sustainable development by integrating sustainability concerns into the preparation of planning documents. It is a systematic and iterative process and incorporates the requirements of the Strategic Environmental Assessment Directive.¹

The UK Government's sustainability strategy: '*Securing the Future*' identifies five key principles of sustainable development:

- Living Within Environmental Limits
- Ensuring a Strong, Healthy and Just Society
- Achieving a Sustainable Economy
- Promoting Good Governance
- Using Sound Science Responsibly

Sustainability Appraisal will ensure that the potential social, environmental and economic impacts are identified, and that measures are taken to mitigate any potential detrimental impacts.

A separate scoping report on the Sustainability Appraisal is to be published for consultation later this year.

Both the Core Strategy and the SA Report draw on common resources. This involves;

- A review of the policy context - The Strategies and Initiatives document.
- Review of the existing evidence base – summarised in a series of Topic Papers.

Documents detailing these will be produced common to both the Core Strategy and Sustainability Appraisal. These will be made available from the website as they are produced.

¹ European Union Directive 2001/42/EC

Programme/Timetable

The table below shows an extract from the Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM Nov. 2005). It clearly demonstrates how the SA process is to be developed in tandem with the DPD process.

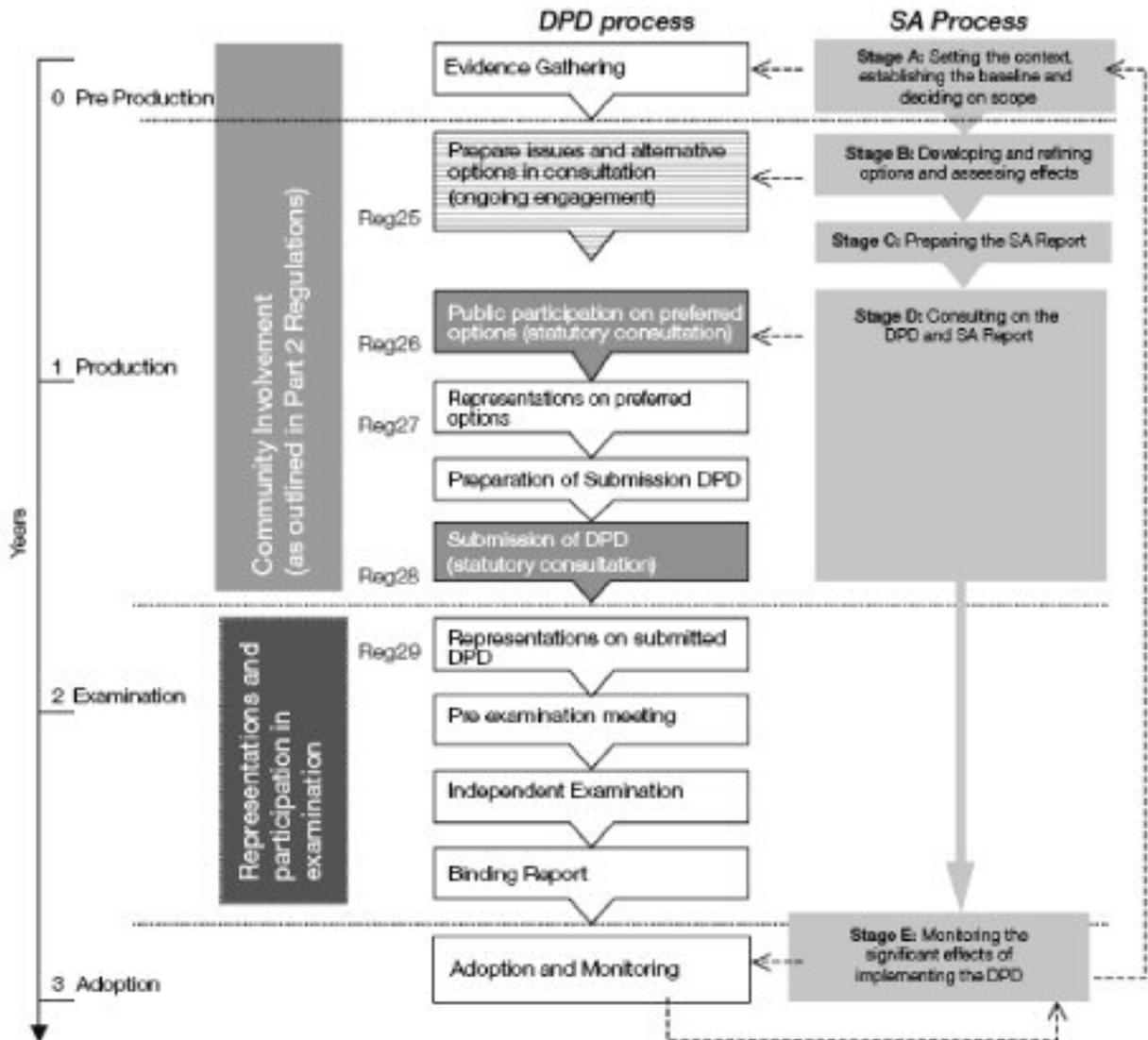
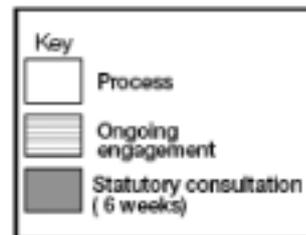


