# North Somerset Local Plan Review

## Examination Documents List

| Inspectors' Documents | | |
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| IN1 | Inspectors' Preliminary Questions to the Council | 30/6/2026 |
| IN2 | Inspectors' Matters, Issues and Questions | 23/9/2026 |
| IN2a | Matters, Issues And Questions - Additional Questions - Relating to Matter 2 only and Policies SP1, SP5 and SP6 | 1/10/2026 |
| IN3 | Draft Timetable v1 | 23/9/2026 |
| IN4 | Inspectors' Guidance Note | 23/9/2026 |

| Council's Post Submission Documents | | |
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| PS1 | Council's Response to the Inspectors' Preliminary Questions | 16/7/2026 |
| PS1a | Local Plan Monitoring Framework (Question 9) | 16/7/2026 |
| PS1b | Table of Superseded Policies (Question 10) | 16/7/2026 |
| PS2 | Council's Further Response to the Inspectors' Preliminary Questions | 7/8/2026 |
| PS2a | Residential Land Survey and Housing Land Supply Position Report April 2026 | 7/8/2026 |
| PS2b | Residential Land Survey and Housing Land Survey Position Data Tables April 2026 | 7/8/2026 |
| PS2c | Housing Land Supply Site Templates | 7/8/2026 |
| PS2d | Policy SP8 Marked up with proposed changes | 7/8/2026 |
| PS2e | Copy of Schedule 1 sites - capacities updated to April 2026 | 7/8/2026 |
| PS3 | Recreation Mitigation Strategy | 29/9/2026 |

| Hearing Statements | |
|---|---|
| **Matter 1 - Legal Compliance, Maintaining Effective Cooperation** | |
| M1/1 | Statement by North Somerset Council |
| M1/2 | Statement on behalf of Bellway Homes, by Grassroots |
| M1/3 | Statement on behalf of Crest Nicholson, by Savills |
| M1/4 | Statement on behalf of Crest Nicholson & Taylor Wimpey, by Savills |
| M1/5 | Statement on behalf of Gleeson Land, by Tor and Co |
| M1/6 | Statement on behalf of Hallam Land, by David Lock |
| M1/7 | Statement on behalf of Harrow Estates, by Boyer |
| M1/8 | Statement on behalf of Hill Residential, by Marrons |
| M1/9 | Statement on behalf of LVA, by Grassroots Planning |
| M1/10 | Statement on behalf Mac Mic Strategic Land, by Planning Potential |
| M1/11 | Statement on behalf of Miller Homes, by Rocke Association |
| M1/12 | Statement by Persimmon Homes |
| M1/13 | Statement on behalf of Rubix Land Ltd, by Pegasus |
| M1/14 | Statement on behalf of University of Bristol, by Alder King |
| M1/15 | Statement by Kevin Payne (written rep.) |
| M1/16 | Statement on behalf of Mead Realisations, by Oneleven Property (written rep.) |
| M1/17 | Statement on behalf of Nailsea TC & Backwell PC, by Lucy White Planning (written rep.) |
| M1/18 | Statement by NHS Bristol, North Somerset & South Gloucestershire ICB (written rep.) |
| M1/19 | Statement on behalf of Summerfield Homes, by Lucy White Planning (written rep.) |
| M1/20 | Statement by Sustainable Pill & District (written rep.) |
| M1/21 | Statement on behalf of Waddeton Park by Savills (written rep.) |
| M1/22 | Statement by Woodstock Homes (Construction) Ltd by Pegasus (written rep.) |

