**BRA BULLETIN                                                                                 June 20th 2019**

**Dear Member**

This bulletin gives **the outcome of the Coles Quarry application** following the meeting yesterday at North Somerset Council, and **updates on the Joint Spatial Plan (JSP) and Bristol Airport.** These 3 developments each has a dedicated tab on the BRA website where further information can be found, including links to key documents.

**COLES QUARRY**

**Planning Application No. 16/P/0674/F for 3800 sq.m of industrial buildings:**

Regrettably, despite over 200 local objections, and a strong statement from a local resident at the Planning meeting yesterday, this application was approved by North Somerset Council. The Committee was not sufficiently persuaded by our major concerns about increased traffic and pollution etc, and was swayed by the Planning Officer’s strong recommendation, and the opportunity for the Council to get, free of cost to them, “improvements” to the recycling centre. The request by our District Councillor, Bridget Petty, to refuse the application was lost by 12 votes to 10.

We do have an opportunity to influence the detail of the conditions to be applied to the consent before it is formally issued, and work will be done on this over the next few days.

**JOINT SPATIAL PLAN (JSP)**

The JSP was the subject of a BRA bulletin dated 25.4.19, which can be found on the BRA website. We are now updating this, along with a reminder of what has happened so far.

The JSP has been created by four councils (Bristol City, Bath and North East Somerset, South Gloucestershire and North Somerset (NSC) together known as “West of England”). It allocates housing across this area up to 2036. Unfortunately, Backwell is one of 4 villages in the NSC area allocated a “new community” on its doorstep, with a proposal for 700 houses. It has been chosen to be a “Strategic Development Location” (SDL) The land is around Grove Farm to the west of Backwell for which we have been expecting an outline planning application from Taylor Wimpey for some time. We encouraged BRA members in our Dec 2018 bulletin to comment. In the whole region 4,800 comments were received and we understand that Backwell was well represented in this number. The fact that there is huge public opposition to the JSP proposals for Backwell is very significant, with the creation of Backwell Resistance being one outcome. In a letter this month, the JSP administrators report “The number of requests to participate in many of the hearing sessions has been possibly unprecedented for a local plan examination”

The time for public comment has passed, and the focus of attention is now on the Examination of the JSP, which is a lengthy technical process. Public comments will be noted and will play a big part, but much of the discussion will be on such matters as “Is the JSP “sound”, “robust”, “justified” and “effective”? Planning terms such as these have technical definitions.

**The first set of hearings have now been moved to the Guildhall in Bath.** They will take place from July 2nd until July 12th. Proceedings will start at 9.30, with a break for lunch. Hearings will take place from Tues to Thurs, or possibly Fri if the need arises.

Members of the public may attend any of the proceedings but will not be allowed to speak. BRA suggests that only the following will be of most interest to Backwell residents:

**July 11th** – The Strategic Development Locations will be discussed in general terms. (Backwell is one of the 12 SDLs in the JSP).

Details for the Sept/Oct hearings, covering 4 weeks, were announced earlier this year, but are now subject to review and the dates will be announced in July, including the venue. (They originally included Sept 24th as a whole day devoted to the Backwell SDL. Also, Oct 1st as a whole day devoted to the Nailsea SDL, which is very relevant to Backwell, as the proposed road in the map below serving the 2,600 new houses for Nailsea will cross Backwell Common.)

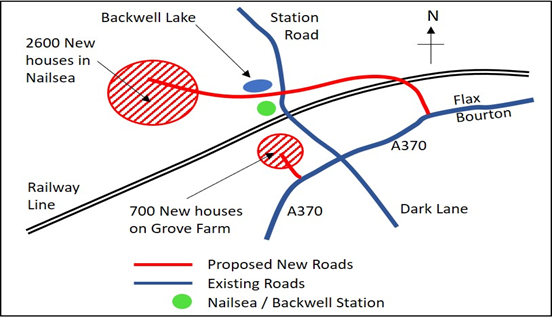
The following extract from the JSP official notes shows its narrow focus:

*We are examining the JSP as submitted by the Councils. Therefore, we will not, at this stage, be considering the merits for development of locations not included in the plan. Should we determine that there is a need for additional or different locations for development to be identified, we will, in the first instance, ask the Councils to consider how they would wish to proceed with the Examination.*

It is clear that many residents in North Somerset are very unhappy about the way in which the NSC has decided to attempt to satisfy the housing demand from central government. It is interesting that several newly elected members of NSC share this view. The outcome of these hearings is very unclear. The whole JSP process may appear an administrative and academic exercise, but it needs to be taken very seriously as any agreed regional plan will be the basis for the North Somerset Local Plan and planning applications within Backwell. BPC, BRA and Backwell Resistance (BR) are funding specialists to represent us during this technical but important process. Representatives of BPC, BRA and BR, together with our appointed professionals, will be speaking and/or attending on those days relevant to Backwell.

As well as the houses for Backwell and Nailsea, the JSP also contains new “garden villages” for 2,800 homes near Churchill and 1,900 homes near Banwell. The inspectors could approve, amend or remove any of these.

At the very simplified level the hundreds of pages can be summarised into the schematic map, produced for our BRA AGM. This indicates very graphically how the current JSP proposals would transform our village.



BRA has been working closely with Backwell Parish Council, and Backwell Resistance on the JSP Working Party. BRA recently gave another financial instalment to BPC. Peter Soothill, chairman, wrote thanking “the whole of BRA for the contribution to the JSP fighting fund”, and said “it is an excellent example of our organisations working well together”.

There will be further calls on our funds over the summer.  We thank everyone who has renewed their subscription, and we urge any members who have not paid their 2019 subscription to do so as soon as possible please.

**BRISTOL AIRPORT**

[**https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=PJML85LPMKI00&activeTab=summary**](https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=PJML85LPMKI00&activeTab=summary)

The above application by Bristol Airport, to expand from 10 million passengers a year up to 12 million, has been sitting in the NSC in-tray since Dec 2018.

It contains 2626 comments from members of the public and 426 documents!

NSC officers will clearly be studying these, but as yet no date has been set for a meeting of the Planning committee of councillors to discuss it. BRA has made comments on the application, and also on the Noise Action Plan which covers many of the concerns of residents – night flights, mitigation proposals and monitoring of pollution and noise.

The Bristol Airport tab on the BRA website has the BRA bulletin of 9.1.2019 which was dedicated to the airport.

So far, we have had no indication of when the application will be considered.

Best wishes to all our members, and we hope you enjoy the summer.

From your BRA Committee                                               20th June 2019

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

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