Figure 4 – The DPD preparation process



Programme for North Somerset Core Strategy DPD and SA

Table 2 (below) sets out the programme for developing the North Somerset Core Strategy and Sustainability Appraisal.

Table 2

Stage	Time	Core strategy DPD	Sustainability Appraisal
Pre-production	March 07 April 07	<ul style="list-style-type: none"> Identify other relevant policies/ Strategies. Survey and evidence gathering <p>Pre- Production Project Brief for Consultation</p> <p>Review Project brief in light of consultation. Review Evidence base in light of consultation and initiate necessary research to fill gaps identified.</p> <p>Evidence summarised in The Strategies and Initiative Document and a series of Topic Papers</p>	<ul style="list-style-type: none"> Identify other relevant policies, plans and programmes, and sustainable development objectives. Collect baseline information. Identify sustainability issues and problems. Develop the SA framework. <p>SA Scoping Report Consult on the scope of the SA (5 week consultation)</p>
Developing and refining options	May – Sept 07 Oct 2007	<ul style="list-style-type: none"> Develop alternative issues and options <p>Issues and Options Discussion Paper</p> <ul style="list-style-type: none"> Consult on issues and options (Reg 25) using a range of techniques and targeting harder to reach groups. Utilise newly developed web-based facility for handling consultation 	<ul style="list-style-type: none"> Test the objectives against the SA framework. Develop the DPD options. Predict the effects of the draft DPD. Evaluate the effects of the draft DPD. Consider ways of mitigating adverse effects and maximising beneficial effects. Propose measures to monitor the significant effects of implementing the DPD.

Preferred options	Oct 07 – June 08 June/July08	<ul style="list-style-type: none"> • Review consultation • Take into account EIP panel report on RSS (anticipated Oct 07) • Develop preferred options <p>Preferred Options</p> <ul style="list-style-type: none"> • Consult on preferred options • Receive/Comment on Representations on preferred options 	<ul style="list-style-type: none"> • Develop Draft SA report assessing significant social, economic, and environmental effects of the preferred options • Assess significant changes • Make decisions and provide information <p>Draft Sustainability Appraisal</p> <ul style="list-style-type: none"> • Consult on Sustainability Appraisal Report
Submission	Aug 2008 – Jan 2009 Feb 2009	<p>Preparation of Submission DPD</p> <p>Submission DPD</p> <ul style="list-style-type: none"> • Submit to Secretary of State • statutory 6 weeks consultation 	<ul style="list-style-type: none"> • Prepare Amendments to SA <p>Submission of Sustainability Appraisal</p>
Examination	April 2009 May 2009 July 2009 Sept 2009	<ul style="list-style-type: none"> • Representations on submitted DPD to be logged/ summarised • Advertise suggested changes/omission sites • Pre-examination meeting • Independent Examination • Binding Report 	
Adoption	April 2010 May 2010	<ul style="list-style-type: none"> • Adoption • Publication of the Adopted Core Strategy 	
Monitoring and Review	2010 –	<ul style="list-style-type: none"> • Monitor through the Annual Monitoring Reports 	

Question 2: **Is this a realistic timetable?**

Consultation

The consultation to be carried out will be in line with the council's recently approved Statement of Community Involvement (SCI).

