

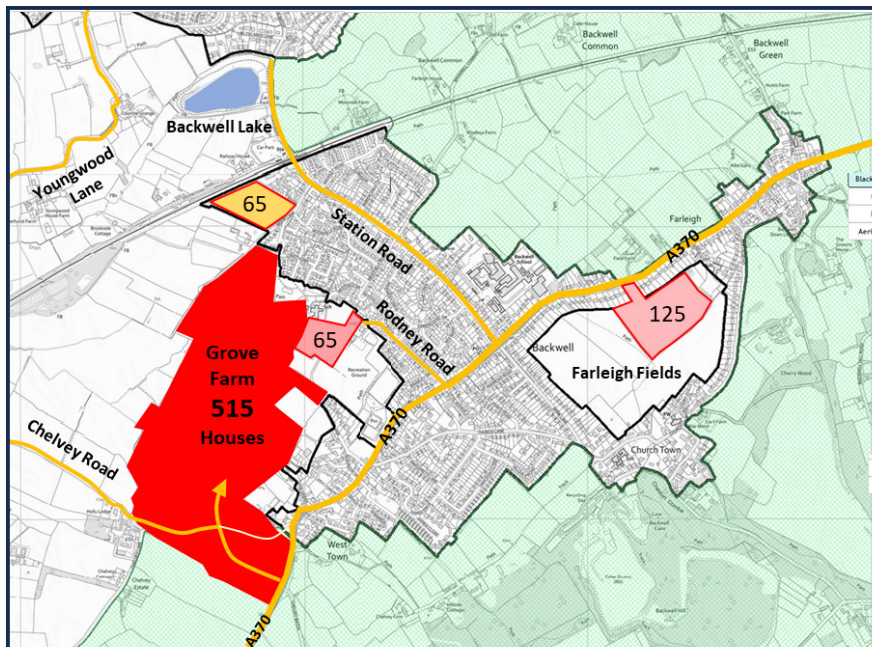
DEVELOPMENT OF 515 HOUSES AT GROVE FARM & BURNT HOUSE FARM in draft Local North Somerset Plan (LP 2039)

North Somerset Council (NSC) has identified land for the development of 515 new houses at Grove Farm and Burnt House Farm in the LP 2039. This leaflet is sent on behalf of Backwell Parish Council, Backwell Residents Association and Backwell Resistance. We are working together to oppose these building plans which will have a disastrous effect on our village.

In the current Backwell Neighbourhood Plan, almost 100 new houses were proposed for our village, **96% of respondents voted "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.**



SAVE OUR
VILLAGE



■ Coppice Place ■ Approved Developments ■ Local Plan Proposed Development ■ Green Belt

AN EXPANSION OF 35% WILL CHANGE BACKWELL FOR EVER

125 new homes have already been approved for Farleigh Fields and a further **65** on the field behind the Scout Hut in Rodney Road.

Add these to the **515** houses proposed for Grove Farm and we are looking at a further **705** houses in a village that currently has **just under 2000**.

This is a 35% increase, which would transform our village into a town with overstretched, inadequate roads.

WHAT YOU CAN DO

The Proposal is now out for consultation, and may be found with a **search** online for '**North Somerset Council consultation**', then choose '**Local Plan 2039**'.

Residents' views will be taken into account so please make sure you have your say on the future of our community.

The consultation closes on 22nd January 2024.

**YOU MAY FIND SOME OF
THE POINTS OVERLEAF HELPFUL** ➤



SAVE OUR

WILDLIFE

WHEN RESPONDING TO THE LOCAL PLAN, (LP 2039) PLEASE CONSIDER THE FOLLOWING:

Use your own words so North Somerset Council understands your thoughts and feelings of the impact these proposals will have on you and your family.

NUMBERS MATTER, so if there are two people in the household, please consider doing two responses.



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 is despite Backwell taking 10% of housing in recent times (**average across North Somerset has been 8%**) and other local areas being allocated 5% in the Local Plan.
- 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**.
- 3** Object on the grounds that these proposals over-ride and ignore the principles underpinning "**Backwell's Neighbourhood Plan**", voted on by villagers, which supports manageable sized and sustainable locations for housing.
- 4** 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 with consent, as yet unbuilt.
- 5** Challenge the notion that the BSIP (Bus Service Improvement Scheme) which includes making **Dark Lane one way**, would offer any relief or mitigation from the additional traffic generated throughout the village.
- 6** 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.
- 7** Question the **viability and deliverability of an extended bus service**, routed through the Grove Farm development and Long Thorn, **emerging onto Station Road**.
- 8** Question the **accessibility, viability and deliverability** of the already stretched Nailsea & Backwell Station and Services to accommodate even more passengers.
- 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.
- 10** Object to the further **loss of agricultural land and fields**.
- 11** Please note, the **Nature Parks** referenced would not mitigate the negative impact on wildlife, biodiversity and particularly the internationally important **Greater and Lesser Horseshoe Bats**.
- 12** Note that whilst the **strengthening of the Strategic Gap** between Nailsea and Backwell is welcome, it does **little to mitigate the impact that such a hugely disproportionate development** would have, particularly given the certainty of even more houses to follow.

Unfortunately, the consultation process is not straightforward.

Further advice on how to take part will be available on the following websites in plenty of time:

www.backwell-pc.gov.uk

www.backwellresidents.org.uk



backwell-pc.gov.uk



backwellresidents.org.uk

**REPLY NOW.
YOUR RESPONSE,
WILL MAKE A DIFFERENCE**