

BOARD 1 WELCOME

Public Consultation No1 about the Potential Redevelopment of Bleadon Quarry 18th-19th September 2013

Purpose of Consultation

Despite the absence of a firm timeframe within which the site will become surplus to Marshalls' operational requirements, an alternative use planning application continues to be pursued in order to minimise any void period in the event that the site's current operational status should change. Marshalls intends to apply to North Somerset Council for Outline Planning Permission but not before the views and opinions of the local community are understood and taken into account. Marshalls wishes to ensure that a high quality scheme and a positive legacy results from the intended consent and wants you to be involved in this process.

This is the first of two public consultation exhibitions and your views are greatly valued.

Organisation of Display Boards

- Board 2 explores the village's character
- Board 3 explains Marshalls' hopes for the site
- Board 4 is a summary of the constraints and issues affecting development
- Board 5 is an illustrative sketch for discussion, showing an economically viable way forward

Making Your Opinions Known

There are three members of Marshalls' development team on hand (Marshalls' Group Property Manager, their Planning Consultant, and their Architect) to answer any questions you have.

Verbal opinions will not be recorded. Please use the forms provided if you wish to comment. It is helpful to record 'likes' as well as 'dislikes'. Please ask any of the Marshalls' representatives to help if you need any assistance recording your opinions. You can fill the forms in here, post them later, or use the email address provided.

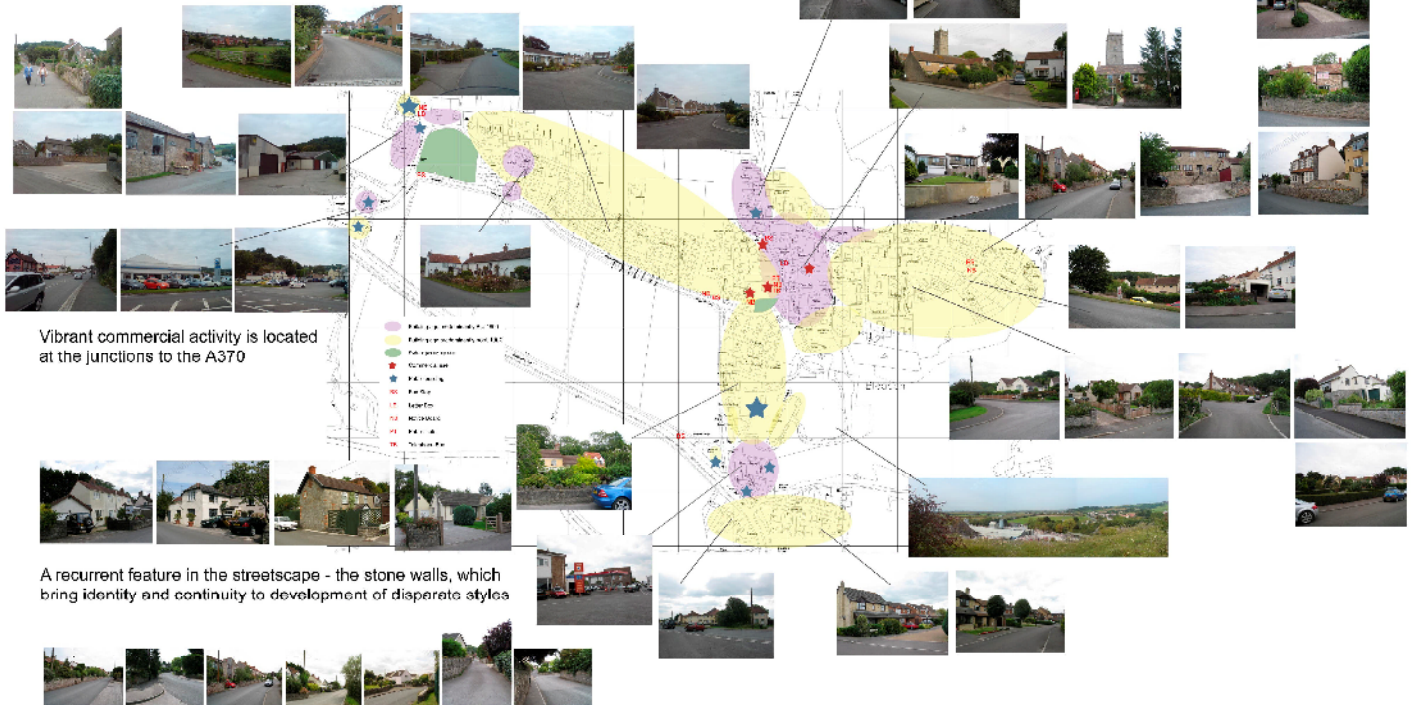
Thank you for attending.

