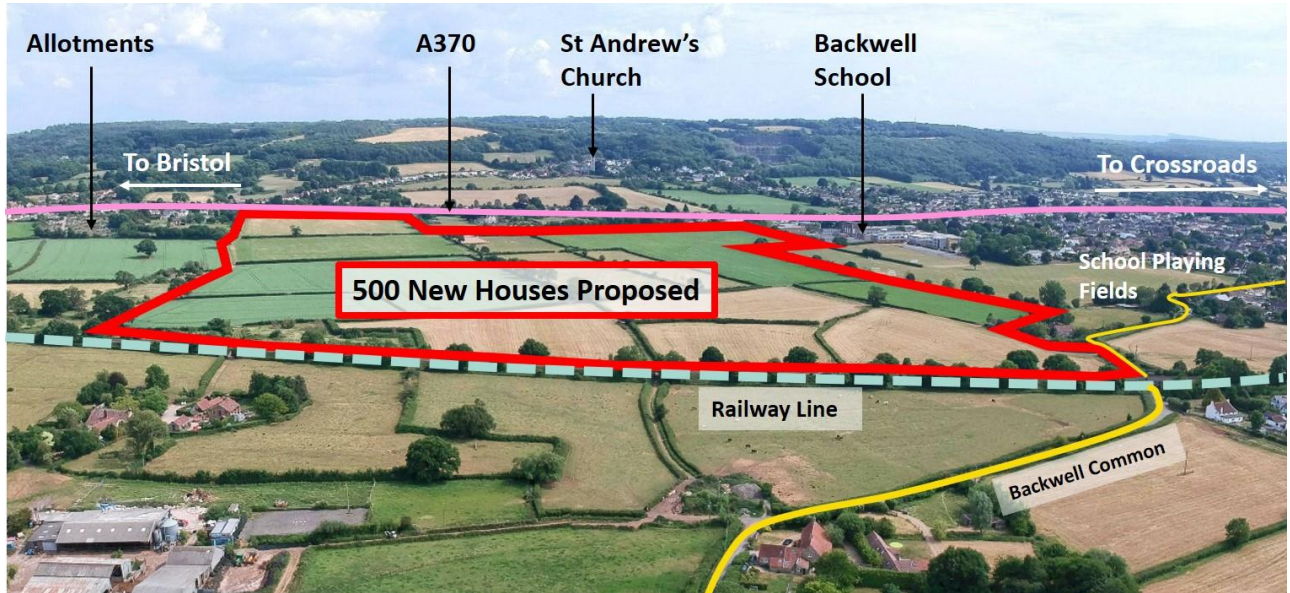


Backwell Residents Association NEWSLETTER – March 2022

BRA AGM - Tuesday 5th April at 7pm - Sixth Form Lecture Theatre - Backwell School

This newsletter is dominated by proposals for two major housing sites in Backwell as part of the new draft North Somerset Local Plan (LP).

