



RG & AS Jones & FLP

Land East of Failand

North Somerset Council - Application No. 09/P/1486/O

Appeal Ref: APP/D0121/A/09/2117326

CORE DOCUMENTS LIST

Part I

I. Application Documents

- a. Application Covering Letter, Application Form and Certificates
- b. Location Plan / Application Boundary
- c. Development Framework Plan
- d. Illustrative Layout Plan
- e. Design & Access Statement
- f. Planning Statement
 - App 1. EIA Screening Response
 - App 2. Statement of Community Involvement
- g. Transport Assessment and Travel Plan
- h. Flood Risk and Drainage Assessment
 - (including Site Investigation at Appendix F of FRA)
- i. Archaeological Assessment
- j. Landscape & Visual Analysis
- k. Ecological Appraisal
- l. Hedgerow Appraisal
- m. Arboricultural Assessment
- n. Utilities Appraisal Report
- o. Sustainable Design & Renewable Energy Statement

Additional Documents submitted during consideration of the application

- p. Corrected Planning Application Form (Section 19) and Corrected Planning Statement (para 5.3.15)
- q. Additional Highways Information (addressing Highways Agency response)
- r. Additional Highways Information (addressing Highway Authority response)
- s. Amended Travel Plan

Part 2

- t. Design Audit (August 2009)
- u. Design & Access Statement Addendum Plans
- v. TNI – Community Involvement: Public Consultation Responses

2. Correspondence with Local Planning Authority

- a. 25th November 2008 – Letter to NSC: EIA Request for a Screen Opinion & Scoping Report
- b. [Undated] – NSC Delegated Report for EIA Screening Opinion
- c. 2nd January 2009 – NSC Decision of Director of Development & Environment: EIA Screening Opinion
- d. 15th January 2009 – FLP letter to GOSW: Request for EIA Screening Opinion from Secretary of State
- e. 26th February 2009 – Letter from GOSW: EIA Screening Direction
- f. 15th September 2009 – Application Registration Letter from NSC

3. Consultation Responses

North Somerset Council

- a. Natural Environment Service Area
 - Including:* Landscape
 - Public Rights of Way*
 - Trees*
 - Ecological*
- b. Highways
- c. Contaminated Land
- d. Food Safety
- e. Affordable Housing

- f. Planning Policy
- g. Environmental Protection
- gi. Drainage

Other Bodies

- h. Wessex Water
- i. Natural England
- j. Forestry Commission
- k. Environment Agency
- l. Crime Prevention
- m. Highways Agency
- n. Wraxhall & Failand Parish Council
- o. Long Ashton Parish Council
- p. Abbots Leigh Parish Council

Additional Responses Received contained in NSC Appeal Questionnaire

- q. Avon Wildlife Trust
- r. NSC – Updated Ecology Comments
- s. NSC – Ecology (Habitat Regulations email)
- t. Wraxhall & Failand (Precept)
- u. NSC (regarding Wraxhall & Failand Precept)

4. Third Party Representations

Published on Council Website 19th August 2009 – 19th November 2009

Part 3

Regional Planning Documents

- 5. Regional Planning Guidance (RPG10) (2001)**
- 6. Draft South West RSS (June 2006)**
- 7. South West RSS EiP Report (January 2008)**

- 8. The Draft Revised Regional Spatial Strategy for the South West incorporating the Secretary of State's Proposed Changes - for Public Consultation (July 2008)**
- 9. SWRA - Strategic Green Belt Review - Final Report (February 2006)**

Sub-Regional Planning Documents

- 10. Joint Replacement Structure Plan (JRSP) (September 2002)**
 - a. Joint Replacement Structure Plan (JRSP) (September 2002)
 - b. Summary of Policies still in force (October 2007)

Part 4

Local Planning Documents

- 11. North Somerset Replacement Local Plan (RLP) (Adopted 2007)**
- 12. NSC Core Strategy – Pre-production Brief (March 2007)**
- 13. NSC Core Strategy – Housing Topic Paper (April 2007)**
- 14. NSC Core Strategy – Transport and Communications Topic Paper (August 2007)**
- 15. NSC Core Strategy – Settlement Function & Hierarchy Topic Paper (September 2007)**
- 16. NSC Core Strategy – Issues & Options for Consultation (October 2007)**
- 17. NSC Core Strategy – Sustainable Urban Extension South West Bristol Topic Paper (October 2007)**
- 18. NSC Core Strategy Issues and Options – Consultation Statement (February 2008)**
- 19. NSC Strategy Housing Land Availability Assessment (December 2008)**

20. **NSC AMR (December 2008)**
21. **NSC South West Bristol Green Belt Assessment – Scoping Report (June 2009)**
22. **NSC Core Strategy Consultation Draft (November 2009)**
23. **NSC AMR (December 2009)**
24. **Bristol City Council – Core Strategy (Publication Version - November 2009)**

Part 5

Additional Documents

25. **EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna Conservation Regs 1994**
26. **The Conservation (Natural Habitats &c.) Regulations 1994 (Extracts)**
27. **Bat Conservation Trust (2007) Bat Survey – Good Practice Guidelines**
28. **Circular 06/05 – Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.**
29. **Wildlife and Countryside Act 1981 (as amended) (Extracts)**
30. **Protection of Badgers Act 1992**
31. **NSC SPD Trees NSC Supplementary Planning Document: Trees and Biodiversity (December 2005)**
32. **Letter from PINS (9th December 2009)**
Setting the matters about which the Secretary of State particularly wishes to be informed for the purposes of consideration of the appeal.

33. NSC Affordable Housing SPD (Draft for Consultation November 2007)

34. North Somerset Joint Strategic Needs Assessment 2008/09

- a. Main Report and Appendices 1-3
- b. Wraxall and Long Ashton Ward Profile (Extract from Appendix 4)