The aim of consultation is to:

- Produce better informed policies and decisions
- Reduce conflict, and
- Improve understanding of both the scope and limitations of our planning process

In order to ensure we involve interested parties at an early a stage as possible notification of the pre-production brief will be sent to all the groups, statutory bodies and key stakeholders set out in Table 3 below as well as over two hundred persons listed on the database who have specifically registered an interest in the Core Strategy. The focus at this stage in the process is to ensure that the correct procedures have been identified and that key players are identified. Whilst the views of the general public, local interest groups, and community groups are welcomed these groups will be specifically targeted at Issues and Options stage when the emphasis is to understand the issues and alternative ways they could be dealt with.

The publication of the pre-production brief is the very first stage in our preparation of the Core Strategy. A page on the North Somerset website www.n-somerset.gov.uk will be developed to download this brief and will be updated regularly to include information on how the plan is progressing. This will enable people to keep themselves informed and as the Plan progresses it is hoped that more interactive use can be made of technology so that people can understand how comments/suggestions have been used to refine and develop the Plan.

Table 3

Councillors
Town and Parish Councils
Adjacent local Councils
Central and Regional Government and Development Agencies
Relevant Specific consultation bodies (Statutory Consultees)
The North Somerset Partnership

The main consultation events and publicity will take place in Autumn 2007 when the evidence in the topic papers has been prepared and the first main document the Issues and Options Report will be produced. Consultation will be via a range of methods to suit the different target groups identified in the SCI Appendix D. The strategy will be devised in association with the Corporate Consultation Officer and targeted to reflect the scope of the Core Strategy. Letters will be sent to all persons on our data base informing them of the Issues and Options Document and how to get involved. Workshops and focus groups will be arranged with District and Parish Councillors. One-to-one or group meetings will take place with Key Stakeholders/ Infrastructure providers and other local events and publicity organised to ensure a range of views are taken into account.

The production of the Core Strategy is also likely to coincide with work on the Sustainable Community Strategy. Joint working with the North Somerset Partnership is therefore likely to become integral to the process and the possibility of joint events/publicity exercises will also be explored.

Question 3: **Are there any other specific interest groups or organisations you would like to be included on our data-base? If so, please supply full name, address and email details.**

Resources

The day to day management of the Core Strategy process will be undertaken by the Planning Policy Team. There will be no specific additional resources required to facilitate this in the short term. Later in the process Inquiry costs and legal fees will need to be assessed.

The new planning system does however require considerable increased consultation with stakeholders, the general public and hard to reach groups which may have resource consequences. The emphasis of the new system is to 'frontload' much of the discussion and consultation in order to seek consensus on issues. This will have resource implications in terms of staff time, printing, advertising and facilitating meetings and focus group discussions. This will hopefully ensure issues are clearly understood by the time independent examination takes place. Also in order to manage and facilitate the large database of anticipated respondents new computer software has been purchased and staff training will be required to ensure best use is made of this.

The importance of ensuring a robust and credible evidence base is stressed throughout the planning guidance. North Somerset currently undertakes extensive research and monitoring work however a review of evidence needs is likely to reveal gaps in the evidence which may require additional survey and analysis research to be commissioned which may have resource implications.

Pre-production Stage

The first stage in the Core Strategy is to establish the context and baseline. (The Planning and Compulsory Purchase Act 2004 requires that a robust baseline is identified prior to deciding the likely content and range of a statutory planning document.)

This will consist of various documents common to the Core Strategy and SA.

- The Strategies and Initiatives Document. This will involve a review of other plan's, objectives and guidelines which impact on the core strategy – identifying spatial components and developing a comprehensive understanding of the other relevant strategies which impact on the management and use of land in North Somerset.

- Topic Papers. These will summarise the existing evidence base, establish the main issues facing North Somerset and identified any gaps in information which need to be filled. They will cover the following themes:
 - Demography, health, social inclusion and deprivation
 - Settlement function and hierarchy
 - Housing
 - Economy
 - Retail
 - Leisure, tourism & culture
 - Resources (Minerals, waste, recycling, energy consumption)
 - Natural Environment including climate change, biodiversity, green infrastructure, countryside, natural environment and flooding
 - Transport and communications
 - Sustainable Construction/Design Quality including Heritage
 - Summing up/spatial portrait

The purpose of the topic papers is to establish the existing evidence base, determine and analyse the main issues and assess what other information is needed and whether any additional research needs to be undertaken. Considerable evidence is already readily available, up-to-date baseline information is available in the AMR's and other recently commissioned studies. The topic papers will therefore serve to both reference where the information can be found and provide an analysis of the main issues facing North Somerset.

