Planning Inspectorate

EXAMINATION OF THE NORTH SOMERSET LOCAL PLAN 2041

Draft Hearing Programme (Version 4 – 9 November 2026)

This programme is in draft and will likely be subject to change. Please check the Examination webpage for updates.

Only people who are seeking to change the Local Plan and have made duly made representations have a right to participate in the hearing sessions. However, anyone can observe the hearings.

Each hearing session will be topic based, not necessarily by policy number. Participants should therefore check that they have been allocated the correct session. Please contact the Programme Officers for assistance.

The hearing sessions will take place in the Council Chamber at the Town Hall unless otherwise stated.

The morning sessions will commence at 10am, apart from Matter 13 which will commence at 9.30am. Afternoon sessions will start at 2pm.

Date	Matters and Issues for discussion	Representors requesting to appear
Tuesday 10 November Day 1 (AM)	Inspectors Opening Statement Matter 1 Legal Compliance, Maintaining Effective Cooperation	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett – Planning Policy Assistant Manager* *Taran Livingston (LUC) – Sustainability Appraisal* *Dr James Riley (AECOM) – Habitat Regulations Assessment* *Helena Jones (Dixon Searle Partnership) – Viability* Bellway Homes - *Coral Curtis, Grassroots Planning* Crest Nicholson - *Mark Sommerville, Savills* Crest Nicholson & Taylor Wimpey - *Mark Sommerville, Savills* Gleeson Land - *Will Charlton, tor&co & Matt Jones, EAD Ecology* Hallam Land – *David Akam, David Lock Associates* Harrow Estates - *Satnam Choongh, Counsel & Jemma Shorrock* ***or*** *William Stephenson, Boyer* Hill Residential - Craig *Pettit, Marrons* LVA – *Matthew Kendrick, Grassroots Planning* Mac Mic Strategic Land – *Dan Templeton, Planning Potential* Miller Homes – *Dr Thomas Rocke, Rocke Association* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Robert Faulkner Rubix Land Ltd - *Neil Tiley, Pegasus* University of Bristol -*Tristan Hutton, Alder King*

Date	Matters and Issues for discussion	Representors requesting to appear
Tuesday 10 November Day 1 (PM) NB. 4pm finish due to room availability	Matter 2 -Vision and Spatial Strategy	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Philip Anelay – Principal Planning Policy Officer (Strategic gaps)* Aston & Co - *Jeremy Aston* Bellway Homes - *Coral Curtis, Grassroots Planning* Bleadon Parish Council - *Craig Bolt (Clerk & RFO)* CPRE Avon & Bristol – *Georgie Bigg* Crest Nicholson - *Mark Sommerville, Savills* Taylor Wimpey - *Mark Sommerville, Savills* Gladman Developments - *Thomas Scullion* Gleeson Land - *Will Charlton, tor&co* Hallam Land - *David Akam, David Lock Associates* Harrow Estates - *Satnam Choongh, Counsel & Jemma Shorrock* ***or*** *William Stephenson, Boyer* Highgrove Strategic Land Limited – *Alex Hawtin, Lichfields* Hill Residential - Craig *Pettit, Marrons* Jo Gower-Crane Latimer Developments Limited – *Arwel Evans, Lichfields* LiveWest - *Colin Tebb, PCL Planning* LVA – *Matthew Kendrick, Grassroots Planning* Mac Mic Strategic Land– *Dan Templeton, Planning Potential* Mead Realisations – *Ian Jewson, Oneleven Property* Miller Homes - *Dr Thomas Rocke, Rocke Association* Nailsea TC & Backwell PC - Hashi *Mohamed, Counsel (Lucy White, Lucy White Planning,* John *Russell, John Russell Transport Planning Limited, Chris Whitlow, Chris Whitlow Associates)* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Portishead Town Council - *Paul Gardner and Peter Burden* Robert Faulkner