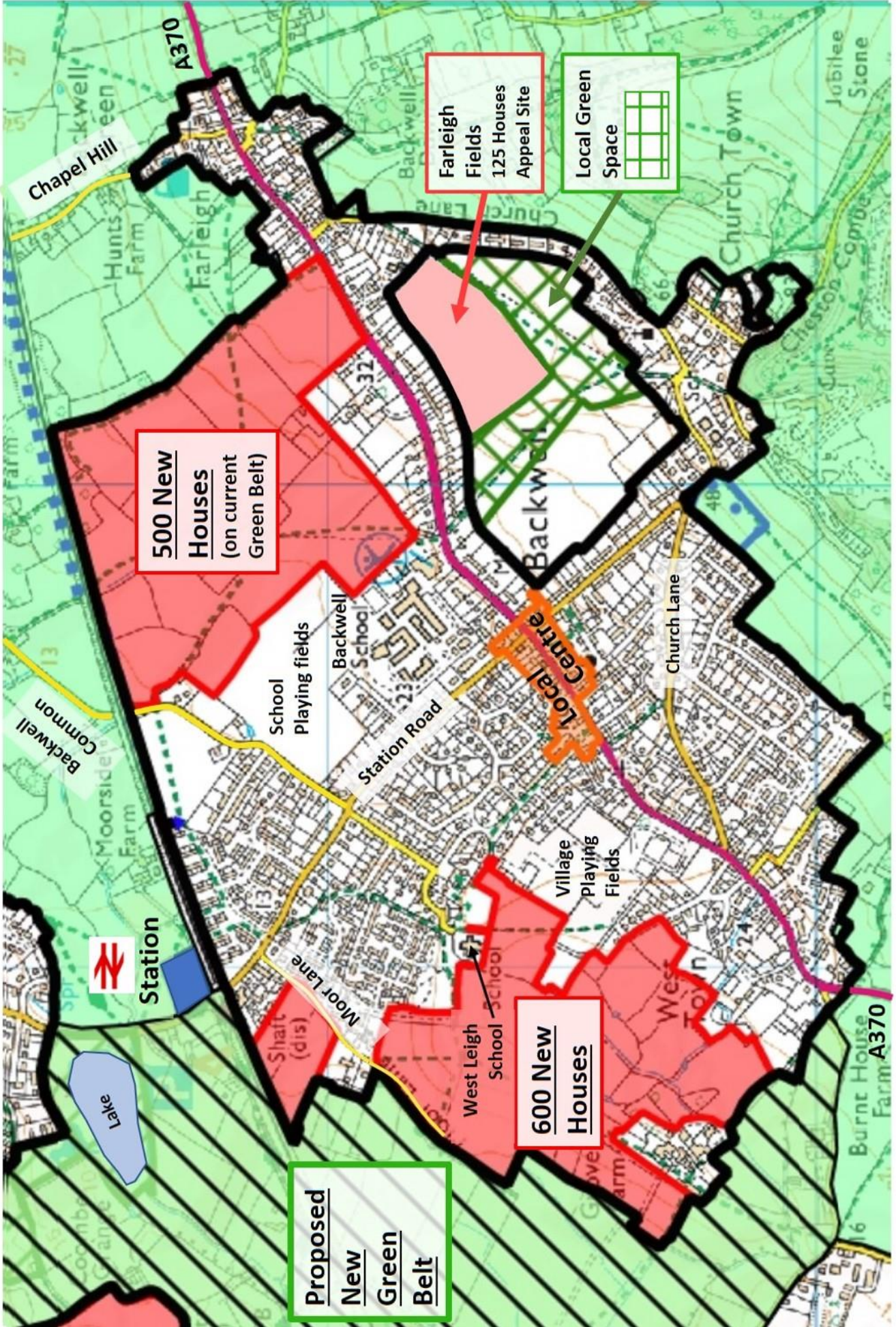


The development area above lies in the Green Belt east of Backwell, between the A370 and the railway line. The LP proposes 500 houses here, compensated by a new Green Belt area to the west of the village.



This proposed site includes the fields around Grove Farm, bounded by Backwell Playing Fields, the Scout Hut, West Leigh School, Rushmoor Lane and the track which is an extension of Moor Lane.

NB The detailed boundaries for both developments may not be absolutely accurate given the difficulty of working with the perspective of drone pictures.



North Somerset Local Plan (LP) 2023 – 38

The number of houses in Backwell would rise from the present 1,950 to 3,070 over the 15 years of the LP. This is an increase of nearly 60%, and would change Backwell's character from a village to a town.

Transport Links and Access

- There is no indication of new roads, nor access points, which would be needed to cope with this big increase, and with the extra housing planned for Nailsea.
- Our current road network is inadequate so there will need to be major changes, which would impact areas outside the development sites.
- NSC has been considering various options of providing a second crossing of the railway line in addition to the Station Road bridge. The blue square shows a "station hub" extension with a bus interchange and extra parking.