All documents will be made available on the web-site. However they may be subject to up-dating as new information becomes available throughout the course of the plan preparation.

Table 4 (below) sets out the topic paper headings and main sources of information that will be used to prepare them. Known gaps in the evidence base are also acknowledged.

Table 4 Evidence base

Topic Paper-Key Facts and Issues	Main Information Sources	Gaps in Evidence Base
Demography, health, social inclusion, and deprivation	<p>Annual Monitoring Report (AMR) North Somerset 2005</p> <p>North Somerset Profile, GOSW 2001 Census</p> <p>ONS Mid-year Estimates 2004, 2005</p> <p>ONS 2003 Sub-national Population Projections</p> <p>Annual Population Survey Jan-Dec 2004</p> <p>WAAP Socio Economic Review (Ove Arup & Partners 2006)</p> <p>Indices of Multiple Deprivation 2004</p> <p>Health profiles by Ward, PCL</p> <p>State of North Somerset Report, Local Futures</p> <p>A Geographical Analysis of the SW, Local Futures</p>	AMR 2006- underway
Settlement function and hierarchy. Investigations into the role and functions of settlements (SSCI's, other Towns and Villages) including relationship between settlements. To include the role of the green belt in the settlement structure	<p>North Somerset AMR 2005</p> <p>SWRA Functional Analysis of Settlements Roger (Tym & Partners April 2005)</p> <p>North Somerset Monitoring Information on past development trends- small and large sites.</p> <p>Evidence to NSRLP Inquiry</p> <p>Travel to Work Areas, South West Observatory</p> <p>Location of PDL</p> <p>Strategic Green Belt Review SWRA</p>	<p>Structure and function of many of the settlements in North Somerset /Population distribution</p> <p>Parish Services/facilities</p> <p>Green Belt review to establish alternative options for outer boundary.</p> <p>(Establishing the inner boundary for any settlements that would consequently need to be inset from the Green Belt would be part of any land allocations DPD.</p> <p>Detailed definition of the inner boundary at SW Bristol would be established in the AAP.)</p>

Housing	<p>North Somerset AMR 2005</p> <p>North Somerset Residential Land Survey Reports</p> <p>North Somerset Urban Capacity Study 2002</p> <p>House Prices – Land Registry</p> <p>Housing Needs Study (Glen Bramley 2005)</p> <p>SW Housing Booklet?</p> <p>Analysis of sub regional housing markets in the South West SWRA</p> <p>West of England Sub-regional Housing Study June 04</p>	<p>North Somerset Housing Land Availability Assessment – underway</p> <p>Affordable Housing SPD</p> <p>Housing Assessment for Gypsies and Travellers- underway-</p> <p>Joint assessment for the West of England Area.</p>
Economy	<p>North Somerset AMR 2005</p> <p>WAAP Property Market Overview Report (Ove Arup and Partners 2006)</p> <p>West of England Profiles NOMIS</p> <p>Employment Profiles GOSW</p> <p>Land and Premises Register North Somerset</p> <p>Economic Impact of Airport Roger Tym & Partners</p> <p>York Aviation Study</p> <p>Bristol Port Economic Assessment Roger Tym & Partners SWRDA 2004</p> <p>List of Major Employers, North Somerset</p>	<p>Draft Sub Regional Economic Strategy</p>
Retail	<p>North Somerset AMR 2005</p> <p>North Somerset Retail and Leisure Study (Donaldsons April 2006)</p> <p>North Somerset Retail Survey work</p>	
Leisure, tourism & culture	<p>North Somerset AMR 2005</p> <p>WAAP Community Facilities Report (Ove Arup & Partners June 2006)</p> <p>North Somerset Retail and Leisure Study (Donaldsons April 2006)</p>	<p>North Somerset Open Space Survey- underway</p>
Minerals, waste, recycling, energy consumption	<p>North Somerset AMR 2005</p> <p>Joint Waste DPD</p> <p>Previous Local Plans</p>	

