**NSC Draft Local Plan 2039 – Consultation**

***Help Sheet***

Introduction The draft Local Plan (LP) is open for public consultation 27th of November to 22nd of January 2024. This Help Sheet is to assist Backwell residents when responding to the consultation. It focuses on the main issue of a proposed development of 515 houses at Grove Farm which is considered a disproportionate increase, with harmful implications for our village, its surroundings, and very serious implications for traffic in the area, especially noting other approved developments. Backwell Parish Council, Backwell Residents Association and Backwell Resistance are campaigning to have the Grove Farm development removed from the Local Plan. Please also note that over many years we have strongly objected to this proposed development, in the Joint Spatial Plan and previous drafts of this Local Plan.

**The responding process is quite challenging but please persevere! It will help if you print this Help Sheet or work with your screen ‘split’ – Help Sheet one side and LP Consultation on the other.**

**‘Save our Village, our Fields and our Wildlife’**

This link gets you started by taking you to the **North Somerset Local Plan 2039 main page**, from here you will be able to register & respond to the consultation.

[NS Local Plan 2039 Pre-Submission Consultation](https://n-somerset-pp.inconsult.uk/NSLP2039PreSub/consultationHome)

On this **Main Title** page – the recommended steps are as follows. N*ote* – please return to the **Main Title** page after each step:

**Step 1** Register (if your first time) or Log In [click on **Black ‘Boxes’** extreme top right, not clear against a black background!] Please proceed carefully as you register, even this step can trip up the unwary! Once logged in if the local plan isn’t obvious with a page covered in large red boxes click this shortcut to the **Main Title** page - [NS Local Plan 2039 Pre-Submission Consultation](https://n-somerset-pp.inconsult.uk/NSLP2039PreSub/consultationHome)

**Step 2** Read ‘How to Respond to the LP 2039 Pre-submission Consultation’ [click on Purple ‘Button’ bottom right] – ***Note important advice about terminology e.g. Is the Plan ‘Sound?’***

**This Help Sheet assumes you will Respond online – you need a computer or tablet.**

(NB It is also possible to e-mail or send your comments by post, but you will need to download and print forms – one ‘Form Part A’ and one ‘Form Part B’ for each comment you wish to make. See link within the ‘How to Respond’ document.)

**Step 3** Familiarise yourself with the draft LP [click on **Big Red** **‘Box’** on the right of the Main Title page] – There are lots of Policies, mostly good, sensible aspirations. Later in this Help Sheet you will see specific policies mentioned.

**Step 4** For interest - scroll down the **Main Title** page [NS Local Plan 2039 Pre-Submission Consultation](https://n-somerset-pp.inconsult.uk/NSLP2039PreSub/consultationHome) and note the very long list of Supporting Documents including e.g. Transport Assessment, Sustainability Appraisal and Settlement Boundary Review.

**Scroll back up to the top of the Main Title page**

**Step 5** [click on **Red ‘Box’** top centre] which says, ‘Click Here to Respond to the Consultation’.

Read the Preface and note the following points:

Topics for comment can be found on **the menu down the left side**, they are named after various policies e.g. Vision, Strategic priorities, Schedules etc.

It is a good idea to have thoughts compiled beforehand and you can copy and paste your own words into each Comment section. **You can Add, Submit and return to the Consultation** another time.

**\*\*\* If short of time and you only complete ONE section please scroll down to the most important section for Backwell and write all of your concerns in this section:**

**Schedule 1 Proposed large sites for residential development – Backwell - Grove Farm (LP document page 238) \*\*\***

**This Help Sheet now takes you through each step for you to comment on this one section.**

**Under Grove Farm, press the Blue Button to ‘Add a Comment,’ this creates a drop-down box. Your comments here are specific to this ‘Proposed new allocation’ at Grove Farm.**

**Suggested responses for the drop-down boxes are: -**

To the **first box** on the **SOUNDNESS of the National Planning Policy**, Is it Sound? – **No.**

Then **Not Sound** because it is **Not Justified** and **Not Effective.**

Legally Compliant? **Unsure.**

Compliant with the Duty to Cooperate? **Unsure.**

At the first ‘Free text box’, explain **in your own words** why you do not think it is Sound. Please **use the points listed 1-13** at the end of this Help Sheet for guidance.

E.g. you could write, **‘REDUCE Backwell’s proposed development allocation to the 200 houses already consented, this would be JUSTIFIED and COMPLIANT with the sustainability appraisal & associated policies.’**

Please note that if the page is still asking you to LOG IN & you already have, ignore this command & click on the second free text box to start your response.

At the second ‘Free text box’, you could suggest: **Remove this proposed new allocation at Grove Farm and reinstate the allocation at Ashton Vale where 515 dwellings could be delivered more sustainably with close proximity to Bristol’s employment opportunities and well-established infrastructure which would fit the LP policies more EFFECTIVELY.**

The other two boxes can be left blank.

Note the option to attach separate files if you wish.

**Finally, when ready – Press the Blue Button to ‘Submit Comment’.** This ensures your comments are saved. You should receive an email for each submission, if you wish to add detail or edit at a later date, accessing your consultation response from the link in the email will allow you to see your previous submission or saved work. Submission will allow NSC to receive your comments which will be passed to the examining Planning Inspector with the draft LP.

