

# Nailsea

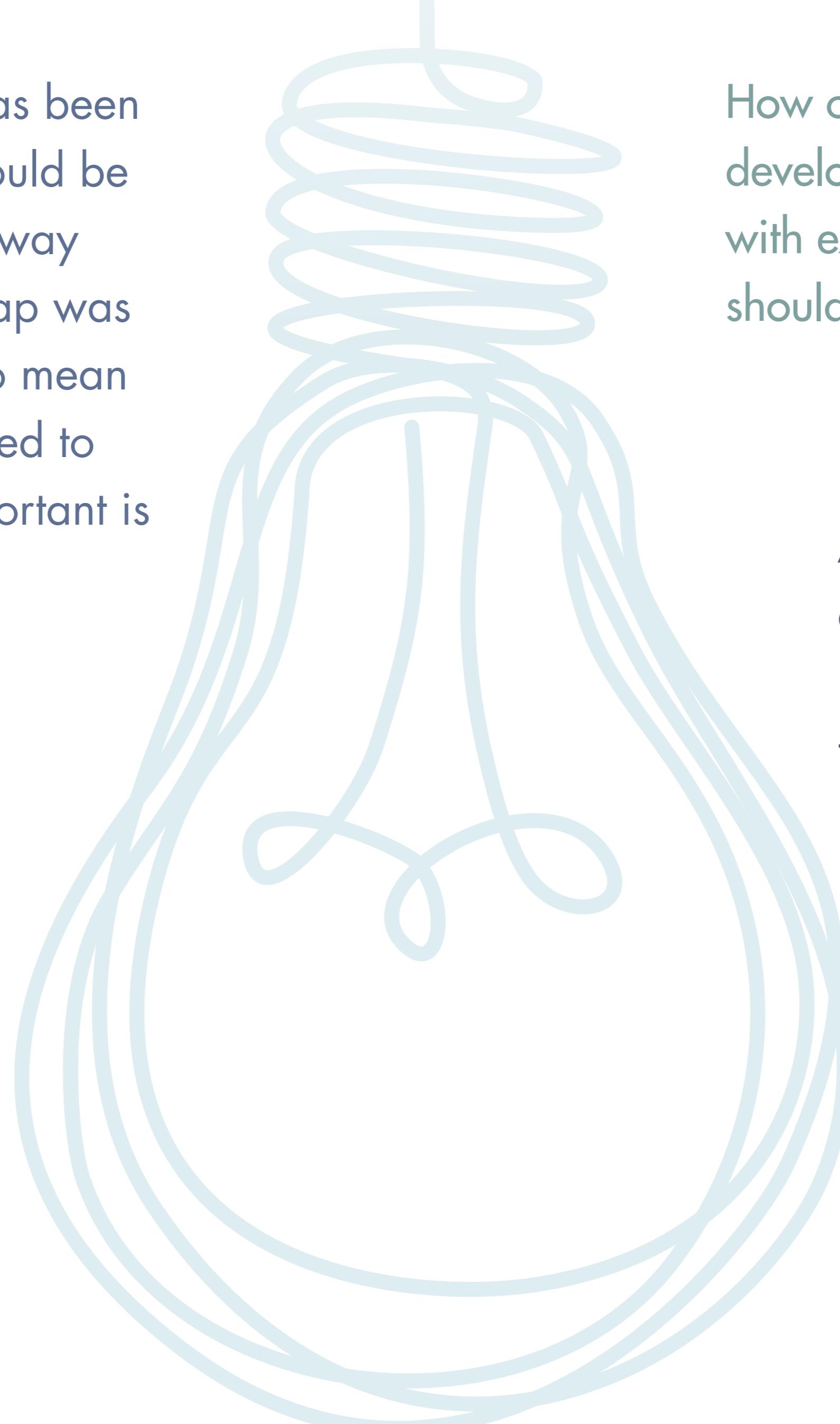
## What is being suggested?