Environment including Natural Environment, climate change and flooding	North Somerset AMR 2005 WAAP Design Appraisal Report (Ove Arup & Partners May 2006) WAAP Environment and Utilities Report (Ove Arup & Partners June 2006) 'Action of Nature' North Somerset Biodiversity Action Plan 2005	
Transport and communications	North Somerset AMR 2005 WAAP Transportation Review (Ove Arup & Partners 2006) Joint Local Transport Plan JLTP Delivery Reports JLTP Progress Reports JLTP Major Scheme Business Cases Greater Bristol Strategy Transport Study 2001 Census	
Sustainable Construction/Design Quality including Heritage	North Somerset AMR 2005	
Summing up/spatial portrait	All Topic Papers	

Question 4: a: **Are the topic papers correctly identified?**
b: **Are there other sources of information we should be aware of?**
c: **Are there other gaps in the evidence we should be aware of?**

Key Challenges for the Core Strategy

From an initial review of strategies and evidence it is already clear that there are a number of key challenges facing North Somerset over the next 20 years that will need to be addressed in the Core Strategy.

The Draft RSS provides many of the 'given' policies and quantum of housing that North Somerset will need to conform with. However it is for North Somerset to develop its policy framework which conforms with this and national guidance but which also has regard to its own unique characteristics and priorities and which can build on the sound policy development in the current Replacement Local Plan.

Appendix A and B set out the main themes of the RSS, Community Strategy and Replacement Local Plan Policies which have been used to identify these key challenges.

The table below sets out the Key Challenges already identified for inclusion in the Core Strategy.

Key Challenges

General development principles

Accommodate a population growing in number and affluence whilst reducing green house gasses and resource use.

Adjust to the risks and opportunities associated with the consequences of unavoidable climate change.

Achieve the highest possible standards of sustainable design and construction and aesthetic quality whilst ensuring that economic and social needs are met.

Have regard to new sources of energy production and approaches to waste management when technically feasible and environmentally acceptable.

Ensure better balanced communities in terms of homes/jobs, facilities, mix of housing, social cohesion and prosperity.

Ensure the Plan enables people to have healthier and safer lifestyles.

Growth and Function of settlements

- Establish a clear and sustainable locational strategy for development throughout the District which accommodates the anticipated level of growth set out in the Regional Spatial Strategy (RSS).
- Establish the role and function of Weston-super-Mare both regionally and within the District which promotes regeneration and renewal as essential components of its expansion.
- Identify and phase the extent and broad locations for the identified urban expansions at Weston-super-Mare and SW Bristol to meet housing land supply targets and employment needs.
- Identify the critical key infrastructure, service and social provision requirements and means of delivery to enable development to proceed.
- Improve the sustainability of the remainder of the District without compromising the regeneration of Weston-super-Mare.
- Meet the specific needs in the rural areas without increasing urbanisation.

Green Belt and Green Infrastructure

- Define an enduring long-term outer Green Belt extension to the SW of Nailsea and south of Clevedon and establish the broad location for the inner boundary at SW Bristol.
- Ensure that the policy approach to 'inset' and 'washed-over' green belt settlements is compatible with sustainability considerations.
- Ensure that the plan identifies, safeguards and established the long-term management of the Strategic Green Infrastructure provision.

Question 5: a: **Do these challenges correctly identify the main issues?**
b: **Are there other key issues which need to be included in the Core Strategy?**

Distinctiveness

- Ensure that the distinctive cultural, heritage and landscape features, and biodiversity of North Somerset are reflected, enhanced or instigated in all development.
- Foster a clear sense of place in new communities.
- Identify whether our environmental assets are adequately protected and enhanced.

Transport

- Reduce CO2 emissions, manage congestion, and reduce the need to travel, especially by car, yet ensure access for all the population to services and activities.

Economy

- Identify the type and level of employment and retail land provision and its broad location.
- Accommodate environmentally acceptable business growth at Royal Portbury Dock and Bristol International Airport.
- Establish clear progress on employment led regeneration at Weston-super-Mare prior to further housing development.
- Ensure that the changing leisure needs of visitors and residents can be developed alongside traditional pursuits and seaside activities.

