Planning Inspectorate

EXAMINATION OF THE NORTH SOMERSET LOCAL PLAN 2041

Draft Hearing Programme (Version 2 – 20 October 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	Inspectors Opening Statement Matter 1 Legal Compliance, Maintaining Effective Cooperation	North Somerset District Council Bellway Homes, Grassroots Planning Crest Nicholson & Taylor Wimpey, Savills Gleeson Land, Tor and Co Hallam Land, David Lock Harrow Estates, Boyer Hill Residential, Marrons LVA, Grassroots Planning Mac Mic Strategic Land, Planning Potential Miller Homes, Rocke Association Persimmon Robert Faulkner University of Bristol, Alder King Wain Estates, Tetlow King Wain Homes, M Planning
Tuesday 10 November Day 1 NB. 4pm finish due to room availability	Matter 2 -Vision and Spatial Strategy	North Somerset District Council Ainscough Strategic Land Limited, Lichfields Aston & Co Bellway Homes, Grassroots Planning Bleadon Parish Council CPRE Avon & Bristol Crest Nicholson and Taylor Wimpey Gladman Developments Gleeson Land, Tor and Co Hallam Land, David Lock Harrow Estates, Boyer Highgrove Strategic Land Limited, Lichfields Hill Residential, Marrons

		Jo Gower-Crane Latimer Developments Limited. Lichfields LiveWest, PCL Planning LVA, Grassroots Planning Mac Mic Strategic Land, Planning Potential Mead Realisations, One Eleven Property Miller Homes, Rocke Associates Nailsea TC & Backwell PC, etc. Lucy White Planning Persimmon Portishead Town Council Robert Faulkner Summerfield Homes, Lucy White Planning Sustainable Pill & District University of Bristol, Alder King Wain Homes Severn Valley, Blue Fox Planning Wain Homes, M Planning Wraxall & Failand Parish Council

Date	Matters and Issues for discussion	Representors requesting to appear
Wednesday 11 November 2026 Day 2	Matter 2 -Vision and Spatial Strategy	North Somerset District Council Ainscough Strategic Land Limited, Lichfields Aston & Co Bellway Homes, Grassroots Planning Bleadon Parish Council CPRE Avon & Bristol Crest Nicholson and Taylor Wimpey, Savills Gladman Developments Gleeson Land, Tor and Co Hallam Land, David Lock Harrow Estates, Boyer Highgrove Strategic Land Limited, Lichfields Hill Residential, Marrons Jo Gower-Crane Latimer Developments Limited. Lichfields LiveWest, PCL Planning LVA, Grassroots Planning Mac Mic Strategic Land, Planning Potential Mead Realisations, One Eleven Property Miller Homes, Rocke Associates Nailsea TC & Backwell PC, etc. Lucy White Planning Persimmon Town Council Robert Faulkner Summerfield Homes, Lucy White Planning Sustainable Pill & District University of Bristol, Alder King Wain Homes Severn Valley, Blue Fox Planning Wain Homes, M Planning Wraxall & Failand Parish Council

Date	Matters and Issues for discussion	Representors requesting to appear
Wednesday 11 November 2026 Day 2	Matter 3 Green Belt	North Somerset District Council Aston & Co Aston & Co UK and Bloor Homes, Turley Avon Wildlife Trust Barrat Homes (Bristol), One Eleven Property Catesby Estates, Stantec Gleeson Land, Tor and Co Green Belt Working Group Harrow Estates, Boyer Hill Residential, Marrons LVA, Grassroots Planning Miller Homes, Rocke Associates Nailsea TC & Backwell PC, etc. Lucy White Planning Parish Councils Airport Association Persimmon Pill and Easton-in-Gordano Parish Council Portishead Town Council Taylor Wimpey, Savills University of Bristol, Alder King Wraxall & Failand Parish Council

Date	Matters and Issues for discussion	Representors requesting to appear
Thursday 12 November 2026 Day 3	Matter 4 Local Housing Need (LHN) and Housing Requirement	North Somerset District Council Ainscough Strategic Land Limited, Lichfields Aston & Co UK and Bloor Homes, Turley Barrat Homes (Bristol), One Eleven Property Bloor Homes (South West, Turley Gleeson Land, Tor and Co Harrow Estates, Boyer Hill Residential, Marrons Mac Mic Strategic Land, Planning Potential Miller Homes, Rocke Associates Persimmon Portishead Town Council University of Bristol, Alder King Wain Estates, Tetlow King Wain Homes, M Planning
	Matter 5 Other Housing Needs Policies	North Somerset District Council Ainscough Strategic Land Limited, Lichfields Aston & Co UK and Bloor Homes, Turley Bloor Homes (South West), Turley Catesby Estates, Stantec Crest Nicholson and Taylor Wimpey, Savills Mac Mic Strategic Land, Planning Potential Persimmon

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 Barrat Homes (Bristol), One Eleven Property Hallam Land, David Lock Mac Mic Strategic Land, Planning Potential Mead Realisations, One Eleven Property Portishead Town Council Wraxall & Failand Parish Council
Wednesday 18 November 2026 Day 5 NB. PM session in Kenn Room or Rickford Room.	Matter 8 Other Locational Policies	North Somerset District Council Aston & Co Danbywiske, Pegasus Epic Systems, Rapleys Mac Mic Strategic Land, Planning Potential Mead Realisations, One Eleven Property Persimmon Phoenix Life, Tulley Bunting Smart Systems, SF Planning
	Matter 7 Economic Development and Town Centres Policies	North Somerset District Council
	Matter 9 Minerals and Waste	North Somerset District Council