- Around 3,300 new homes to the south-west of Nailsea
- Protection and enhancement of local heritage and management of surface water run-off
- A MetroBus to Bristol and an improved Nailsea/Backwell station
- A local centre, new employment and schools
- Highway connections to the A370 near Backwell and the Long Ashton bypass
- New or improved road to connect Nailsea with the M5

## Questions for thought/discussion

A strategic gap between Nailsea and Backwell has been defined. Development could be brought closer to the railway station, if the strategic gap was reduced. This would also mean less land would be needed to the south-west. How important is the strategic gap?

A local centre is proposed on the metro bus link. What facilities are needed in this local centre, bearing in mind they shouldn't detract from the town centre?



How can we ensure new development is well integrated with existing development, or should it be separate?

Are there any design features distinctive to Nailsea which need to be incorporated into the new development?

Providing employment land is important. Where should new employment uses be located and what sort of employment uses should they be?

# Backwell

## What is being suggested?

- About 700 new homes to the west of the village
- Protection of heritage features including historic Chelvey and West Town Conservation area
- A possible new primary school
- Protection and enhancement of the greater and lesser horseshoe bat habitat
- Rail station improvements and a new route between the A370 and Nailsea and a MetroBus connection to Bristol

## Questions for thought/discussion

The setting of West Town Conservation Area is recognised as sensitive. Should it be protected by a gap in development or should development be brought up to the settlement edge and designed to enhance the Conservation Area? If so how?

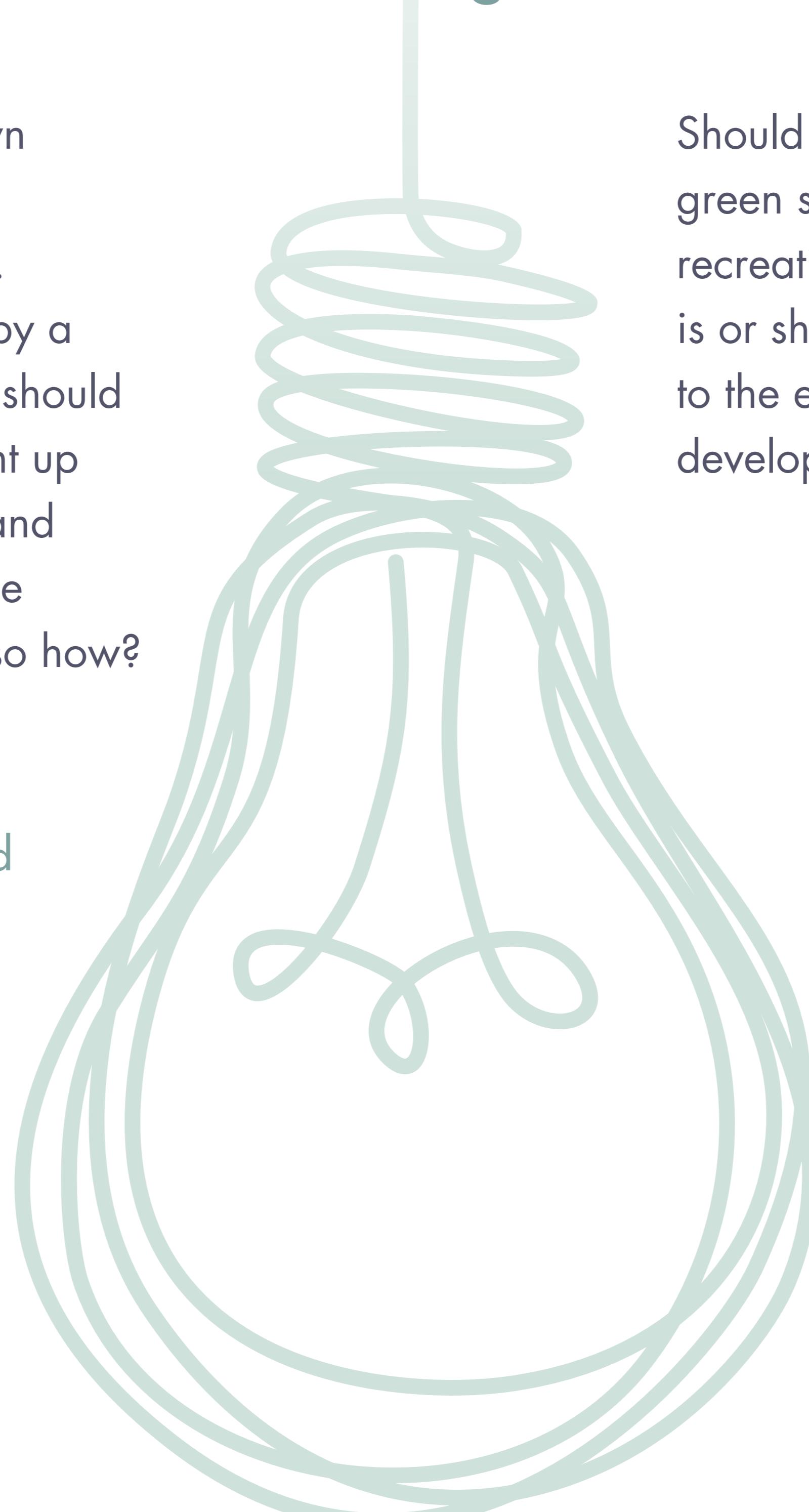
What is needed to ensure the new development is integrated into the village? What are the important connections for pedestrians and cyclists?