**‘Return to document’** takes you back to the Consultation. **Congratulations – Have a break!**

You can now respond to other schedules, sections or policies etc as you wish, using the notes below for guidance.

**Notes to Assist Residents**

**These notes are intended to assist Backwell residents who wish to support the campaign to have Grove Farm removed from the LP. Please use your own ideas and phrasing for maximum impact. If you wish to comment on other aspects of this comprehensive draft LP use the left hand menu to navigate; see below which policies noted in red relate to key points.**

**Policies (IN RED) which apply to Backwell and the proposed Grove Farm Development?**

**You may wish to raise one or more of the following points. The relevant policies against which you could raise these points are highlighted in red. There is no obligation to comment on all of these points/policies. Select those most relevant to your concerns. NUMBERS MATTER – responses are not limited to one per household. We have one chance to be heard!**

1. **Object** to the proposed **disproportionate and unsustainable** high number of houses allocated for Backwell at Grove Farm and Burnt House Farm in the draft Local Plan. The numbers **proposed equate to** **a 35% increase.** This expectation is **unjustifiable, not positively prepared and in contradiction of NS policies**. 705 houses (Grove Farm plus two others already consented) is contrary to NEED as the community of Backwell does not fit the URBAN criteria as outlined in the LP2039 being based on an URBAN model. **Sustainability Appraisal, SP1 SP3 SP4 LP2**
2. **Object** on the grounds that this **disproportionately high number of houses** would **turn Backwell** **from a** semi-rural **village** (the very reason many people choose to live here) **into a small town, damaging the character and setting of the village forever**. Backwell is a village but in LP39 it is being expected to take 5% of North Somerset’s 14,902 new homes, equal to the allocation of Portishead a town with a population of 27K, a town with excellent mass transit link being along the M5 corridor and soon to have a rail link reinstated. **SP1 SP3 SP4 LP2**
3. **Object** on the grounds that these proposals over-ride and ignore the principles underpinning **"Backwell's Neighbourhood Plan" (BNP)**, voted on by 96% of villagers, which supports proportionately sized and sustainable locations for housing. As a proactive community we are not against new housing and have delivered almost 100 new houses for our village. The BNP aims “To safeguard Backwell for future generations, as an attractive place to live with **a sustainable village feel in proximity to the countryside”, the LP 2039 does not achieve this**. **Sustainability Appraisal, SP1 SP3 SP4 LP2**
4. **Backwell is not a key employment centre** and yet the housing figure in LP39 suggests that Backwell is **STILL** being treated as a strategic hub, in contradiction to SP9, this allocation is UNSOUND. **Sustainability Appraisal, SP9 SP6 SP1 SP3 SP4**
5. **Challenge** the Local Plan’s position that Backwell's **Crossroads and other local roads can support traffic generated** from the **additional 515** houses in **addition to the 200** houses already consented (as yet unbuilt). **The draft LP39 has been presented with no meaningful transport or infrastructure plan; therefore accessibility, viability and deliverability of the proposed allocations at Backwell (taken together with huge developments at Nailsea) is highly questionable.** Due to the historical issues of excessive building in the neighbouring small town of Nailsea, Backwell’s narrow roads and lanes have already become congested and dangerous for active forms of travel. Services are already stretched at **Nailsea & Backwell Station – plans for additional services** to accommodate even more passengers have NOT been explained. **SP3 SP4 SP10** **LP8**
6. **Challenge the notion** that the BSIP (Bus Service Improvement Plan) which includes making **Dark Lane one way,** would offer any relief or mitigation from the additional traffic generated throughout the village by the proposed developments. **SP3 SP4 SP6 SP10**
7. Explain why, in your experience you think Backwell's existing **local services**, such as Schools, Doctors and Dentists etc, **would not be able to cope with this level of new housing**; creating in excess of 2,000 extra people. **SP3 SP4 SP6**
8. **Question** the **viability and deliverability of an extended bus service**, routed through the Grove Farm development and Long Thorn, **emerging onto Station Road**. **SP3 SP4 SP6 SP10**
9. **Oppose** the **proposed extension of the Settlement Boundary** (the area / boundary you can normally build houses within) to include Grove Farm/Burnt House Farm and ALL land between the proposed development and the existing built edge of the Village. **This has been added without any consultation or conversation with Backwell.** This will open up further residential opportunities on fields and open spaces to the west of our village. **Sustainability Appraisal** **SP3 SP4 LP4**
10. **Object** to the further **loss of agricultural land and fields**. **SP1 DP8 DP53**
11. Please note, the **Nature Parks referenced would not mitigate the negative impact on wildlife, biodiversity, the loss of the ‘best and most versatile land’** and particularly the internationally important **Greater and Lesser Horseshoe Bats. SP1 DP8 DP53**
12. **GREEN BELT** use the menu to navigate to this question – **SUPPORT** the **strengthening of the Strategic Gap between Nailsea and Backwell**, however it does **little to mitigate the impact that such a hugely disproportionate development** would have, particularly given the certainty that even more houses would follow. **SP4 SP6 LP6 DP12**
13. **SUPPORT** the **removal of the previously proposed development at ‘Land East of Backwell’ (Green Belt)** & the **removal of the previously considered new road across Backwell Common. SP3 SP4 SP6**