BOARD 2 - THE VILLAGE

Marshall's plc / Bleadon quarry, Bridge Road, Bleadon / Job no. 1506

BLEADON VILLAGE CHARACTER Building Ages, Uses and Public Spaces

75% of Bleadon housing is dated post 1900
The old centres are linked by 20th century developments
The village life and business activities are located around the old centres of the village



Prepared by Carlisle Jessop Ltd, Chartered Architect, The Forge, Union Street, Wells, Somerset, BA5 2PU

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BLEADON VILLAGE CHARACTER Landscape Setting

The Levels



the levels are the main feature of the south side of the village, where bungalows are common



access points from the levels are 'contemporary'

The village lies along the boundary of hill and levels



The Hills



green relaxed country entrances



hill landscape is ever present in the upper parts of the village



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BOARD 3 - MARSHALLS' PLANS

Marshalls plc / Bleadon quarry, Bridge Road, Bleadon / Job no 1506



MARSHALLS' ASPIRATIONS FOR THE DEVELOPMENT OF BLEADON QUARRY

Achieve a smooth transition of business activity, replacing capacity either at existing company locations or elsewhere.

Meet obligations to ensure best value for shareholders.

Safeguard business reputation for integrity, social responsibility and fairness.

Leave a legacy in the village which favourably reflects the company's relationship to the community in which it is based.

Work with the local community and the local authority to achieve a well balanced solution within an agreed time frame.

Integrate the site with the village community and social life.

Resolve the safety issues of the site.

Ensure that the quarry does not become a derelict site without appropriate management.

Offer an accommodation mix that reflects the needs and aspirations of the local community.

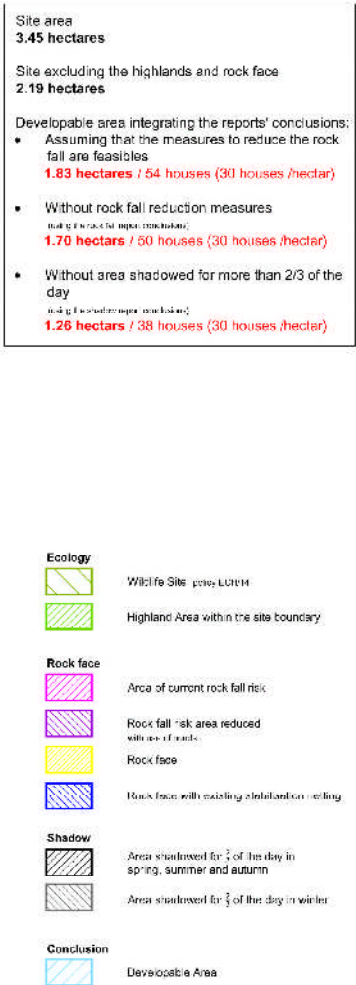
Reduce the environmental impact of the development, including during the demolition and construction phases.



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BOARD 4 - SUMMARY OF ISSUES AFFECTING DEVELOPMENT



BOARD 5 - INDICATIVE LAYOUT FOR DISCUSSION



BOARD 6 - NEXT STEPS

What Happens Next

All written comments will be reviewed and made available to Bleadon Parish Council and the Local Planning Authority, North Somerset Council.

Marshalls will then start to prepare a planning application which they intend to submit by the end of 2013. Before submitting the application they will organise another public consultation similar to this one.

What You Can Do

Please ensure that your opinions are expressed in writing and take time to record the positive aspects as well as any concerns.

Please come to the next consultation and see if your ideas have helped us design a better solution for the site and your village.

Thank You