What design and environmental features in Backwell do you value and how can the design of the new development reflect or enhance these features?

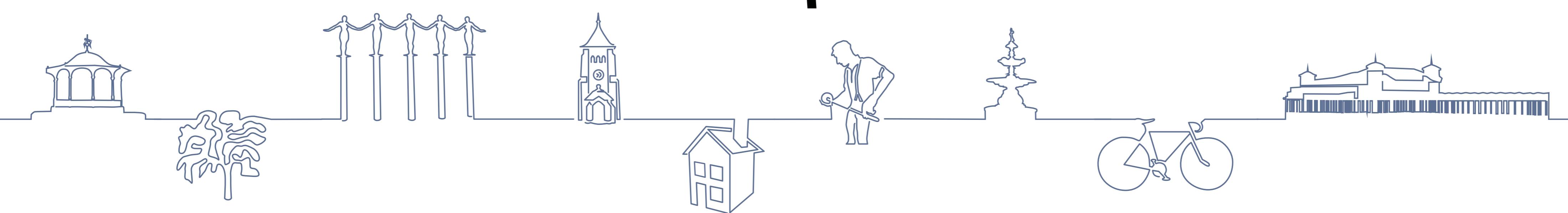
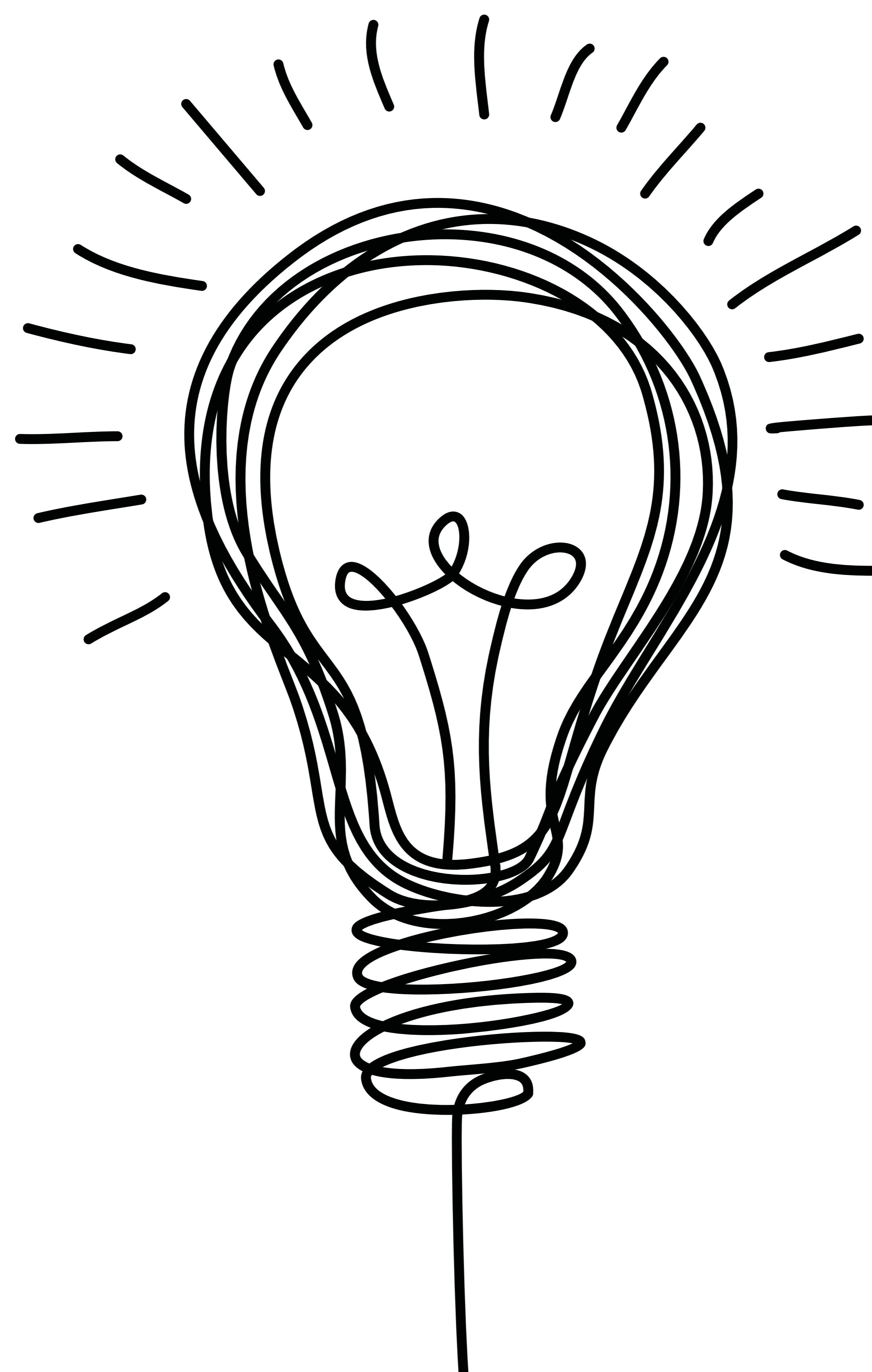
Should there be an undeveloped green space where the recreation and football ground is or should their relocation to the edge of the new development be considered?