		Summerfield Homes, *Neal Jillings Lucy White Planning* Sustainable Pill & District - *Matt Burley & Lucy Byrne* University of Bristol - *Tristan Hutton, Alder King* Wain Homes Severn Valley - *James Millard, Blue Fox Planning* Wain Homes Severn Valley Ltd - *Russell Smith, McLoughlin Planning* Wraxall & Failand Parish Council - *Councillor David Robinson*
Wednesday 11 November 2026 Day 2 (AM)	Matter 2 -Vision and Spatial Strategy	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Philip Anelay – Principal Planning Policy Officer (Strategic gaps)* Aston & Co – *Jeremy Aston* Bellway Homes - *Coral Curtis, Grassroots Planning* Bleadon Parish Council - *Craig Bolt (Clerk & RFO) & Cllr Gower-Crane* CPRE Avon & Bristol – *Georgie Bigg* Crest Nicholson - *Mark Sommerville, Savills* Taylor Wimpey - *Mark Sommerville, Savills* Gladman Developments - *Thomas Scullion* Gleeson Land - *Will Charlton, tor&co* Hallam Land - *David Akam, David Lock Associates* Harrow Estates - *Satnam Choongh, Counsel & Jemma Shorrock* ***or*** *William Stephenson, Boyer* Highgrove Strategic Land Limited – *Alex Hawtin, Lichfields* Hill Residential - Craig *Pettit, Marrons* Jo Gower-Crane Latimer Developments Limited – *Arwel Evans, Lichfields* LiveWest - *Colin Tebb, PCL Planning* LVA – *Matthew Kendrick, Grassroots Planning* Mac Mic Strategic Land– *Dan Templeton, Planning Potential* Mead Realisations– *Ian Jewson, Oneleven Property* Miller Homes - *Dr Thomas Rocke, Rocke Association*

		Nailsea TC & Backwell PC - Hashi *Mohamed, Counsel (Lucy White, Lucy White Planning,* John *Russell, John Russell Transport Planning Ltd, Chris Whitlow, Chris Whitlow Associates)* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Portishead Town Council - *Paul Gardner and Peter Burden* Robert Faulkner Summerfield Homes - *Neal Jillings Lucy White Planning* Sustainable Pill & District - *Matt Burley &Lucy Byrne* University of Bristol -*Tristan Hutton, Alder King* Wain Homes Severn Valley- *James Millard, Blue Fox Planning* Wain Homes Severn Valley Ltd – *Russell Smith, McLoughlin Planning* Wraxall & Failand Parish Council - *Councillor David Robinson*
Wednesday 11 November 2026 Day 2 (PM)	Matter 3 Green Belt	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Philip Anelay – Principal Planning Policy Officer* Aston & Co - *Jeremy Aston* Avon Wildlife Trust - *Stuart McCarthy-Thompson & Bernie D'Arcy* Barratt Homes (Bristol) - *Ian Jewson, Oneleven Property* Catesby Estates - *Ian Humble, Catesby Estates & Alex Anderson, Stantec* Gleeson Land - *Jacqueline Mulliner, tor&co* Green Belt Working Group - Professor *Colin Fudge & Charles Wilson* Harrow Estates - *Satnam Choongh, Counsel & Jemma Shorrock* ***or*** *William Stephenson, Boyer* Hill Residential - Craig *Pettit, Marrons* LVA – *Matthew Kendrick, Grassroots Planning* Mac Mic Strategic Land – *Andrew Parkinson, Counsel & Dan Templeton, Planning Potential* Miller Homes - *Dr Thomas Rocke, Rocke Association* Nailsea TC & Backwell PC - *Lucy White, Lucy White Planning* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Pill and Easton-in-Gordano Parish Council - *Sadie Iles-Ryan or James Ryan or Justin Saunders*

		Portishead Town Council - *Paul Gardner, Peter Burden & Ian Slatter* Taylor Wimpey - *Mark Sommerville, Savills* University of Bristol - *Tristan Hutton, Alder King* Wraxall & Failand Parish Council - *Councillor David Robinson*
Thursday 12 November 2026 Day 3 (AM)	Matter 4 Local Housing Need (LHN) and Housing Requirement	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Barratt Homes (Bristol) - *Ian Jewson, Oneleven Property* Gleeson Land - Jacqueline *Mulliner, tor&co* Harrow Estates - *Satnam Choongh, Counsel & Jemma Shorrock* ***or*** *William Stephenson, Boyer, Dan Usher, Marrons* Hill Residential - Craig *Pettit, Marrons* Mac Mic Strategic Land - *Elliot Jones, Planning Potential* Miller Homes - *Dr Thomas Rocke, Rocke Association* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Rubix Land Ltd - *Neil Tiley, Pegasus* University of Bristol -*Tristan Hutton, Alder King*
Day 3 (PM)	Matter 5 Other Housing Needs Policies	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Steve Jarman (ORS) – Gypsies, Travellers and Travelling Showpeople* Ainscough Strategic Land Limited - *Andrew Cockett, Lichfields* Bloor Homes (South West) - *Jeff Richards, Turley* Crest Nicholson and Taylor Wimpey - *Mark Sommerville, Savills* LVA – *Matthew Kendrick, Grassroots Planning* Mac Mic Strategic Land - *Elliot Jones, Planning Potential* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Taylor Wimpey - *Mark Sommerville, Savills*