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| **Matter 2 - Vision and Spatial Strategy** | |
| M2/1 | Statement by North Somerset Council |
| M2/2 | Statement by Aston & Co |
| M2/3 | Statement on behalf of Bellway Homes, by Grassroots Planning |
| M2/4 | Statement by Bleadon Parish Council |
| M2/5 | Statement by CPRE Avon & Bristol |
| M2/6 | Statement on behalf of Crest Nicholson, by Savills |
| M2/7 | Statement by Gladman Developments |
| M2/8 | Statement on behalf of Gleeson Land, by Tor and Co |
| M2/9 | Statement on behalf of Hallam Land, by David Lock |
| M2/10 | Statement on behalf of Harrow Estates, by Boyer |
| M2/11 | Statement on behalf of Highgrove Strategic Land Limited, by Lichfields |
| M2/12 | Statement on behalf of Hill Residential, by Marrons |
| M2/13 | Statement by Jo Gower-Crane |
| M2/14 | Statement on behalf of Latimer Developments Limited, Lichfields |
| M2/15 | Statement on behalf of LiveWest, by PCL Planning |
| M2/16 | Statement on behalf of LVA, by Grassroots |
| M2/17 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M2/18 | Statement on behalf of Mead Realisations, by Oneleven Property |
| M2/19 | Statement on behalf of Miller Homes, by Rocke Associates |
| M2/20 | Statement on behalf of Nailsea TC & Backwell PC, by Lucy White Planning |
| M2/21 | Statement by Persimmon Homes |
| M2/22 | Statement by Portishead Town Council |
| M2/23 | Statement on behalf of Summerfield Homes, by Lucy White Planning |
| M2/24 | Statement on behalf of Taylor Wimpey, by Savills |
| M2/25 | Statement on behalf of University of Bristol, by Alder King |
| M2/26 | Statement on behalf of Wain Homes Severn Valley, by Blue Fox Planning |
| M2/27 | Statement on behalf of Wain Homes Severn Valley Ltd., by McLoughlin Planning |
| M2/28 | Statement on behalf of Ainscough Strategic Land Ltd, by Lichfields (written rep.) |
| M2/29 | Statement on behalf of Barratt Bristol by Lichfields (written rep.) |
| M2/30 | Statement by Kevin Payne (written rep.) |
| M2/31 | Statement on behalf of M7 Planning by OG Group (written rep.) |
| M2/32 | Statement on behalf of Rubix Strategic Land, by Lichfields (written rep.) |
| M2/33 | Statement on behalf of Strongvox Ltd. by Pegasus (written rep.) |
| M2/34 | Statement on behalf of Waddeton Park by Savills (written rep.) |
| **Matter 3 – Green Belt** | |
| M3/1 | Statement by North Somerset Council |
| M3/2 | Statement by Aston & Co |
| M3/3 | Statement on behalf of Catesby Estates, by Stantec |
| M3/4 | Statement on behalf of Gleeson Land, by Tor and Co |
| M3/5 | Statement by Green Belt Working Group |
| M3/6 | Statement on behalf of Harrow Estates, by Boyer |
| M3/7 | Statement on behalf of Hill Residential, by Marrons |
| M3/8 | Statement on behalf of LVA, by Grassroots |
| M3/9 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M3/10 | Statement on behalf of Miller Homes, by Rocke Associates |
| M3/11 | Statement on behalf of Nailsea TC & Backwell PC, by Lucy White Planning |
| M3/12 | Statement by the Parish Councils Airport Association |
| M3/13 | Statement by Persimmon Homes |
| M3/14 | Statement by Portishead Town Council |
| M3/15 | Statement on behalf of Taylor Wimpey, by Savills |
| M3/16 | Statement on behalf of University of Bristol, by Alder King |