With new transport links in place to reduce traffic pressure, what improvements should be made to the road through the village and the village centre?

The development is for 700 houses and a primary school. No other facilities are proposed as it is expected new residents will use the existing facilities in the village helping to boost trade. Do you agree with this approach?

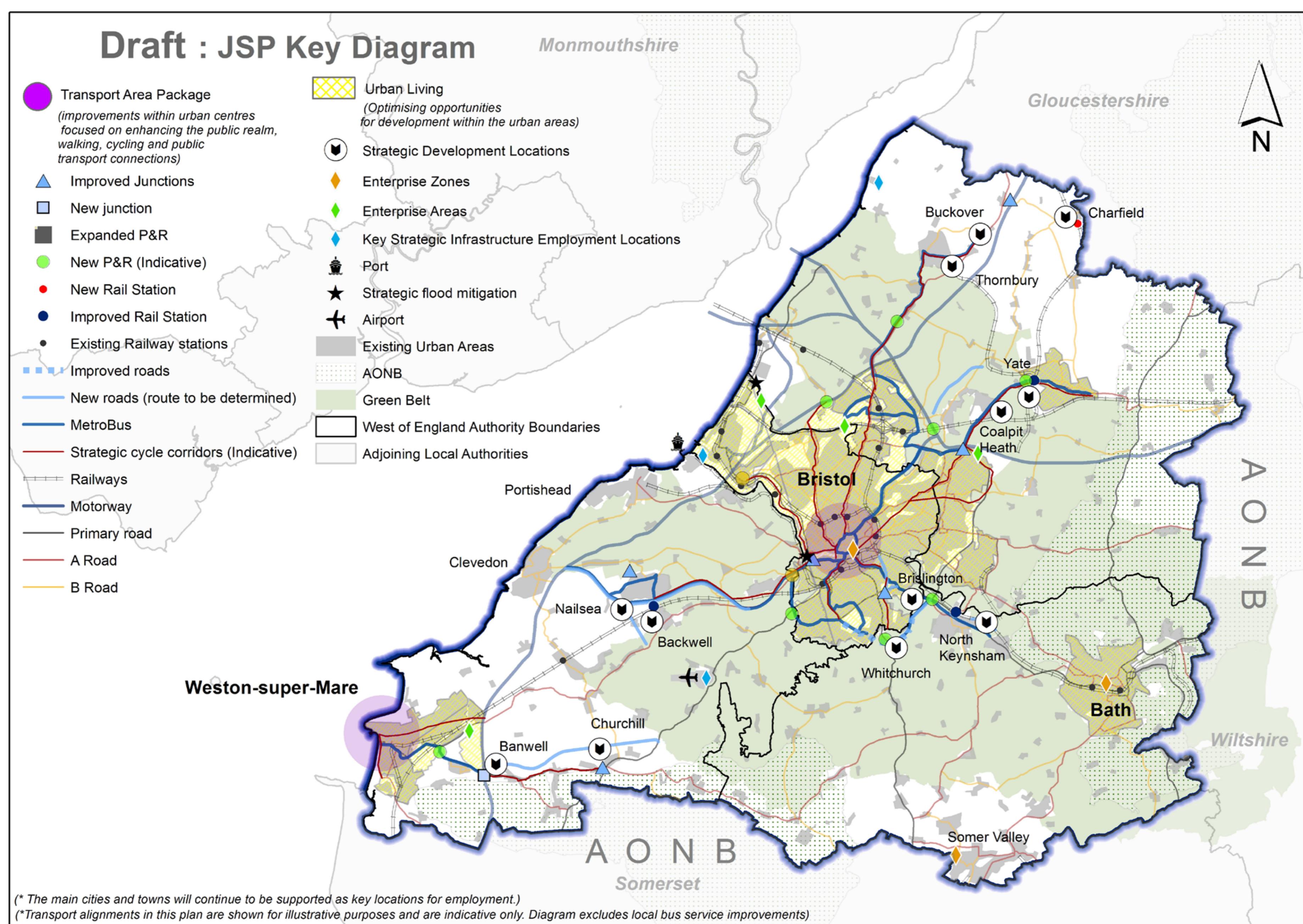


# Generating ideas



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# The Joint Spatial Plan



The draft joint Spatial Plan sets out the plans for housing, employment and infrastructure over the next two decades. It identifies a need for an additional 39,000 homes (above those already planned for) across the four West of England authorities (BANES, Bristol, North Somerset and South Gloucestershire) by 2036.

The Joint Spatial Plan identifies the proposed new strategic development locations including four within North Somerset at Banwell, Churchill, Backwell and Nailsea.

The Key Diagram sets out the main proposals.

Consultation for the JSP closes on **10 January 2018**.

The full proposals and details of how to have your say are available at [www.jointplanningwofe.org.uk](http://www.jointplanningwofe.org.uk)

