**RA Bulletin - November 10th 2022**

Dear Member

As we have not produced a bulletin for some 6 weeks, we have taken the opportunity to give an update on all ongoing projects. 2022 has not been a good year for Backwell so far**,**with both the field off Rodney Road behind the Scout Hut and part of Farleigh Fields receiving planning permission for 65 and 125 houses respectively. The perceived lack of a 5-year land supply in North Somerset was the dominant factor in both cases.

**North Somerset Local Plan 2023-38**

Progress on the draft Plan has been hindered by the North Somerset Council (NSC) Executive having second thoughts about some of the content in the current draft and a delayed response from central Government on a decision about required new housing numbers for individual local authorities. The Parish Council Working Group continues to challenge the proposed number of new houses demanded for Backwell, and, in particular, development of the Green Belt land on the east side of the village beyond the Leisure Centre.

**Rodney Road Housing**

Outline consent was controversially granted for housing last month despite strong local opposition. NSC has agreed to allow local input into some of the Reserved Matters detail when this comes forward for approval. This is particularly relevant for safety issues at the vehicular entrance to the site into the Playing Fields (close to the Scout Hut), and BRA is monitoring this closely.

**Farleigh Fields**

The BPC Working Group continues to liaise with Persimmon, particularly about the potential acquisition of the two Local Green Space fields alongside the field where planning consent has been granted. It now appears Persimmon is unlikely to commence development for at least another year, and so the need for an early decision has been postponed. Ideas for the potential long-term use of these fields are being explored, if, as many people hope, BPC can take up the opportunity to buy these fields for a £1, to be controlled in the future by Backwell.

**Development Proposals for 400 houses West of Backwell Lake**

Gleeson Land has assembled a 94-acre site, and has plans to develop 400 new homes, mainly within Nailsea’s boundary, but with part of the site in Backwell Parish. The principal (and possibly only) vehicle access to the site would be via a new road off Station Road, very close to the entrance to the Lake car park.

Such a development would create a major new traffic issue on the already congested Station Road. The development would be an aesthetic eyesore in what is currently pleasant, tranquil countryside, and would severely compromise the current Nailsea/Backwell Strategic Gap.

So far the developer is only testing out its proposals – prior to submitting an outline planning application in “Winter 2022”. Nailsea Town Council has already declared its strong objection to these proposals. Your BRA Committee feels likewise, and we understand that Backwell Parish Council is equally concerned.

Gleeson Land has produced a website with an outline of where it proposes to build the 400 houses (up to 2.5 stories high), along with further information. A form is also available for anyone wishing to provide feedback to Gleeson Land - [http://www.southnailsea.co.uk](http://www.southnailsea.co.uk/)

**Replies have been requested by Tuesday 29th of November.**

**If and when Gleeson Land applies to NSC for outline planning permission, BRA will alert members to this application, and provide significant points which you might consider making. Your views will be very important as they will go directly to North Somerset Council, who will give their judgement on the more detailed plans submitted. BRA is confident that members will take this opportunity**

**Even Keel (Ref - 22/P/0252/OUT)**

A decision on this long-outstanding outline planning application to build 55 houses off Moor Lane has again been deferred - this time to Tuesday 31 January. BRA has strongly objected, along with many other residents, mainly on the grounds of a wholly inadequate access and the potential for further congestion in Station Road. It is possible that the developer may amend the plans to attempt to overcome the objections. If this happens, we will alert members and encourage them to make comments on any revised plans. A nil response to modified plans could be seen as acceptance.

**Backwell Motors (Ref 22/P/0696/OUT)**

A decision on this application is expected shortly. BRA has supported it in principle, given that it is a sensible modest addition to the village's housing stock.