Date	Matters and Issues for discussion	Representors requesting to appear
Tuesday 17 November 2026 Day 4	Matter 6 Employment Need and Employment Allocations	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Stuart Hardisty (Hardisty Jones)* Hallam Land - *David Akam, David Lock Associates* Mead Realisations– *Ian Jewson, Oneleven Property* Wraxall & Failand Parish Council - *Councillor David Robinson*
	Matter 7 Economic Development and Town Centres Policies	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager*
Wednesday 18 November 2026 Day 5 NB. PM session in Kenn Room or Rickford Room.	Matter 8 Other Locational Policies	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Aston & Co - *Jeremy Aston* Catesby Estates - *Ian Humble, Catesby Estates & Alex Anderson, Stantec* Danbywiske - *Henry Courtier, Pegasus* Epic Systems - Ben *Larcombe, Rapleys* Mac Mic Strategic Land - *Elliot Jones, Planning Potential* Mead Realisations– *Ian Jewson, Oneleven Property* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Phoenix Life– *Giulia Bunting. Tulley Bunting* Smart Systems – *Liz Shield, SF Planning*
	Matter 9 Minerals and Waste	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Philip Anelay – Principal Planning Policy Officer*

Date	Matters and Issues for discussion	Representors requesting to appear
Thursday 19 November 2026 Day 6	Matter 10 Transport and Infrastructure	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Chris Carter (AECOM)* *Darren Lovell – Lead Transport Policy Officer* Ainscough Strategic Land Limited - *Alex Hawtin, Lichfields* Barrow Gurney Parish Council – *Nick Tyrrell* Bloor Homes (South West) - *Jeff Richards, Turley & David Knight, NRP* Bristol Airport - *Matthew Sharp* Catesby Estates – *Jon Berry, Catesby Estates & Alex Anderson, Stantec* Crest Nicholson – *Victoria Button, Savills* Gleeson Land - *Will Charlton, tor&co & Emily Pearson, iTransport* LVA – *Matthew Kendrick, Grassroots Planning* Mead Realisations - *Dafydd Rees, SLR* Nailsea TC & Backwell PC - *John Russell, John Russell Transport Planning Ltd & Lucy White, Lucy White Planning* Parish Councils Airport Association - *Hilary Burn* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Pill and Easton-in-Gordano Parish Council - *Sadie Iles-Ryan or James Ryan or Justin Saunders* Sustainable Pill & District - *Jon Gittoes* The Bristol Port Company – *John Chaplin & Alex Melling, WSP* Tickenham Parish Council – *John Banks, Chair* Tickenham Road Action Group Wain Estates – *Jonathan Adams, Tetlow King*
	Matter 11 Community Allocations	North Somerset District Council *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager*

Date	Matters and Issues for discussion	Representors requesting to appear
Tuesday 1 December 2026 Day 7 (AM)	Matter 12 Strategic Locations Part A - General	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager*
	Part B - Wolvershill	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Claire Courtois – Planning Policy Assistant Manager* *Darren Lovell – Lead Transport Policy Officer* *Chris Carter (AECOM)* Ainscough Strategic Land Limited - *Andrew Cockett, Lichfields* Bellway Homes - *Coral Curtis, Grassroots Planning* Bloor Homes (South West) – *Andrew Ross, Turley* Harrow Estates - *Jemma Shorrock* ***or*** *William Stephenson, Boyer* Mac Mic Strategic Land *Andrew Parkinson, Counsel & Dan Templeton, Planning Potential* Wain Estates – *Jonathon Adams, Tetlow King*
Day3 (PM)	Part C - Woodspring	North Somerset District Council - *Timothy Leader – Barrister* *Natalie Richards – Planning Policy Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Claire Courtois – Planning Policy Assistant Manager* *Darren Lovell – Lead Transport Policy Officer* *Chris Carter (AECOM)* Barrow Gurney PC – *Nick Tyrrell* Green Belt Working Group - *Professor Colin Fudge & Charles Wilson* Harrow Estates - *Jemma Shorrock* ***or*** *William Stephenson, Boyer*