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| M3/17 | Statement on behalf of Epic Systems, by Rapleys (written rep.) |
| M3/18 | Statement by Kevin Payne (written rep.) |
| M3/19 | Statement on behalf of LiveWest, by PCL Planning (written rep.) |
| M3/20 | Statement on behalf of Rubix Strategic Land, by Lichfields (written rep.) |
| M3/21 | Statement on behalf of Strongvox Ltd. by Pegasus (written rep.) |
| **Matter 4 – Local Housing Need and Housing Requirement** | |
| M4/1 | Statement by North Somerset Council |
| M4/2 | Statement on behalf of Ainscough Strategic Land Limited, by Lichfields |
| M4/3 | Statement on behalf of Gleeson Land, by Tor and Co |
| M4/4 | Statement on behalf of Harrow Estates, by Boyer |
| M4/5 | Statement on behalf of Hill Residential, by Marrons |
| M4/6 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M4/7 | Statement on behalf of Miller Homes, by Rocke Associates |
| M4/8 | Statement by Persimmon Homes |
| M4/9 | Statement on behalf of Rubix Land Ltd, by Pegasus |
| M4/10 | Statement on behalf of University of Bristol, by Alder King |
| M4/11 | Statement on behalf of Bellway, by Grassroots (written rep.) |
| M4/12 | Statement on behalf of Mead Realisations, by Oneleven Property (written rep.) |
| M4/13 | Statement on behalf of Strongvox Ltd. by Pegasus (written rep.) |
| M4/14 | Statement by Woodstock Homes (Construction) Ltd by Pegasus (written rep.) |
| **Matter 5 – Other Housing Needs Policies** | |
| M5/1 | Statement by North Somerset Council |
| M5/2 | Statement on behalf of Ainscough Strategic Land Limited, by Lichfields |
| M5/3 | Statement on behalf of Bloor Homes (South West), by Turley |
| M5/4 | Statement on behalf of Crest Nicholson and Taylor Wimpey, by Savills |
| M5/5 | Statement on behalf of LVA, by Grassroots |
| M5/6 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M5/7 | Statement by Persimmon Homes |
| M5/8 | Statement on behalf of Taylor Wimpey, by Savills |
| M5/9 | Statement on behalf of  Harrow Estates, by Boyer  (written rep.) |
| **Matter 6 – Employment Need and Employment Allocations** | |
| M6/1 | Statement by North Somerset Council |
| M6/2 | Statement on behalf of Hallam Land, by David Lock |
| **Matter 7 – Economic Development And Town Centres Policies** | |
| M7/1 | Statement by North Somerset Council |
| **Matter 8 – Other Locational Policies** | |
| M8/1 | Statement by North Somerset Council |
| M8/2 | Statement by Aston & Co |
| M8/3 | Statement on behalf of Catesby Estates, by Stantec |
| M8/4 | Statement on behalf of Danbywiske, by Pegasus |
| M8/5 | Statement on behalf of Epic Systems, by Rapleys |
| M8/6 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M8/7 | Statement by Persimmon Homes |
| M8/8 | Statement on behalf of Phoenix Life, by Tulley Bunting |
| M8/9 | Statement on behalf of Smart Systems, by SF Planning |
| M8/10 | Statement on behalf of LiveWest, by PCL Planning (written rep.) |
| M8/11 | Statement by NHS Bristol, North Somerset & South Gloucestershire ICB (written rep.) |
| M8/12 | Statement on behalf of Waddeton Park by Savills (written rep.) |
| **Matter 9 – Minerals and Waste** | |
| M9/1 | Statement by North Somerset Council |
| **Matter 10 – Transport and Infrastructure** | |
| M10/1 | Statement by North Somerset Council |
| M10/2 | Statement on behalf of Ainscough Strategic Land Limited, by Lichfields |

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| M10/3 | Statement by Barrow Gurney Parish Council |
| M10/4 | Statement on behalf of Bloor Homes (South West), by Turley |
| M10/5 | Statement by Bristol Airport |
| M10/6 | Statement on behalf of Catesby Estates, by Stantec |
| M10/7 | Statement on behalf of Crest Nicholson, by Savills |
| M10/8 | Statement on behalf of Gleeson Land, by Tor and Co |
| M10/9 | Statement on behalf of LVA, by Grassroots |
| M10/10 | Statement on behalf of Nailsea TC & Backwell PC, by Lucy White Planning |
| M10/11 | Statement by the Parish Councils Airport Association |
| M10/12 | Statement by Persimmon Homes |
| M10/13 | Statement by Pill and Easton-in-Gordano Parish Council |
| M10/14 | Statement by The Bristol Port Company |
| M10/15 | Statement by Tickenham Parish Council |
| M10/16 | Statement by Tickenham Road Action Group |
| M10/17 | Statement on behalf of Wain Estates, by Tetlow King |
| M10/18 | Statement on behalf of Harrow Estates, by Boyer (written rep.) |
| M10/19 | Statement by Ian Slatter (written rep.) |
| M10/20 | Statement by Kevin Payne (written rep.) |
| M10/21 | Statement by Rachel Sandy (written rep.) |
| **Matter 11 – Community Allocations** | |
| M11/1 | Statement by North Somerset Council |
| **Matter 12 – Strategic Locations** | |
| **Part A - General** | |
| M12/A | Statement by North Somerset Council |
| **Matter 12 – Strategic Locations** | |
| **Part B - Wolvershill** | |
| M12B/1 | Statement by North Somerset Council |
| M12B/1 | Statement on behalf of Ainscough Strategic Land Limited, by Lichfields |
| M12B/2 | Statement on behalf of Bellway Homes, by Grassroots Planning |
| M12B/3 | Statement on behalf of Bloor Homes (South West), by Turley |
| M12B/4 | Statement on behalf of Harrow Estates, by Boyer |
| M12B/5 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M12B/6 | Statement on behalf of Wain Estates, by Tetlow King |
| M12B/7 | Statement by NHS Bristol, North Somerset & South Gloucestershire ICB (written rep.) |
| **Matter 12 – Strategic Locations** | |
| **Part C - Woodspring** | |
| M12C/1 | Statement by North Somerset Council |
| M12C/2 | Statement by Barrow Gurney PC |
| M12C/3 | Statement by Green Belt Working Group |
| M12C/4 | Statement on behalf of Harrow Estates, by Boyer |
| M12C/5 | Statement by Long Ashton Nature, Community & Environment Trust |
| M12C/6 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M12C/7 | Statement on behalf of Taylor Wimpey, by Savills |
| M12C/8 | Statement on behalf of Waddeton Park Ltd (previously James Durie), by Point Consultancy |
| M12C/9 | Statement by NHS Bristol, North Somerset & South Gloucestershire ICB (written rep.) |
| **Matter 12 – Strategic Locations** | |
| **Part D - Nailsea and Backwell** | |
| M12D/1 | Statement by North Somerset Council |
| M12D/2 | Statement on behalf of Crest Nicholson, by Savills |
| M12D/3 | Statement by David Gray |
| M12D/4 | Statement on behalf of Gleeson Land, by Tor and Co |
| M12D/5 | Statement on behalf of LVA, by Grassroots Planning |