**Rushmoor Grange, Rushmoor Lane (Ref 22/P/0821/LBC)**

**STOP PRESS – Yesterday a posting was placed on the NSC website.**

**It REFUSES PERMISSION, owing to lack of compliance with its listed building status. Details are available on the link below by looking at the “Decision Notice”, which is the latest document:**

[22/P/0821/LBC | Listed building consent for the sub-division of existing dwelling to form 2no. dwellings with associated works for demolition of 2no. outbuildings and 1no. infill extension; erection of single storey extension and installation new windows and doors. Erection of 4no. new dwellings in the curtilage and formation of a new access and a parking area through existing wall | Rushmoor Grange Rushmoor Lane Backwell BS48 3BN (n-somerset.gov.uk)](https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=R9IGL4LPK0V00&activeTab=summary)

**Bristol Airport**

The final stage of this long running saga is nearing its end.

* March 2020: NSC refused the application by Bristol Airport to expand from 10 million to 12 million passengers pa.
* February 2022: A Government Inspector was in favour of the appeal by Bristol Airport against the above decision, thereby granting permission.
* November 8/9 2022: A judicial review (JR) took place this week in Bristol to review the legality of the Feb 2022 judgement.

Residents and Councils have worked hard to oppose the expansion. The JR is a legal procedure, but peaceful demonstrators were very visible on both days to remind everyone of the strong public opposition. The final decision is not expected to be known for some weeks.

Complaints

Apart from keeping fingers crossed for the outcome, one useful action that residents can take is to make a note of times and dates concerning noisy aircraft, flight paths, parking etc. Should you wish to make your voice heard please find the attached link to the Airport Complaints page, which is quite simple to use. Here is the link:

[https://www.bristolairport.co.uk/contact-and-help/noise-and-environmental-concern](https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.bristolairport.co.uk%2Fcontact-and-help%2Fnoise-and-environmental-concern&data=05%7C01%7C%7C86f60ac53bd3432e906308dac0211bf1%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638033545672722831%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=aTgZdS0n5GV9raEDUgX6srBmv53xshlT47ZwzFIJsOU%3D&reserved=0)

In addition, there is an excellent smart phone app you can use ‘Flightradar24’ which is free from your mobile phone app store. It is interesting to see which planes are causing the issues and how high they are. You can capture a screenshot with the details of your noisy plane. If you prefer, with the approximate time of the incident, you can use Bristol Airport’s own tracking link to find the offending vehicle. This works for flights during the preceding past week. [WebTrak : Bristol Airport (emsbk.com)](https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwebtrak.emsbk.com%2Fbrs2&data=05%7C01%7C%7C86f60ac53bd3432e906308dac0211bf1%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638033545672722831%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=lbg40q2wfXsgqcqHUHCwP5hE%2BRYHSfT5C8h5NZBuD08%3D&reserved=0" \t "_blank)

**Footpaths to Jubilee Stone**

It is very encouraging that the Parish Council has now received almost ninety witness statements from residents. These are being checked and will be submitted to North Somerset Council (NSC) shortly.

If you already have an ‘evidence pack’ which you intend to submit, it would be helpful to get it to the Parish Office soon, although additional statements can be submitted to NSC later. If you would like to make a statement you can still collect an evidence pack from the Parish Council Office.

Full instructions are available on the Parish Council website via this link:

<https://www.backwell-pc.gov.uk/jubilee-stone-field-footpaths/>

**Clean Air Zone (CAZ) in Bristol**

Bristol City Council will introduce its CAZ from **Monday 28th of November**

Details can be found on: [Bristol's Clean Air Zone - bristol.gov.uk](https://www.bristol.gov.uk/streets-travel/bristol-caz)

The charge is £9 for any day when you enter the zone. It applies, in broad terms to petrol cars older than 2006 and diesels older than 2015. Bristol C.C. estimates that 71% of vehicles will be unaffected, as they meet the emission standards. Points to note:

* The CAZ includes the Cumberland Basin and part of the Portway – both of which are common routes for many Backwell drivers, and for visitors to Backwell.
* The website above allows you to check to see if your vehicle complies.