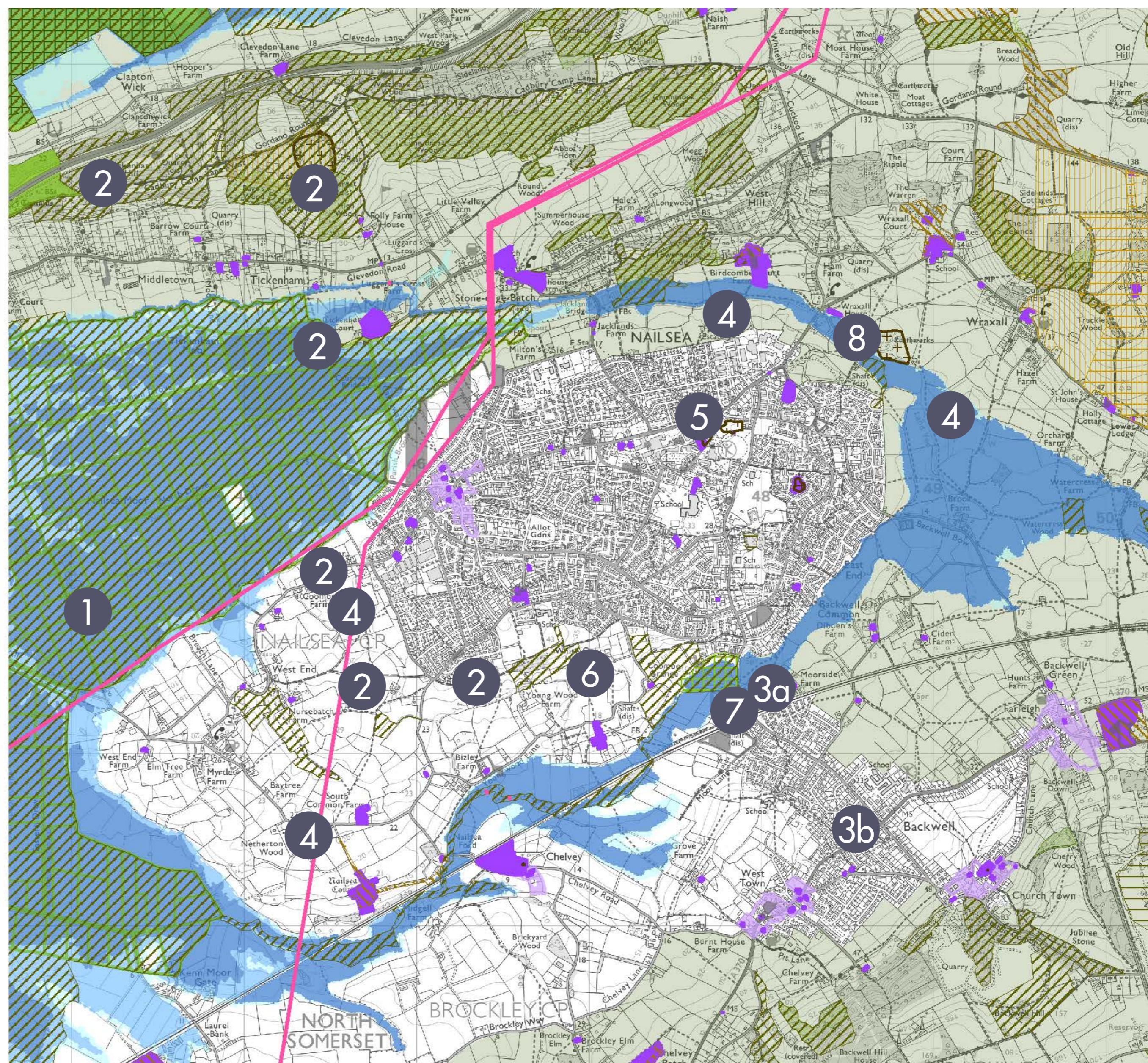
All comments will be passed to an independent inspector who will examine the plan in summer 2018.



