**APPENDIX 5**

**BRA AGM – 18 APRIL 2023**

**QUESTIONS AND ANSWERS**

**Question:** Hugh Dale asked whether the 65 houses Taylor Wimpey are going to build off Rodney Road will be better quality than the 450 currently being built in Nailsea.

**Answer:** Mike Rose replied and said Taylor Wimpey have not yet submitted their detailed Application but he thought that some of the Taylor Wimpey designs are more interesting than the Persimmon ones.

**Question**: Hugh Dale then asked what safeguards would be put in place around the Rodney Road area whilst the building work is going on? Smaller roads like Embercourt Drive would also be affected by construction.

**Answer:** Mike Rose said that BRA is trying to make sure that North Somerset will put in place a limit on the size of the construction vehicles being used along these roads and also times when they can deliver. There will be more cars in Rodney Road unfortunately due to this building work.

**Question:** Linda Sweet asked about Section 106 Agreements that apply both to the Coppice Place development off Moor Lane, which has now been completed, and, the Rodney Road development which is still to start. She said not much seems to be happening in the village as regards to this and CIL monies that should be available.

**Answer:** Keith Riches said that these are monies which developers have to provide and at the local level it is in the province of the Parish Council to make recommendations as to their use. Mike Rose said that the one piece of good news is that Backwell will get 25% of the total as opposed to 15% because we have a current Neighbourhood Plan. The Parish Council has a responsibility to allow residents to have their say on the application of CIL monies. Lucy White said that the Moor Lane development would only be eligible for S106 money as the development had been agreed by North Somerset before CIL came in. MR said that BRA will make sure as much local interest as possible is taken into account before decisions are made.

**Question:** Lorraine Hopkinson Parker asked that if the Rodney Road Reserved Matters are not approved what would be the process.

**Answer:** Lucy White said that Reserved Matters proposals have not yet been submitted. The resolution to grant S106 monies is some way off. Once that is in place the developers can submit their Reserved Matters proposals. They have to be agreed by all parties and if for any reason North Somerset decided to refuse it Taylor Wimpey could go to Planning Appeal. The developers have three years to get permission to build.

**Question:** Gordon Brassington said that hundreds of houses seem to be being proposed for Backwell and Nailsea and he wanted to know how local housing needs are calculated?

Answer: Lucy White said that at the moment house numbers are based on a standard methodology which has been constructed by the Government. All Councils have to follow these criteria and determine likely housing needs taking into account the requirements of the area, and also taking into account the population and economic growth. Housing needs in the future may be devolved more to local level rather than entirely imposed by Central Government.

**Question:** Jacqui Olver asked why the volume house developers are still building houses with no solar panels or electric car charging points. Is this down to Local Government or National Government?

**Answer:** Lucy White said that there are a couple of reasons for the slowness - the planning system has been quite slow to catch up but there are efforts afoot to improve standards including requirements for better design and greater sustainability. It takes years for new planning policy to be adopted. Building regulations also need to catch up as well. District Councillor, Bridget Petty said that she agrees with what Local Authorities have been trying to do by upping the standards of housing but Inspectors turn it back down. There is a lack of active will to respond to climate change and encourage better quality houses.

**Question:** Michael Pratt brought up the subject of individual house builders and designs of self-build houses and whether they must be included in planning applications? Is that still valid?

**Answer:** Keith Riches said that Persimmon has incorporated a few “self-build” houses in their Farleigh Fields application. Mike Rose said that it was revealing that Persimmon have hidden their four self-builds at the back of the site.

**Question:** Oliver Chatham said that he felt it would be better if we could be more pro-active with the developers and be on the front foot instead of always having to respond to their proposals on development.

**Answer:** Keith Riches said that he had been involved with the Committee for 10/11 years. His predecessor Bruce Stewart did a lot of research proposing Backwell’s Local Green Spaces. Chris Perry, here tonight, masterminded our Neighbourhood Plan and attempted to get as many fields as he could designated as Local Green Space. It was subsequently discussed with NSC and we now have Backwell Lake and two fields in Farleigh Fields as protected Local Green Spaces. We will consider whether there are other ways in which we can be more pro-active. Lucy White said that it would be difficult and problematic to put constraints in the way of developers. A new Neighbourhood Plan is needed but we will have to wait until NSC has completed its Local Plan as the Neighbourhood Plan will need to comply with theirs. Lucy White said that it was important that when NSC’s draft Local Plan is ready for local comment we are not just only objecting but also being constructive too. Mike Rose said it is quite clear that there will need to be a new Neighbourhood Plan for Backwell in the next year or two and volunteers will be sought to come up with some ideas. Keith Riches said that BRA tries to support development, where appropriate, and, has supported all the sites proposed in the Neighbourhood Plan.

**Question:** David Punter asked about the Airport expansion and how it is they are able to make a compulsory purchase of land to build a new road up to the Airport.

**Answer:** Barbara Harland said that the Airport put in a plan with good reason. Articles for compulsory purchase are not heard by North Somerset Council. They go to the Secretary of State for approval. Bristol Airport already owns quite a few properties in Downside and is expected to be buying up properties for many years to come. There will be no extension to Bristol Airport runway and Heathrow Airport extension will not go ahead until all the Airports around the country are at full capacity. Bristol Airport is funding this compulsory purchase project and will carry out all the necessary work involved themselves.

**Question:** Ian Forsyth said that with all the houses proposed for Backwell and Nailsea, Station Road is not suitable for all this extra traffic. He would like to know what roads might be put in to improve matters. The draft Local Plan talked about a potential road over or under the railway and a road east of Backwell was mentioned.

**Answer:** Keith Riches said that these roads are not realistic or affordable and Backwell Common should not be ruined by a new road. Mike Rose said that there is a scheme being put forward by LVA to build houses on the north side of Nailsea with possible road improvement going via Failand to Bristol. This new road could then be the principle route into Bristol from Nailsea which would relieve the A370. Unfortunately, the LVA site is in green belt and floods. Highways England would have to be involved as it would be a major road. Bridget Petty did not think it was viable and with regard to Gleeson, the Highways Department does not think this development can proceed at this stage.

**Question:** Graham Dixie asked about NSC’s 5-year land supply.

**Answer:** Lucy White said that a few years ago NSC had taken a very long time to adopt its last Local Plan and then failed to deliver on its housing allocation which had been put in the Plan. If you do not have an up-to-date 5-year Plan the Government, say that developers can come forward with sites that are sustainable. They can be granted even if they are not in the Local Plan. NSC unfortunately being in that position has had quite a lot of development thrust upon them – Churchill/Backwell etc. NSC has never really caught up. Despite all our efforts on a local level we are hampered. Adoption of the new Local Plan is pending on what happens at Government level. Keith Riches said that housing planning applications that are approved form part of this land supply. Persimmon, who obtained planning permission last year to build on Farleigh Fields, have now made a decision to slow things down by withdrawing their Reserved Matters application which will delay the Farleigh Fields contribution to the land supply and allow developers to use the shortfall in their argument for developments in other parts of North Somerset.

**Question:** Ann Heymans brought up the matter of the dangerous junction of Rodney Road with the A370.

**Answer:** Keith Riches was not sure what could be done. We will discuss it with our District Councillor.

**Question:** Maureen Marsh is part of a pressure group to improve access to the railway station and wanted to know if anything further could be done?

**Answer:** Keith Riches said the Parish Council and other pressure groups are very involved and wanting something done to improve access at the Station. Unfortunately, the Government has not allocated any budget yet despite years of lobbying.