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| M12D/6 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M12D/7 | Statement on behalf of Miller Homes, by Rocke Associates |
| M12D/8 | Statement by Nailsea Action Group |
| M12D/9 | Nailsea TC & Backwell PC, by Lucy White Planning |
| M12D/10 | Statement by Paul Tindall |
| M12D/11 | Statement by Persimmon Homes |
| M12D/12 | Statement by Residents in Station Close (RiSC) |
| M12D/13 | Statement on behalf of Rubix Strategic Land, by Lichfields |
| M12D/14 | Statement by Tickenham Parish Council |
| M12D/15 | Statement by NHS Bristol, North Somerset & South Gloucestershire ICB (written rep.) |
| M12D/16 | Statement on behalf of Vistry by Boyer Planning (written rep.) |
| **Matter 12 – Strategic Locations** | |
| **Part E - Pill and Easton in Gordano** | |
| M12E/1 | Statement by North Somerset Council |
| M12E/2 | Statement on behalf of Catesby Estates, by Stantec |
| M12E/3 | Statement by Pill and Easton-in-Gordano Parish Council |
| M12E/4 | Statement on behalf of Waddeton Park Ltd, Alder King |
| M12E/5 | Statement on behalf of Barratt Bristol by Lichfields (written rep.) |
| M12E/6 | Statement by Hugh Matthews (written rep.) |
| M12E/7 | Statement by Kevin Payne (written rep.) |
| M12E/8 | Statement by NHS Bristol, North Somerset & South Gloucestershire ICB (written rep.) |
| M12E/9 | Statement on behalf of Stephanie Fowler by Pegasus (written rep.) |
| M12E/10 | Statement on behalf of Strongvox Ltd. by Pegasus (written rep.) |
| **Matter 13 – Other Housing Allocations** | |
| M13/1 | Statement by North Somerset Council |
| **Tower Farm** | |
| M13/2 | Statement by Adrian Jones |
| M13/3 | Statement by Avon Wildlife Trust |
| M13/4 | Statement by Fiona Gooch |
| M13/5 | Statement by Ian Slatter |
| M13/6 | Statement by Nathan Pottecary & Manuela Cherchi |
| M13/7 | Statement on behalf of Parker Strategic Land, by Ridge & Partners |
| M13/8 | Statement by Portishead Town Council |
| M13/9 | Statement by Susan Martin |
| M13/10 | Statement by Tom Henley |
| **Black Rock** | |
| M13/11 | Statement by Aston & Co |
| M13/12 | Statement by Avon Wildlife Trust |
| M13/13 | Statement by Ian Slatter |
| M13/14 | Statement by Portishead Town Council |
| M13/15 | Statement by Susan Martin |
| M13/16 | Statement by Tom Henley |
| **Parklands Village** | |
| M13/17 | Statement on behalf of Mead Realisations, by Oneleven Property |
| M13/18 | Statement on behalf of Homes England, by Avison Young (written rep.) |
| **Land west of Winterstoke Road** | |
| M13/19 | Statement by Persimmon Homes |
| **Elm Grove Nursery by Locking** | |
| M13/20 | Statement by Gladman Developments |
| **Land to the west of Elborough** | |
| M13/21 | Statement on behalf of BJ Stephens & Sons, by Oneleven Property |
| **Land north of Banwell Road Locking/Eldborough** | |
| M13/22 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |