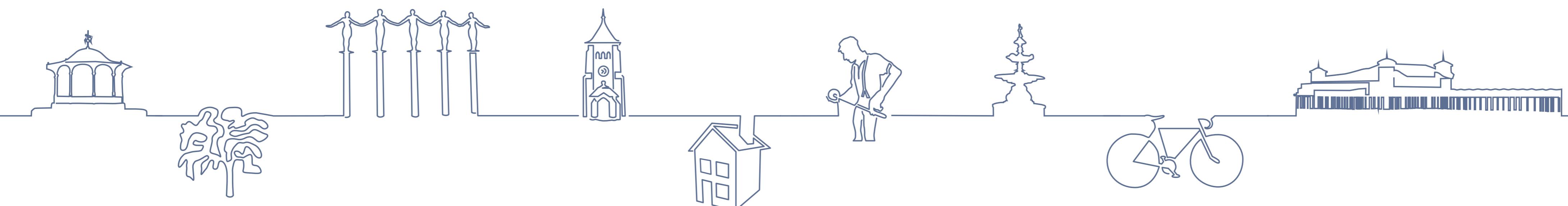
## Constraints map – Nailsea

### Key

- Ramsar Sites
- Special Protection Areas
- Special Areas of Conservation
- Common Land
- Sites of Nature Conservation Importance
- National Nature Reserves
- Local Nature Reserves
- Ancient Woodland
- Scheduled Ancient Monuments
- Regionally Important Geological Sites
- Registered Historic Parks and Gardens
- Registered Battlefields
- National Trust Inalienable Land
- Local Historic Parks and Gardens
- Listed Buildings
- Conservation Areas
- Sites of Special Scientific Interest
- Flood Zone 3b