Several features of the Plan are of concern:

- The results of NSC's earlier consultations on the LP showed a preference for "urban focus", with housing concentrated near urban areas that offered employment, to minimise commuting. A subsequent statement from NSC suggested that even this approach could require 1000 new houses to be shared between Yatton and Backwell. Having 1100 houses allocated to Backwell in the latest draft has been a huge shock.
- The fields of **East Backwell** are in the Green Belt, which planning rules state should only be used for building in "exceptional circumstances". Currently they are predominantly used for agriculture, with well-used footpaths across the fields. The housing development would be adjacent to a stretch of the A370, and border the Leisure Centre and Backwell School Playing Fields.
- The **Grove Farm development** would include the field beside the Scout Hut, and would deprive West Leigh Infant School of its rural surroundings. The track which is the continuation of Moor Lane, currently leading to open fields, would have new housing on the left-hand side.
- Many well-used footpaths in the village would therefore lose their rural aspect.

What is BRA doing?

BRA has commissioned a planning consultant to prepare a comprehensive response to the draft LP, which will be available on the BRA website. We met Liam Fox to voice our concerns at the high housing targets placed on North Somerset. We are also supporting Backwell Parish Council.

Communication and Consultation

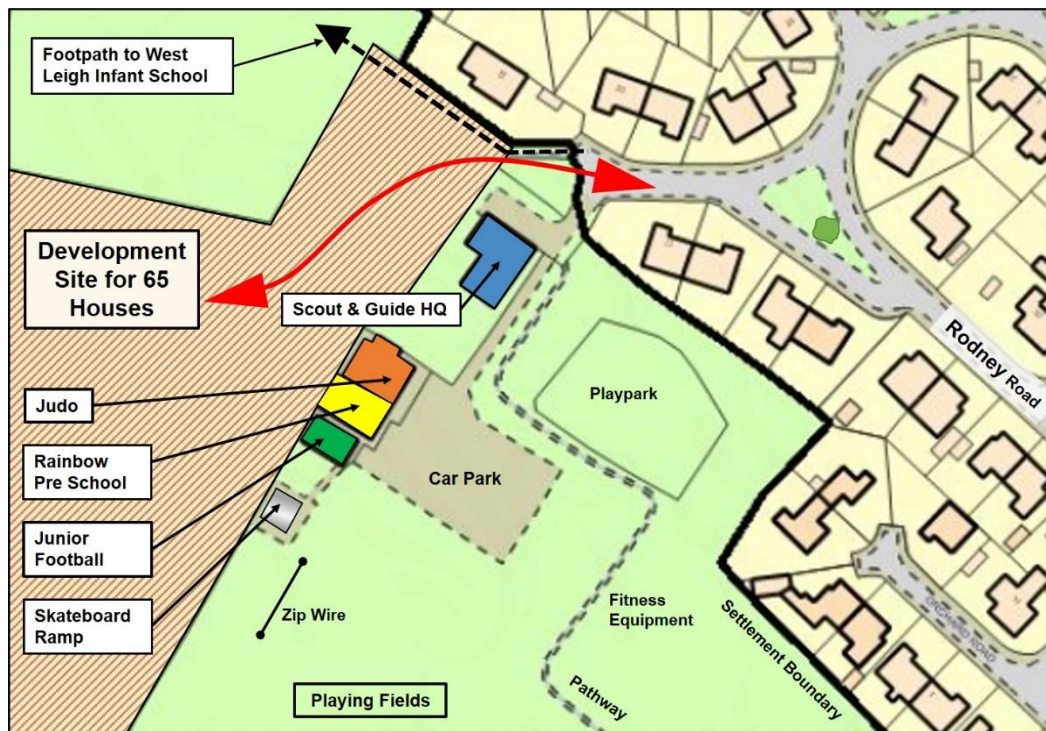
The following events are relevant:

Q & A with NSC Officials & District Councillor, Bridget Petty	Parish Hall	Tues 22nd March 7.30pm
Drop-in with BPC Councillors	Parish Hall	Tues 31st March 6pm to 9pm
Drop-in with BPC Councillors	Parish Hall	Sat 2nd April 10am – 1pm
BRA AGM	Backwell School 6th Form theatre	Tues 5th April 7pm – 9pm

All LP details will be in the Local Plan tab on the BRA website.

Residents will have an opportunity to comment on the LP proposals when NSC opens its public consultation, from Monday 14 March to Friday 29 April. We urge everyone to make their views known.