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| **Land at Leighton Crescent** | |
| M13/23 | Statement by Bleadon Parish Council |
| **Land north of Colliter's Way, Long Ashton** | |
| M13/24 | Statement on behalf of Barratt Homes (Bristol), by Oneleven Property |
| M13/25 | Statement on behalf of Taylor Wimpey, by Savills |
| M13/26 | Statement on behalf of The Wring Family Trust, by Blue Fox Planning |
| **Villages, Other Settlements and Countryside locations** | |
| M13/27 | Statement on behalf of M7 Planning by OG Group (written rep.) |
| M13/28 | Statement on behalf of Waddeton Park by Savills (written rep.) |
| **Matter 14 – Housing Land Supply** | |
| M14/1 | Statement by North Somerset Council |
| M14/2 | Statement on behalf of Bellway Homes, by Grassroots Planning |
| M14/3 | Statement by David Gray |
| M14/4 | Statement on behalf of Harrow Estates, by Boyer |
| M14/5 | Statement on behalf of Hill Residential, by Marrons |
| M14/6 | Statement on behalf of LVA, by Grassroots Planning |
| M14/7 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M14/8 | Statement on behalf of Miller Homes, by Rocke Associates |
| M14/9 | Statement by Persimmon Homes |
| M14/10 | Statement on behalf of Rubix Land Ltd, by Pegasus |
| M14/11 | Statement on behalf of University of Bristol, by Alder King |
| M14/12 | Statement on behalf of LiveWest, by PCL Planning (written rep.) |
| M14/13 | Statement on behalf of Nailsea TC & Backwell PC, Lucy White Planning (written rep.) |
| M14/14 | Statement on behalf of Summerfield Homes, by Lucy White Planning (written rep.) |
| M4/15 | Statement on behalf of Strongvox Ltd. by Pegasus (written rep.) |
| M14/16 | Statement by Woodstock Homes (Construction) Ltd, by Pegasus (written rep.) |
| **Matter 15 - Design and Place Making** | |
| M15/1 | Statement by North Somerset Council |
| M15/2 | Statement on behalf of Catesby Estates, by Stantec |
| M15/3 | Statement on behalf of Crest Nicholson and Taylor Wimpey, by Savills |
| M15/4 | Statement on behalf of Gleeson Land, by Tor and Co |
| M15/5 | Statement by Jo Gower-Crane |
| M15/6 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M15/7 | Statement by Persimmon Homes |
| M15/8 | Statement on behalf of Bloor Homes (South West), by Turley (written rep.) |
| **Matter 16 - Historic and Natural Environment Policies** | |
| M16/1 | Statement by North Somerset Council |
| M16/2 | Statement by Bleadon Parish Council |
| M16/3 | Statement on behalf of Crest Nicholson and Taylor Wimpey, by Savills |
| M16/4 | Statement by Long Ashton Nature, Community & Environment Trust |
| M16/5 | Statement on behalf of Mac Mic Strategic Land, by Planning Potential |
| M16/6 | Statement by Persimmon Homes |
| M16/7 | Statement on behalf of Nailsea TC & Backwell PC, Lucy White Planning (written rep.) |
| **Matter 17 - Life Prospects And Countryside** | |
| M17/1 | Statement by North Somerset Council |
| M17/2 | Statement by Bleadon Parish Council |
| M17/3 | Statement on behalf of Crest Nicholson, by Savills |
| M17/4 | Statement by Jo Gower-Crane |
| M17/5 | Statement by Persimmon Homes |
| M17/6 | Statement on behalf of Smart Systems, by SF Planning |
| M17/7 | Statement on behalf of LVA, by Grassroots Planning (written rep.) |
| **Matter 18 - Monitoring and Delivery** | |
| M18/1 | Statement by North Somerset Council |

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| M18/2 | Statement by Persimmon Homes |
| M18/3 | Statement on behalf of Bellway Homes, by Grassroots Planning (written rep.) |
| M18/4 | Statement by NHS Bristol, North Somerset & South Gloucestershire ICB (written rep.) |