**Coles Quarry BRA Bulletin 1.4.19**

Dear Member

**SUMMARY** Our bulletin of 1.3.19 (see BRA website) gave details of the applications for business units in part of the old quarry, on higher ground above the Recycling Centre (RC). In brief these were:

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

Since then, the developers had protracted discussions with North Somerset Council (NSC) and produced a more ambitious application in 2016.

**Application 16/P/0674/F BRA and BPC DID object** on grounds of extra traffic for the larger footprint of the business units which was over 40% larger than the 2014 consented figure. There were some 200 objections from residents, mainly concerning the impact on the adjacent roads.

The developers have now modified these plans, but are still proposing the same larger area for the business units.

The BRA committee has considered the latest plans and has decided to continue to object, mainly on the traffic implications. **(Our objection letter and this bulletin are both attached in WORD and pdf formats). They will also be available shortly on our website.)**

**Please make your views on the amended application known to NSC by the closing date of Sunday April 14th, even if you have previously commented on the original version.** Comments may be made on the website

<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZXGRLPJV009>

**BRA CLARIFICATION MEETINGS** **IN MARCH**

1. **Developer** The BRA Committee met the developer’s agent, who explained the latest proposals for the units, which now do not include any warehousing (category B8). He explained the outcome of discussions with NSC regarding the RC, which he suggested would improve both the RC and the business units.
2. **Recycling Centre** A BRA committee member had an on-site meeting with the NSC person responsible for the site. Small points of detail are still outstanding, but it is evident that the revised road layout, (funded by the developer) will improve traffic flow in the immediate vicinity. The Backwell RC (one of only 3 in North Somerset) has a large catchment area, including Nailsea, whose population is over 3 times that of Backwell. BRA considers that improving this RC could delay the preferred course of action which is to move it to a more suitable location. **It should be noted that any RC changes are not part of this application for business units in Coles Quarry.**
3. **NSC Planning Officer** In conjunction with BPC, we produced a series of questions, some of which were answered at the meeting and others required consideration by NSC.
4. **Local Residents** We have continued our dialogue with residents who live close to the quarry, and who are most affected by traffic in Dark Lane and Church Town. They find the current situation difficult, let alone any traffic increase.

**TRAFFIC** This is the aspect of the application that causes most concern. A school and the RC are situated in an area ill-suited to heavy traffic.

The traffic in Dark Lane / Church Town is mainly generated by:

* General residential
* Junior School
* Airport traffic
* Recycling Centre (average 350 vehicles in and 350 out per day)

In addition to the above, the developer’s transport consultant assesses that the business units proposed in 2014 would add a further 186 movements per day into the new site, and 186 movements out. The larger application in 2016 would create 265 extra movements each way on top of what we have now.

It should also be noted that additional housing planned for N Somerset, will create more RC traffic – much of which will come from the Nailsea direction, up Station Rd into Dark Lane. The airport has plans to continue its steady growth.

The current stance of NSC is:

*NSC Highways are satisfied that the traffic generation associated with the proposed development will not result in significant increases in traffic volumes on the local highway network in the vicinity of the site when compared with the permitted lawful use of the site* ***and will not result in detriment*** *to the local highway operating conditions in this location.*

*They also state that:*

*Additional trip generation will be* ***offset*** *by the proposals to create a new access road within the neighbouring RC.*

BRA does not agree and has asked NSC to provide evidence for these statements, which local residents in particular question.

**BRA considers that the higher level of traffic associated with the 2016 application will be unacceptable, in terms of increased risks, particularly pedestrians and cyclists, as well as inconvenience to residents. This is our reason for objecting.**

**CONDITIONS** Even if an application is being opposed, it is helpful to request that conditions for acceptance are given. A 20mph limit in Dark Lane and Church Lane is important for local residents, along with restrictions on hours of working, noise, external lighting etc.

**NEXT STEPS**

**Please make your views on the amended application known to NSC by the new closing date of Sunday April 14th, even if you have previously commented on the original version.** Comments may be made on the website

<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZXGRLPJV009>

using the “make a comment” button.

Or by post (quoting Application 16/P/0674/F) to Development Manager, North Somerset Council, Town Hall, Weston-Super-Mare, BS23 1UJ

**This is probably the last opportunity we have to make our views known on this development.**

From your BRA Committee 1st April 2019

**Visit our website on** [**www.backwellresidents.org.uk**](http://www.backwellresidents.org.uk/)

**Email us at** [**backwellresidents@btinternet.com**](mailto:backwellresidents@btinternet.com)

*ps You may have received a hard copy of an anonymous “flyer” encouraging residents to make a comment / objection on the application. It is not a BRA publication, and contains some inaccuracies. We do however share the message of the desirability of making a comment / objection.*