Application by Taylor Wimpey to build 65 houses off Rodney Road



This application remains in the “in-tray” at NSC. BRA submitted evidence to NSC recently in addition to its comprehensive letter of objection and took an opportunity to show the difficult road access by the Scout Hut to a member of NSC’s planning dept. No date for consideration by NSC’s Planning & Regulatory Committee has been given. BRA has given a robust technical objection and made NSC aware of our concerns regarding the narrow and busy access to the site. This field is **now included for housing** as part of the Grove Farm site.

Bristol Airport Expansion

In February 2022, following a three-month Inquiry, the planning inspectorate concluded that the economic benefits arising from the proposed development outweighed the harm to Green Belt, increased noise and other environmental factors. These “special circumstances” were sufficient to allow further encroachment into the Green Belt, despite strong objections from individuals and local councils. Bristol Airport (BA) now has permission to expand from 10 million to 12 million passengers pa and will be able to achieve its fully coordinated status, facilitating 24/7 operation and more night flights. North Somerset Council and other interested parties are considering the case for a challenge through the High Court. We shall continue to monitor activities, with the help of the Parish Councils Airport Association (PCAA).

Application by Persimmon to build 125 houses on Farleigh Fields.

NSC refused this application in September 2021. Persimmon launched an appeal, which will



be conducted by a government Inspector. It will start on Tuesday 15th March at Weston Town Hall, and is estimated to take 8 days. Members of the public may observe the proceedings on any day. Some residents will be making personal statements on Thursday March 24th. Contact BRA by email or on our website for details. The photograph shows the development site, beyond the fence, from the footpath, looking towards the A370, Farleigh Road.

BACKWELL RESIDENTS' ASSOCIATION

This year's ANNUAL GENERAL MEETING will be held at 7.00pm on Tuesday 5 April 2022 in the Sixth Form Lecture Theatre at Backwell School (entrance via Meadow Close off Station Road)

AGENDA

1. Apologies for Absence
2. Approval of 2021 AGM Minutes (available on website or on request to Hon. Sec.)
3. Chairman's Report
4. Membership Report
5. Honorary Treasurer's Report and Audited Accounts for year to 31 Dec 2021.
6. Election of Officers* Honorary Secretary, Honorary Treasurer and up to nine Committee Members. The following Nominations have been made at the date of this Notice:

Hon Secretary	Mike Veal	Proposed	Judy Thomas	Seconded	Geoff Wells
Hon Treasurer	Kevin Crawford	Proposed	Mike Rose	Seconded	Mike Veal
Committee Member	Sally Heslop	Proposed	Keith Riches	Seconded	Barbara Harland

The following Committee Members, having served three years are retiring at the Annual General Meeting and offer themselves for re-election.

Committee Member	Margaret Kemp	Proposed	Chris Elliott	Seconded	Keith Riches
Committee Member	Angela Ribbon-Miles	Proposed	Sue Veal	Seconded	Gill Collinson
Committee Member	Keith Riches	Proposed	Barbara Harland	Seconded	Valerie Wells
Committee Member	Mike Rose	Proposed	Keith Riches	Seconded	Valerie Wells
Committee Member	Geoff Wells	Proposed	Mike Veal	Seconded	Chris Elliott
Committee Member	Valerie Wells	Proposed	Gill Collinson	Seconded	Kevin Crawford
Two vacancies*					

7. Appointment of Auditor:

Auditor	Richard Gaunt	Proposed	Mike Rose	Seconded	Valerie Wells
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8. Any Other Formal Business
9. Guest Speaker and Open Forum

The main topic will be the North Somerset Local Plan (LP) 2023 – 38

*Nominations for the Committee vacancies should be made to the Honorary Secretary, 36 Longthorn, Backwell, BS48 3GY at least 24 hours in advance of the Meeting. Nominations must be proposed and seconded by members in full membership for not less than three months prior to the Annual General Meeting and signify the nominee's willingness to serve.

