

## Dear Member

There has been activity on several matters recently, so we have taken the opportunity to combine these into a fuller bulletin. You may like to read it in a cool spot if you can find one !! (It is attached as a WORD file if you would prefer to print a copy).

Firstly, many thanks to those of you who have paid your BRA subscription for 2018. We now have 415 households who are members, which is a wonderful total. We will quote this number, which will increase if these final reminders jog memories, when we make comments on issues affecting Backwell, as we certainly will need to, over the next few months

**Coles Quarry** This site has been the subject of much interest over recent decades, and in the last month or so there has been a frenzy of exchanges, some of which have been ill-informed.

The site was formerly a busy working quarry, with an associated dry pack facility. When the quarry activity closed, the dry pack work continued for a while. Later the recycling centre moved from the bottom of Cheston Combe to its current site below the quarry. North Somerset Council (NSC) decided that the current owners of the quarry be allowed to redevelop the site, using the old dry pack footprint. The refurbishment of the old weighbridge office is almost complete, and it will now be used for offices.

The owners of the quarry have submitted 2 applications to NSC, (2014 and 2016):

**Application 14/P/0304/F** BRA and Backwell Parish Council (BPC) did not object because this industrial development was included in our Neighbourhood Plan, giving potential for employment in the village

It included the erection of 15 industrial units, following demolition of existing works buildings with associated access road improvements, car-parking, contouring and hard and soft landscaping.

This was approved by NSC with conditions in Feb 2015.

**Application 16/P/0674/F** BRA and BPC did object on grounds of extra traffic for the larger footprint of the industrial units. This application was received by NSC in Feb 2016 and is **still to be determined**. The footprint for the industrial units is over 50% larger than the 2014 application. There were some 200 objections from residents, mainly concerning the impact on the adjacent roads.

The developers have been in discussion with NSC and BPC concerning possible modifications to the 2016 application. It should be noted that some of these have involved possible benefits for the Household Waste Recycling Centre which is an NSC activity on NSC owned land. The developers also held a drop-in event at the Parish Hall on Tuesday 19 June to explain their plans.

BRA's objections to the 2016 Coles Quarry Planning Application remain in place and are still unanswered. The drop-in event was not advertised across the whole village. BRA considers the new proposals need to be subject to a new or revised planning application, or at the very least a proper public consultation, and given all due process by NSC, before any decision is made. BRA has urged the BPC to ensure this happens. Traffic around the area is a very sensitive topic and the matter

deserves accurate information, together with a full traffic assessment of the impact of the new units.

**Bristol Airport Expansion** Consultation on the proposals put forward by the airport owners has now finished. We await their formal planning application to NSC in the autumn. The BRA response is given on our website in our letter of June 16<sup>th</sup>.

**Moor Lane planning application (Ref: 15/P/1916/O)** This land has been allocated for development for many years and was included in the Backwell Neighbourhood Plan as a development site. The application to build 65 dwellings by Taylor Wimpey (TW) was approved in principle by NSC in December 2017, subject to approval of a variety of 'Reserved Matters' (**18/P/2169/RM**). These details have recently been submitted, on-line, by the developers and can be viewed by going onto the NSC website. Of the many plans and documents shown, there are 2 which give the layman a good idea of what is being proposed:

- DESIGN COMPLIANCE STATEMENT - JUNE 2018
- SITE LAYOUT

The documents are presented in reverse chronological order, and these are respectively 6<sup>th</sup> and 4<sup>th</sup> from the end of the long list of documents shown with a 13<sup>th</sup> June 2018 date.

This statement and layout provide details of what has already been published in outline. The Design Compliance statement gives details of affordable housing, parking etc. The site layout gives the location of the dwellings, public and private roads, and an attenuation pond near the railway line. It would appear that TW is now allocating resources to this development with a view to starting the work before too long. We do not believe there are any fundamental changes. **However, if you have any comments or concerns about these details, this is your last chance, before full planning consent is granted. The deadline is 26 July.**

**West of England Joint Spatial Plan (JSP)** This regional plan covering an area including Bristol and Bath proposes 700 houses on Grove Farm, SW of Backwell and various 'indicative' major infrastructure additions and changes. Despite many objections from Backwell residents, the JSP forwarded to the Inspector by the four local authorities in the region was not significantly altered. The strength of feeling shown by North Somerset villages continues to be a significant factor. We now have some more details of timing of this long drawn out process. The first stage is the Inspector's analysis of legal compliance and Housing Need, with an interim report due by Jan. 2019. The second stage, which involves all locational strategies will run on to Summer 2019, with opportunities for consultation likely to be in Spring 2019. Realistically there is little BRA members can or need to do in the near future. We will update you when we know more. BPC has formed a Working party, on which BRA is represented, which is working with professional advisors to build up the formal Backwell representations to the Inquiry.

**Station Road - Safety Measures** Last year NSC decided to do some modest improvements to Station Road this summer, in a £7K package of work funded by Bristol Airport Community Fund. However, with continuing representations about road safety issues by residents, BPC and BRA, NSC has decided on more ambitious changes, from a point just north of the crossroads and extending almost to the railway bridge. **The work is due to start 30th July** and will include resurfacing, a 20mph speed limit (which also includes Meadow Close and The Crescent) and

associated traffic calming measures. There will also be a new 30mph speed limit along Backwell Common, from Station Road to just beyond The Avenue. The work is due to complete by the start of the new term - we can expect disruption during August! Provided the work results in a situation of general compliance with the new speed limit, BRA will welcome this major contribution to road safety. District Councillor Karen Barclay and Backwell Councillor Steve Mitchell have played a large part in this process so our particular thanks go to them.

**North Somerset Local Plan** The first stage in the development of this Plan (which will run to 2036) has just emerged – an Issues and Options Document. It has some interesting, as well as some fairly alarming, proposals specifically about Backwell, and local transport proposals. It is part of a fairly long process, and there will be opportunities for consultation and comment in Summer 2019. This document can be read online now:

<http://apps.n-somerset.gov.uk/cairo/docs/doc28898.pdf>

It will need to be consistent with the JSP for our region, and the current version includes the 700 houses on Grove Farm. The Local Plan (page 39) in Section 4.3 'Backwell Garden Village' states:

*Consultation responses on the JSP and 'generating ideas' were extremely critical of the proposed development location. Many of the strategic issues including the principle of development in this location will be addressed through the JSP examination.*

On Page 26 in the section on Nailsea and Backwell Transport Schemes, it states:

*The first phase proposes focusing on developing Nailsea & Backwell railway station as a transport hub with cycle & pedestrian links from the strategic development locations and MetroBus services from the station to join the existing MetroBus infrastructure at Long Ashton Park & Ride. The first phase also proposes a new highway link from the railway station to the A370 near Farleigh. This link offers congestion relief to Backwell Crossroads.*

**We understand that the new 'highway link' would join the A370 opposite Stancombe Lane, which leads to Stancombe Quarry, on the edge of Flax Bourton.**

NB – This document is not yet ready for consultation, but it emphasises the need for us all to be alert to future possibilities and to respond when given the opportunity.

Best wishes  
From your BRA Committee

9<sup>th</sup> July 2018

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