Dear Member

Just as we have completed our hard copy Newsletter to the village, there are two matters to bring to your attention!  One relates to housing off Moor Lane, and the other is some very welcome details on the Farleigh Fields Appeal starting next Tuesday, 15th March.

**55 houses off Moor Lane – (Planning ref. 22/P/0252/OUT)**

A local developer, Octavia Homes, is promoting a new development site in Moor Lane. The land is next to Backwell Vale, and the recently completed 65 house development at Coppice Place, on the right-hand side as Moor Lane narrows towards the open fields. It is outside the settlement boundary. The outline application is for up to 55 small houses, and would involve the demolition of “Even Keel”, a house with a large garden, and some adjacent land.

It is a comprehensive application with 27 documents, including a Transport Assessment, that has 75 pages, which concludes:

“there are no transport/highways reasons for refusal of planning permission”

The application may be viewed on the North Somerset Council website:

[Simple Search (n-somerset.gov.uk)](https://planning.n-somerset.gov.uk/online-applications/) and key in the above Planning ref.

There is a tab here marked “Make a comment”, with a deadline of Thursday 7th April

Our initial view is that a number of small and affordable new homes would be welcome in the village but the total proposed number on a site of this size, with its access problems, is not justified. BRA has commissioned help from our planning consultant as there are a number of important technical issues involved. Members may like to wait for a bulletin later this month, once we have had time to identify the main pros and cons of the application.

**Farleigh Fields Appeal**

**Inquiry Timetable** We have now received the breakdown of the Inquiry into 4 sessions for each day. “Interested party contributions” is the title given to the personal statements from Backwell residents, which are scheduled for early afternoon on Friday 18th March and mid to late afternoon on Tuesday 22nd March. These timings are given in an attachment to this bulletin. The allocation of statement givers to these times has not been yet been finalised.

**Appeals Website**

<https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-applications/land-farleigh-farm-backwell-planning-inquiry>

The above link takes one to the Inquiry details on the NSC website. It refers to the Land at Farleigh Farm, Backwell Planning Inquiry. (The term “Farm” has been used by Persimmon in recent communications instead of “Fields”)

The first item on the website is the YouTube links, which provide live streaming of the whole proceedings. There is a different link for each half day. The quality of these streamings is usually very good and it is an excellent way to follow the proceedings. It is even better if residents can attend the Inquiry at Weston Town Hall in person, as it shows the Inspector that there is a high level of interest in the village.

After this section, there is a list of all documents relevant to the Inquiry, which makes one understand how the whole proceedings can take 6 or 7 days! Of interest to members will be item B11 which is a BRA submission and D3 which is a joint Parish Council/BRA submission.

The length of sessions at the Inquiry are never exact, and the Inspector may adjust the future timetable to reflect this. **Please email BRA at any time if you have any queries as we will have BRA committee members attending most days either in person or by streaming. It would be helpful also if you let us know your timing if you intend to go to Weston.**