		Long Ashton Nature, Community & Environment Trust – *Amanda Barrett & Jane Fowles* Mac Mic Strategic Land - *Andrew Parkinson, Counsel & Dan Templeton, Planning Potential* Miller Homes - *Dr Thomas Rocke, Rocke Association* Taylor Wimpey - Mark *Sommerville or Nick Matthews, Savills* Waddeton Park Ltd (previously James Durie) – *John Baker, Point Consultancy*
Wednesday 2 December 2026 Day 8	Matter 12 Strategic Locations cntd: Part D - Nailsea and Backwell	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Claire Courtois – Planning Policy Assistant Manager* *Darren Lovell – Lead Transport Policy Officer* *Chris Carter (AECOM)* Crest Nicholson – *Victoria Button, Savills* David Gray Gleeson Land - *Jacqueline Mulliner, tor&co, Matt Jones, EAD Ecology, Emily Pearson, iTransport, Helen Wicks, Haskoning* LVA – *Matthew Kendrick, Grassroots Planning* Mac Mic Strategic Land - *Andrew Parkinson, Counsel & Dan Templeton, Planning Potential* Miller Homes - *Dr Thomas Rocke, Rocke Association* Nailsea Action Group - *Antony Evans and/or Reis Braganza and Mike Rose* Nailsea TC & Backwell PC - *Hashi Mohamed, Counsel (Lucy White, Lucy White Planning,* John *Russell, John Russell Transport Planning Ltd, Chris Whitlow, Chris Whitlow Associates)* Paul Tindall Persimmon Homes Severn Valley Homes – *Marcus Plaw* Residents in Station Close (RiSC) - *Patrick Horner and Joanna Cox* Rubix Strategic Land - *Cem Kosaner, Lichfields* Tickenham Parish Council – *John Banks, Chair* Wraxall & Failand Parish Council - *Councillor David Robinson*

Date	Matters and Issues for discussion	Representors requesting to appear
Thursday 3 December 2026 Day 9 (AM)	Matter 12 Strategic Locations continued Part E - Pill and Easton in Gordano	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Darren Lovell – Lead Transport Policy Officer* *Chris Carter (AECOM)* Abbots Leigh Parish Council - *Simon Talbot-Ponsonby, Chair* Catesby Estates – *Ian Humble, Catesby Estates & Alex Anderson, Stantec* Councillor Jenna Ho Marris Miller Homes - *Dr Thomas Rocke, Rocke Association* Pill and Easton-in-Gordano Parish Council - *Sadie Iles-Ryan or James Ryan or Justin Saunders* Sustainable Pill & District - *Rachel Harvey, Chris Mayer, Dr Peter Mayer, Lucy Byrne* Waddeton Park Ltd - *Jamie Wilton, Alder King & Simon Steele-Perkins, WPL*
Day 9 (PM)	Matter 13 Other Housing Allocations	**Tower Farm** North Somerset District Council - *Timothy Leader - Barrister* Natalie Richards – *Planning Policy Manager* Claire Courtois - *Planning Policy Assistant Manager* Marcus Hewlett - *Planning Policy Assistant Manager* Adrian Jones Avon Wildlife Trust - *Stuart McCarthy-Thompson & Bernie D'Arcy* Fiona Gooch Ian Slatter Nathan Pottecary & Manuela Cherchi Parker Strategic Land - *Guy Wakefield, Ridge & Partners* Portishead Town Council - Paul *Gardner, Chris Sperring and Peter Burden* Susan Martin Tom Henley

		Black Rock North Somerset District Council - *Timothy Leader - Barrister* Natalie Richards – *Planning Policy Manager* Claire Courtois - *Planning Policy Assistant Manager* Marcus Hewlett - *Planning Policy Assistant Manager* Aston & Co - *Jeremy Aston* Avon Wildlife Trust - *Stuart McCarthy-Thompson & Bernie D'Arcy* Ian Slatter Portishead Town Council - Paul *Gardner, Chris Sperring and Peter Burden* Susan Martin Tom Henley