Housing/Service provision and need

- Ensure that the housing needs of all sectors of the community are met.
- Ensure that new development delivers the required affordable housing to meet the projected need.
- Ensure that service, educational and social provision is appropriate to respond to the growing and changing population and is easily accessible.

Commenting on the Pre-Production Brief

Your comments and views on this document are requested. These should be received by 5 April 2007 and sent to:

**Planning Policy and Research
Development and the Environment
North Somerset Council
Somerset House
Oxford Street
Weston-super-Mare
Somerset BS23 1TG**

Or emailed to:

localplan@n-somerset.gov.uk

Alternatively we are currently developing a new internet based consultation system for the Core Strategy. If you would like to submit comments online please visit **www.n-somerset.gov.uk** and follow the links via Planning Policy to the Core Strategy.

Appendix A

Main themes covered in the RSS, Community Strategy and NSRLP which need to be developed in the Core Strategy

RSS Heading (Policies)	Community Strategy Themes Themes	Components of a Sustainable Community	NSRLP Policies identified in LDS for inclusion in Core Strategy
Sustainability Principles (SD1-4)			
Scale and Location of Development including West of England Spatial Strategy (Dev A-J, SR1,2,4-6, HD1&2,)		Environmentally sensitive Well connected	GDP 1 Preferred locations for development
Transport (TR1-TR13)	Transport	Well connected	T/6, T/7, T/12, T/13 Transport
Harnessing Pop growth & Managing Change (H1, H2, GT1 CS1, HE1-3 SK1,LCF1, GI1)	Communities and People Housing Health and Wellbeing	Well served Active, inclusive, safe Fair for everyone Well run	H/1, H/2, H/4, H/5, H/7,H/8, H/12 Housing
Enhancing Distinctive Environments & Cultural Life (C1, ENV1-5 CO1&2, F1, RE1-12, W1-4)	Culture Leisure and Recreation Environment (Cultural Heritage and Green Belt)	Environmentally sensitive Active inclusive and safe Well designed and built Well served	CF/2, CF/3 Cultural and Community Facilities ECH/1, ECH/8, ECH/9, ECH/10, ECH/16 Environmental Policies RD/4 Green Belt
Enhancing Economic Prosperity and Quality of Employment (E1-E5, TC1,TO1-TO3,CA1)	Economy and Employment Learning and Skills	Thriving	RT/1, RT/6, RT/8 Retail E/4, E/6, E/7, E8, E/9 Economy Addressing
Deprivation and Disadvantage		Fair for everyone Inclusive, well served	
Ensuring people are treated fairly and can participate in Society (SI1 &SI2)	Community Safety	Fair for everyone Active, inclusive, safe Well served	

Appendix B

Existing Policy Framework Established in the North Somerset Replacement Local Plan

Policies from NSRLP listed in the Local Development Scheme to be included in Core Strategy

GDP1	Preferred locations for development
ECH1	Amenity Areas and Gateways to settlements
ECH/8	Landscape Character Areas
ECH/9	Mendip Hills AONB
ECH/10	Forest of Avon
ECH/16	Coastal Zone
RD/4	Green Belt Boundary
E/4	New business developments within towns and defined settlements
E/6	Business development in the countryside
E/7	Change of use of hotel and tourist development
E/8	New or extended hotel and tourist accommodation
E/9	Camping and caravan sites
H/1	Residential development Strategy
H/2	Sites for residential development targets for PDL and Phasing
H/4	Affordable housing
H/5	Releasing affordable housing in rural areas
H/7	Residential development within settlement boundaries
H/8	Residential development in the countryside
H/12	Sites for Gypsies and other travellers and travelling showpeople
T/6	Parking standards
T/7	Protection, development and improvement of the RoW network
T/12*	Bristol International Airport
T/13*	Air safety
RT/1	Strategy for revitalising town and district centres
RT/6	Out of centre shopping
RT/8	Garden centres nurseries and farm shops in the open countryside
CF/2	Cultural and community facilities within settlement boundaries
CF/3	Cultural and community facilities in the countryside

* Originally to be included in the Bristol International AAP

NB. Waste Issues also to be included

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Braille or audio formats on request.**

**Help is also available for people who require council
information in languages other than English.**

Please contact 01275 888 545