**BRA Bulletin 22.8.20**

Dear Member

August is normally a month for relaxation, but sadly it is often chosen to launch contentious planning applications! We are sorry to disturb you again in these challenging times.

**APPLICATION TO BUILD 65 HOUSES OFF RODNEY ROAD BY TAYLOR WIMPEY**

Taylor Wimpey (TW) consulted on this project last November, and we were also able to discuss it at our AGM last February. An Outline Application (NSC reference 20/P/1847/OUT) has recently been posted on the North Somerset Council (NSC) website, with **an expiry date of Wednesday 9th September** (we shall challenge this short timescale, particularly as it was launched in the school holidays, for such a large development).

Details can be found on:

<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=dates&keyVal=QELJ7RLPGK700>

This page gives the link to 45 documents, of which 3 are key to a general understanding.

**Illustrative Master Plan**

This single page gives the site location in relation to West Leigh Infant School and the Playing Fields, with the access from Rodney Road. It also gives a possible layout for the development.

**Design and Access Statement**

This has 26 pages, giving a summary of the main points such as access, drainage, landscape etc. One of the concluding paragraphs is:

*“The document demonstrates that the proposal is a sustainable and modest extension to Backwell, with the landscape, ecology, movement, drainage and place-making strategies being considered as key sustainability components*.”

**Transport Statement**

This has 52 pages. The conclusions near the end of the report are:

**8.5.2**

*“The transport impact of the proposed development on the local road network during peak times is considered to be negligible. It is acknowledged that Rodney Road experiences peaks in traffic demand and on street parking for short periods of times across the day due to traffic activity associated with the school and the Playing Fields.”*

**8.5.3**

*“In conclusion and based on the findings of this report, it is considered that the residual cumulative impacts on the road network would not be severe. There are no valid highway or transportation reasons that should prevent the development proposals from being granted planning consent.”*

**BRA Response**

Despite the claims above, BRA considers that the application should be rejected for the following reasons:

1. The narrow (and only) vehicular approach to the site in front of the Scout Hut is too small for the traffic from 65 houses.
2. There are no adequate routes into the site from any direction. The main route, using Rodney Road, is already busy for most of the day.
3. The field was not identified for housing in our current Neighbourhood Plan
4. The field is outside the settlement boundary for Backwell.

There are currently 3 housing developments in progress in Backwell, providing a total of over 80 houses. All of these are in the Neighbourhood Plan and within the settlement boundary.

BRA will be seeking professional advice to prepare its formal objection, and will be working closely with Backwell Parish Council (BPC).

**How to Comment**

The page referred to above <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=dates&keyVal=QELJ7RLPGK700> has a button marked “Make a Comment” on the right hand side.

Please make your comment by **the expiry date of Wednesday 9th September. The comment from BRA as an organisation will include planning technicalities. Equally important are the number of individual comments, which simply state how people would regard the development from their perspective.**

**SURVEYS**

Please remember to complete the two surveys mentioned in our bulletin of 14th August.

**Backwell Parish Council Survey** (closing date Friday August 28th)

[www.backwell-pc.gov.uk/survey/](http://www.backwell-pc.gov.uk/survey/)

**North Somerset Council Survey** (closing date Wednesday September 2nd)

<https://www.n-somerset.gov.uk/sites/default/files/2020-07/Local%20Plan%202038%20-%20Challenges%20for%20the%20Future.pdf>

Best wishes

From your BRA Committee 22nd August 2020

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

**Email us at** **backwellresidents@btinternet.com**