**BRA Bulletin 15.9.22**

**65 Houses off Rodney Road and 55 Houses on Moor Lane**

Dear Member

We have news on two applications for housing developments.

**65 Houses off Rodney Road**

This application can be viewed on the NSC website

[20/P/1847/OUT | Outline application for residential development of up to 65 dwellings with matters of access for approval and all other matters of appearance, scale, layout and landscaping reserved for subsequent approval | Land West Of Rodney Road Backwell (n-somerset.gov.uk)](https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=QELJ7RLPGK700&activeTab=summary)

This application was originally submitted by Taylor Wimpey (TW) to North Somerset Council (NSC) two years ago. Almost 400 residents have objected to the application, principally in view of the inadequate access to the site, and the impact of additional traffic on Westfield Road, Rodney Road, Embercourt Drive and other inadequate roads. BRA committee members have discussed the project with property owners near the access, and with Backwell Playing Fields management. We engaged highways experts to submit reports and have responded to new information put forward by TW, which they felt alleviated some of the problems. Backwell Parish Council (BPC) has also consistently objected.

**The disappointing news is that the NSC officers have produced a 42-page report, which recommends to the NSC Councillors on the Planning & Regulatory Committee that they approve the application at their meeting next Wednesday at 2.30pm at Weston Town Hall.** The report acknowledges some of the points raised by objectors, but concludes that these points do not have sufficient weight to outweigh the benefit of increasing the NSC 5-year housing land supply. BRA feels that its very careful detailed arguments have not been fully addressed.

The report by the officers can be viewed with the agenda on:

[Agenda for Planning and Regulatory Committee on Wednesday, 21st September, 2022, 2.30 pm | North Somerset Council (moderngov.co.uk)](https://n-somerset.moderngov.co.uk/ieListDocuments.aspx?CId=149&MId=1005&Ver=4)

A group of NSC councillors from its P & R committee will make a site visit to Rodney Road at 12 noon this Thursday 15th of September, in advance of their decision next week. It is not intended to be an opportunity for engagement with members of the public.

The P & R meeting is not being streamed by YouTube to the public (unlike the full council meetings which are). Members of the public can attend the meeting at Weston in person, and a Backwell contingent in the audience would reflect the strong feeling in the village. BRA and BPC will liaise so that our main points are made during public speaking.

Unfortunately, it is unusual for Councillors not to follow the decision proposed by the officers, but it has happened in the past.

A Briefing Note has been prepared by Lucy White on behalf of BRA and has been sent to the P & R committee and can be found here - [220915 BRA Briefing Note](http://www.backwellresidents.org.uk/wp-content/uploads/2022/09/220915-BRA-Briefing-Note.pdf)

**Proposal for** **55 Houses on Moor Lane at Even Keel**

This application may be viewed on the NSC website:

[22/P/0252/OUT | Outline planning application for the demolition of "Even Keel" and the erection of up to 55no dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Moor Lane. All matters reserved except for means of access. | Land Off Moor Lane Backwell BS48 3LL (n-somerset.gov.uk)](https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6ZSLZLPHTR00)

This much more recent application is a proposal for the development of a

site on the right-hand side, as Moor Lane narrows towards open fields.  The outline application would involve the demolition of “Even Keel”, a house with a large garden, and some adjacent land. Additional information has been requested by NSC. BRA’s view is that a number of affordable new homes would be welcome in the village but the total number proposed for this land is not justified. There are serious concerns about the access to the site, and the huge impact on Moor Lane, Moorfield Road and Station Road. BRA has objected to the proposal in its present form.

The applicant has provided further information to NSC in response to objections, which has recently been posted on the NSC website. This included a “shuttle” one way section along the narrow lane. BRA had concerns about this and commissioned a Transport Access and Technical Review by Caibro, to provide an independent and objective appraisal of the proposals. This can now be seen on the above website, and is the latest document to be shown at present, dated 13.9.22. Whilst making technical points that only experts are capable of, it is a good summary of reasons for refusal

At the time of writing, there are only 59 objections from the public on the website. The current environment appears to have the bar set incredibly high for any proposal to be refused, to combat the strong perceived need for extra houses, as measured by the 5-year housing land supply. Further objections from the public would be helpful. BRA is not opposed to a development of a more modest number of houses.