Members are reminded that the Committee has authority to co-opt additional members as necessary to undertake specific roles. We are particularly interested in recruiting a Committee member with knowledge or experience of planning law and procedures. Please contact the Chairman or Secretary if you would like to discuss this possibility.

NB The meeting is open to everyone, but only paid-up members may vote or make nominations. The formal aspects of the AGM will be kept to a minimum so that we can devote most of the time to the matters covered in this newsletter and other matters raised by members.

Current Elected Committee Members:

COLLINSON, Gill - (Recruitment)
CRAWFORD, Kevin - (Treasurer)
ELLIOTT, Chris - (Projects and Meetings Co-ordination)
HARLAND, Barbara - (Airport, Traffic and Re-cycling)
KEMP, Margaret - (Membership & Web Manager)
RIBBON-MILES, Angela - (Social Media)
RICHES, Keith - (Chairman) - 462908
ROSE, Mike - (Planning Specialist)
VEAL, Mike - (Secretary) - 461187
WELLS, Geoff - (Publicity and Communications) - 462627
WELLS, Valerie - (Recruitment) - 462627

Current Co-opted Committee Members:

HESLOP, Sally - (Sustainability and the Environment)
STEWART, Bruce - (former Chair and Secretary)
VEAL, Sue - (Minutes Secretary)

BRA Membership

Backwell Residents' Association (BRA) is a membership organisation, and often a planning application will have both positive and negative aspects. We welcome comments from our members at any time to help our committee gauge opinion in the village. We look forward to welcoming our members and non-member residents to our AGM. Nearly 440 Backwell households with just under 790 adult members paid subscriptions for the year to 31 December 2021. Renewal subscriptions of £10 per household were due on the 1st January to cover the year to 31 December 2022, and we are grateful to over 250 member households who have already renewed their membership. **A membership application / renewal form is attached** and we hope that, if you have not already done so, you will join or re-join to strengthen our representation and increase our funds upon which there are likely to be heavy demands this year in protecting our village from over-development.

Visit our website at
E-mail us at

www.backwellresidents.org.uk
backwellresidents@btinternet.com

Backwell Residents Association Membership Form Period up to December 31st 2022

I / We would like to (re-) join Backwell Residents Association.

Forename: _____ Surname: _____
Forename: _____ Surname: _____

Address:

Post Code: Telephone:

Email:

Please supply an email address if at all possible. Our main distribution method is by email bulletins, which are fast and cost nothing. Newsletters are much less frequent.

Membership Subscription £10 per household per year (gives votes for all household members aged 18 and over)	£ 10
I / We wish to make an additional, optional donation to BRA (Cash / Cheque payable to Backwell Residents Association)	£ _____
TOTAL	£ _____

Signed: Date:

Help is welcome with deliveries, BRA admin, IT skills, other specialism etc.
Please state below if you would like to offer assistance

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Please return this form and money to the BRA drop box inside the Post Office or to Mike Veal, 36 Long Thorn, Valerie Wells, 8 Bramley Drive, or to any other BRA committee member.

**Or renew by electronic transfer to: Nat West sort code 60-14-49,
Account No 05005531 giving your surname, house number and street. Please also email us
on backwellresidents@btinternet.com to add or confirm your contact details on our
membership list. Better still please set up an electronic annual standing order.**

**Visit our website at www.backwellresidents.org.uk . This is kept up to date with all our
communications, links to other websites etc. It is a valuable resource.**

Backwell Residents Association Objectives - BRA will work to safeguard and promote the collective interests of Backwell residents in matters concerning social, economic and community life and the character of the village.

The Association will support or oppose development affecting Backwell having regard to residents' interests and the local environment.

GENERAL DATA PROTECTION and PRIVACY REGULATIONS (GDPR) *The details you supply on this membership form will be kept on the BRA database and used for internal admin purposes and will not be shared with any other organisation. It will be used to keep you informed by bulletins and newsletters on matters in furtherance of BRA objectives. By joining BRA, you give permission for us to store your information and you agree to BRA sending you information to your address, or to your email or (exceptionally) by phone. You may contact us at any time to cancel this arrangement. BRA abides by the principles of the GDPR, and will maintain the security and privacy of your personal information*