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 Ainscough Strategic Land Limited, Lichfields Aston & Co Barrow Gurney Parish Council Bloor Homes (South West), Turley Catesby Estates, Stantec Crest Nicholson and Taylor Wimpey, Savills Gleeson Land, Tor and Co Ian Slatter Mead Realisations, One Eleven Property Nailsea TC & Backwell PC, etc. Lucy White Planning Parish Councils Airport Association Persimmon Pill and Easton-in-Gordano Parish Council Sustainable Pill & District The Bristol Port Company Tickenham Parish Council Tickenham Road Action Group Wain Estates, Tetlow King Wraxall & Failand Parish Council
	Matter 11 Community Allocations	North Somerset District Council

Date	Matters and Issues for discussion	Representors requesting to appear
Tuesday 1 December 2026 Day 7	Matter 12 Strategic Locations Part A - General	 North Somerset District Council
	Part B - Wolvershill	North Somerset District Council Ainscough Strategic Land Limited, Lichfields Bellway Homes, Grassroots Planning Bloor Homes (South West), Turley Harrow Estates, Boyer Mac Mic Strategic Land, Planning Potential Wain Estates, Tetlow King Wain Homes, M Planning
	Part C - Woodspring	North Somerset District Council Barrow Gurney PC Green Belt Working Group Harrow Estates, Boyer James Durie, Point Consultancy Long Ashton Nature, Community & Environment Trust Mac Mic Strategic Land, Planning Potential Taylor Wimpey, Savills Wain Homes, M Planning

Date	Matters and Issues for discussion	Representors requesting to appear
Wednesday 2 December 2026 Day 8	Matter 12 Strategic Locations continued Part D - Nailsea and Backwell	North Somerset District Council Crest Nicholson, Savills David Gray Gleeson Land, Tor and Co LVA, Grassroots Planning Mac Mic Strategic Land, Planning Potential Miller Homes, Rocke Associates Nailsea Action Group Nailsea TC & Backwell PC, etc. Lucy White Planning Paul Tindall Persimmon Residents in Station Close (RiSC) Rubix Strategic Land, Lichfields Tickenham Parish Council Wraxall & Failand Parish Council
Thursday 3 December 2026 Day 9	Matter 12 Strategic Locations continued Part E - Pill and Easton in Gordano	North Somerset District Council Abbots Leigh Parish Council Catesby Estates, Stantec Councillor Jenna Ho Marris Hugh Matthews Pill and Easton-in-Gordano Parish Council Sustainable Pill & District Waddeton Park Ltd, Alder King

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	**Tower Farm** North Somerset District Council Adrian Jones Aston & Co Avon Wildlife Trust Fiona Gooch Ian Slatter Manuela Cherchi Nathan Pottecary Portishead Town Council Susan Martin Tom Henley **Black Rock** North Somerset District Council Aston & Co UK and Bloor Homes, Turley Aston & Co Avon Wildlife Trust Ian Slatter Portishead Town Council **Parklands Village** North Somerset District Council Mead Realisations, One Eleven Property **Land west of Winterstoke Road** North Somerset District Council Persimmon **Land at Leighton Crescent** North Somerset District Council Bleadon Parish Council

		Elm Grove Nursery, Locking North Somerset District Council Gladman Developments **Land to the west of Elborough** North Somerset District Council BJ Stephens & Sons, One Eleven Property **Land north of Banwell Road, Locking** North Somerset District Council Mac Mic Strategic Land, Planning Potential Paul Taylor **Land north of Colliter's Way, Long Ashton** North Somerset District Council Barrat Homes (Bristol), One Eleven Property Taylor Wimpey, Savills The Wring Family Trust, Blue Fox Planning

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Wednesday 9 December 2026 Day 11	Matter 14 Housing Land Supply	North Somerset District Council Bellway Homes, Grassroots Planning David Gray Harrow Estates, Boyer Hill Residential, Marrons LVA, Grassroots Planning Mac Mic Strategic Land, Planning Potential Mead Realisations, One Eleven Property Miller Homes, Rocke Associates Persimmon University of Bristol, Alder King Wain Homes, M Planning
NB. PM session in Rickford Room	Matter 15 Design and Place Making	North Somerset District Council Catesby Estates, Stantec Crest Nicholson and Taylor Wimpey, Savills Jo Gower-Crane Mac Mic Strategic Land, Planning Potential Mead Realisations, One Eleven Property Parish Councils Airport Association Persimmon

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 Bleadon Parish Council Crest Nicholson and Taylor Wimpey, Savills Long Ashton Nature, Community & Environment Trust LVA, Grassroots Planning Mac Mic Strategic Land, Planning Potential Persimmon
	Matter 17 Life Prospects And Countryside	North Somerset District Council Bleadon Parish Council Crest Nicholson and Taylor Wimpey, Savills Mead Realisations, One Eleven Property Persimmon Smart Systems, SF Planning Wraxall & Failand Parish Council
	Matter 18 Monitoring and Delivery	North Somerset District Council Crest Nicholson and Taylor Wimpey, Savills Mead Realisations, One Eleven Property Persimmon
	Inspectors next steps for Council Close	

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