Date	Matters and Issues for discussion	Representors requesting to appear
Tuesday 8 December 2026 Day 10 NB. 9.30am start	Matter 13 Other Housing Allocations	**Parklands Village** North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Mead Realisations – *Ian Jewson, Oneleven Property* **Land west of Winterstoke Road** North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Persimmon Homes Severn Valley Homes – *Marcus Plaw* **Land at Leighton Crescent** North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Bleadon Parish Council - *Craig Bolt (Clerk & RFO) & Cllr Gower-Crane* **Elm Grove Nursery, Locking** North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Gladman Developments - *Christien Lee*

		Land to the west of Elborough North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* BJ Stephens & Sons - *Ian Jewson, Oneleven Property* **Land north of Banwell Road, Locking** North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Mac Mic Strategic Land - *Elliot Jones, Planning Potential* **Land north of Colliter's Way, Long Ashton** North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Barratt Homes (Bristol) - *Ian Jewson, Oneleven Property* The Wring Family Trust - *Alistair Macdonald, Blue Fox Planning* **Other Housing Allocations** North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager*

Date	Matters and Issues for discussion	Representors requesting to appear
Wednesday 9 December 2026 Day 11 (AM)	Matter 14 Housing Land Supply	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois - Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Bellway Homes - *Coral Curtis, Grassroots Planning* David Gray Harrow Estates - *Jemma Shorrock* ***or*** *William Stephenson, Boyer* Hill Residential - *Craig Pettit, Marrons* LVA – *Matthew Kendrick, Grassroots Planning* Mac Mic Strategic Land *Dan Templeton, Planning Potential* Mead Realisations – *Ian Jewson, Oneleven Property* Miller Homes - *Dr Thomas Rocke, Rocke Associates* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Rubix Land Ltd - *Neil Tiley Pegasus* University of Bristol -*Tristan Hutton, Alder King*
Day 11 (PM) NB. PM session in Rickford Room	Matter 15 Design and Place Making	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* *Thomas Lefevre (Etude)* Catesby Estates - *Ian Humble, Catesby Estates & Alex Anderson, Stantec* Crest Nicholson and Taylor Wimpey – *Mark Sommerville , Savills* Gleeson Land - *Will Charlton tor&co, Helen Wicks, Haskoning* Jo Gower-Crane Mac Mic Strategic Land *Dan Templeton, Planning Potential* Mead Realisations– *Ian Jewson, Oneleven Property* Persimmon Homes Severn Valley Homes – *Marcus Plaw*

Date	Matters and Issues for discussion	Representors requesting to appear
Thursday 10 December 2026 Day 12	Matter 16 Historic and Natural Environment Policies	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Philip Anelay – Principal Planning Policy Officer* Bleadon Parish Council - *Craig Bolt (Clerk & RFO) & Cllr Gower-Crane* Long Ashton Nature, Community & Environment Trust – *Amanda Barrett & Jane Fowles* Mac Mic Strategic Land - *Dan Templeton, Planning Potential* Persimmon Homes Severn Valley Homes – *Marcus Plaw*
	Matter 17 Life Prospects and Countryside	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Bleadon Parish Council - *Craig Bolt (Clerk & RFO) & Cllr Gower-Crane* Jo Gower-Crane Mead Realisations– *Ian Jewson, Oneleven Property* Persimmon Homes Severn Valley Homes – *Marcus Plaw* Smart Systems – *Liz Shield, SF Planning* Wraxall & Failand Parish Council - *Councillor David Robinson*
	Matter 18 Monitoring and Delivery	North Somerset District Council - *Timothy Leader - Barrister* *Natalie Richards – Planning Policy Manager* *Claire Courtois – Planning Policy Assistant Manager* *Marcus Hewlett - Planning Policy Assistant Manager* Mead Realisations– *Ian Jewson, Oneleven Property* Persimmon Homes Severn Valley Homes – *Marcus Plaw*
	Inspectors next steps for Council Close	

Date	Matters and Issues for discussion	Representors requesting to appear
19-21 January 2027	Reserve Sitting Dates	