- Flood Zone 3
- Flood Zone 2
- Areas of Outstanding Natural Beauty
- Green Belt
- Overhead Powerline
- Gas Pipeline
- Development Commitments (2015)



- 1 Extensive network of channels are designated SSSI
- 2 Horseshoe bats key foraging corridor
- 3 Key junctions – Station Rd 3a, Backwell signals 3b
- 4 Utilities pipelines (general vicinity shown)
- 5 Nailsea Town Centre
- 6 Strategic Gap (general location)
- 7 Train station
- 8 Land Yeo



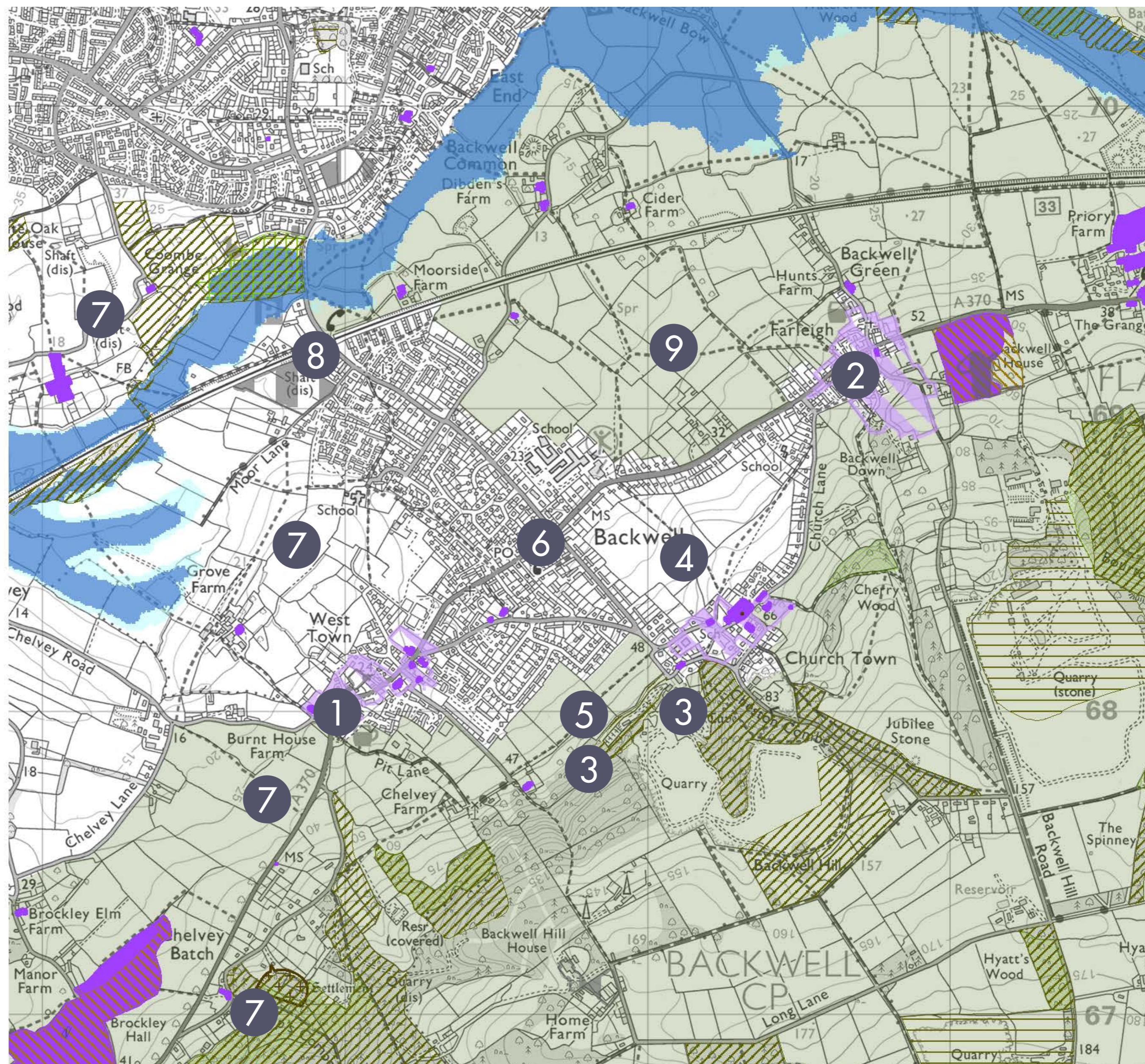
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# Constraints map – Backwell

