Dear BRA Member

We apologise for the need to contact you again, so soon after the herculean effort by Backwell residents in commenting on the Farleigh Fields planning application. This is now awaiting the Inquiry in May 2017.

**Background**

This email refers to a draft plan to allow 3,600 new dwellings in Nailsea/Backwell to be built in the period 2026 to 2036. This immediately follows the Backwell Neighbourhood Plan which goes up to 2026.

There is a developing Joint Spatial Plan (JSP), which covers 4 local authorities in the West of England - Bath & N.E. Somerset, Bristol City, North Somerset and South Gloucestershire. This draft plan may be viewed in an 18-page document on the website below

[www.jointplanningwofe.org.uk/consult.ti/JSPEmergingSpatialStrategy/printCompoundDoc?docid=8259188&partid=8259188](http://www.jointplanningwofe.org.uk/consult.ti/JSPEmergingSpatialStrategy/printCompoundDoc?docid=8259188&partid=8259188)

The document explains the rationale and priorities, associated with jobs, housing etc in what is described as "one of Europe's fastest growing and most prosperous city regions".

The document is open to consultation until Monday Dec 19th.

**Exhibition in Backwell Parish Hall - Tuesday Nov 22nd 5pm to 7pm**

One of the frustrating aspects of the document is that Nailsea and Backwell have been considered as a single entity, despite their differences in size and characteristics, and the important strategic gap between the two communities. This was also reflected in the original idea to have a proposed consultation /exhibition in Nailsea only. However, Backwell Parish Council (BPC) has requested a consultation in Backwell, and this will take place next Tuesday - as above. This will be part exhibition and part question and answer. Several officers from North Somerset will be attending. BRA and BPC hope that there will be a good turnout for this, as it should be an excellent way for residents to understand what the JSP is trying to achieve.

**Unfair to Backwell**

Comments on the JSP may be made up to Dec 19th. We will be suggesting points that you might like to mention in a further communication from us around the end of the month, which will emanate from the BRA official comment currently in preparation.

Nailsea/Backwell is one of a very few locations chosen to provide housing in this 10-year period. Sadly, even though much of the land around the village is Green Belt, all the land to the west, towards Chelvey is not Green Belt, and this is where development would be targeted.

Almost all other areas in North Somerset, such as Clevedon, Portishead, Yatton and Long Ashton have "escaped", along with perhaps obvious candidates elsewhere in this very big region such as Kingswood, Almondsbury, Ashton Vale and Severnside. The list of reasons for not choosing these includes Green Belt, flooding risk and protection of the countryside.

The BRA committee feels that.

- Nailsea and Backwell should be considered as separate communities

- a 50% increase in the no of dwellings over a 10-year period will destroy the character of the village. There are many more suitable areas for major development in the area covered by the JSP

- the area has virtually no employment sites to make the housing sustainable

- transport and other infrastructure is currently inadequate, and it is difficult to see how it could readily be improved.

**What you can do**

Please look through the JSP if you have chance.

Go along to the Parish Hall on Tuesday to see the exhibition's maps and explanations.

Be prepared to make a comment by December 19th, following our summary which you will receive at the end of the month.

Please note that this email bulletin is only going to BRA members. You may like to bring the exhibition to the attention of non-member friends and neighbours.