## Key

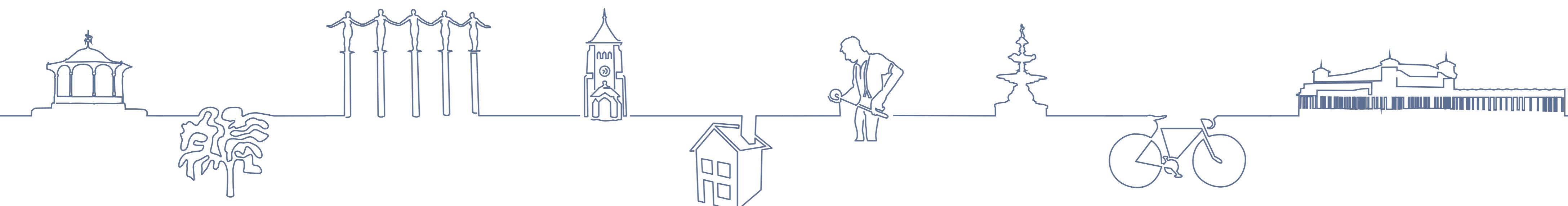


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- 1 West Town Conservation Area
- 2 Backwell Farleigh Conservation Area
- 3 Important woodland edge
- 4 Proposed Local Green Space allocated at Farleigh Fields
- 5 Green setting/ woodland fringe

- 6 Backwell Signals junction subject to congestion
- 7 Horseshoe bat Strategic Flyway
- 8 Train station
- 9 Ecologically important grassland network



# Why we need a new Local Plan and how to get involved?

The existing timeframe for current planning documents in North Somerset is to 2026. The new Local Plan will provide detailed policies and additional housing, employment and other land allocations beyond 2026 up to 2036.

It will review and roll-forward policies and allocations in existing development plan documents and plan for the housing, jobs and infrastructure set out in the Joint Spatial Plan.

We need to begin this process. This consultation is focussed on the key

development areas, to engage with local communities about the form the new development should take.

Your views will help to **develop different options** for development. We will carry out a further consultation early next year setting out these options before publishing our preferred plan. You can follow progress on our website **[www.n-somerset.gov.uk/localplan2036](http://www.n-somerset.gov.uk/localplan2036)**

If you want to be sent notifications about updates you can register your email with us following the links from the website.

## Please note:

The Local Plan will set out the details of the developments at Nailsea, Backwell, Churchill and Banwell. If you want to object in principle to these proposals this needs to be done through the JSP consultation website:

**[www.jointplanningwofe.org.uk](http://www.jointplanningwofe.org.uk)**

However, if you want to get involved in planning these new villages and neighbourhoods then we would like to hear your ideas.

