## **North Somerset Local Plan (LP) 2023-38**

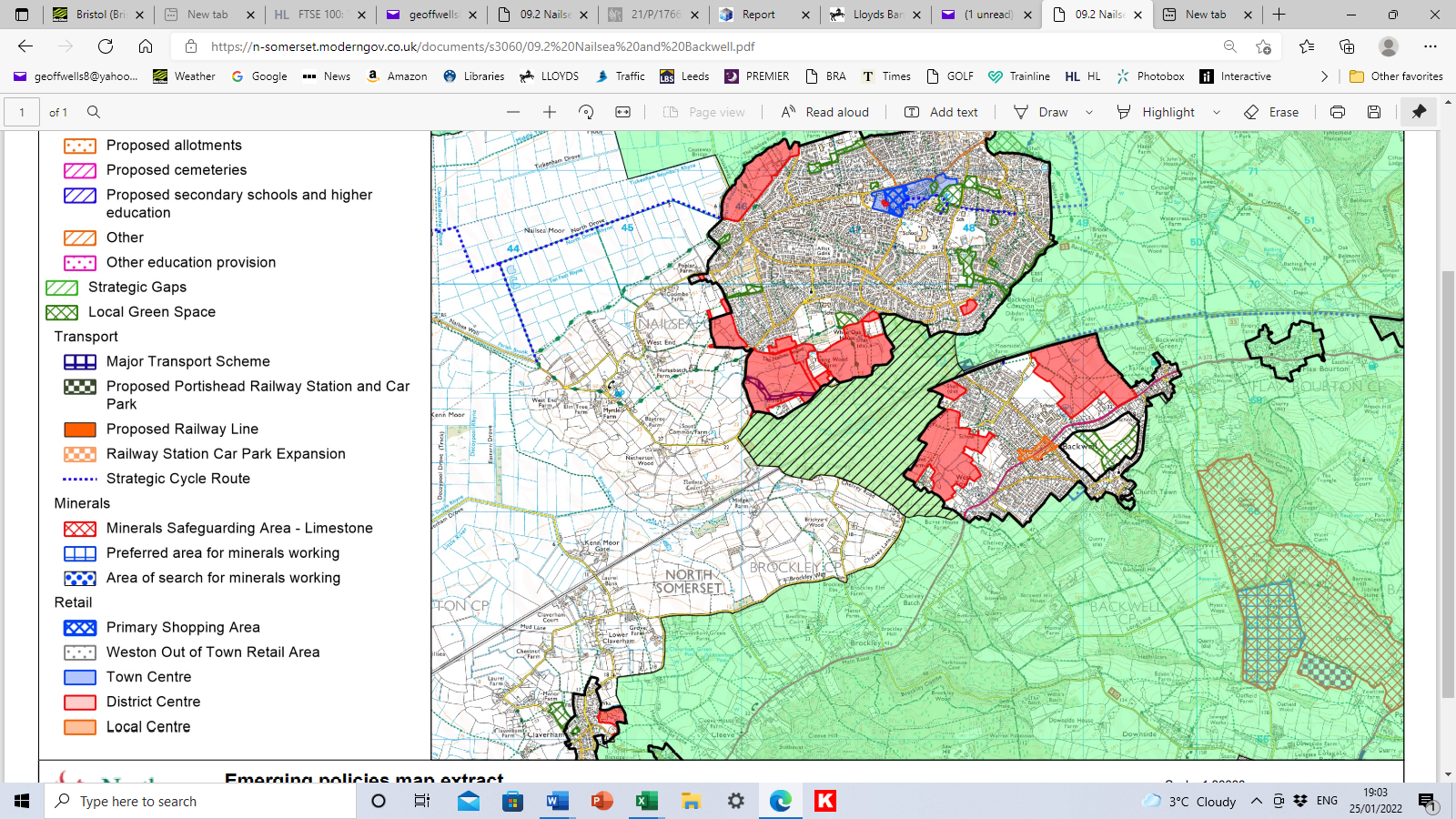
Dear Member 26 January 2022

The first draft of the LP was issued by North Somerset Council (NSC) on its website yesterday It can be viewed with the link.

[Agenda item - North Somerset Local Plan | North Somerset Council (moderngov.co.uk)](https://n-somerset.moderngov.co.uk/mgAi.aspx?ID=1013#mgDocuments)

The implications for Backwell are given in the link below:

[09.2 Nailsea and Backwell.pdf (moderngov.co.uk)](https://n-somerset.moderngov.co.uk/documents/s3060/09.2%20Nailsea%20and%20Backwell.pdf)



The areas in red represent suggested areas for new houses in West and East Backwell. On some computer systems the map does not appear. It is also attached as a file to this email to allow it to be seen,

We are alerting members to the LP with our first reactions, but it is a long technical document, and will take some time to fully consider the implications. The extent of the developments is evident from the above and very disturbing. Our considered views on the LP will be given in a later bulletin

**Timescale**

The LP has been produced by NSC following consultations in 2020 and 2021 on general concepts such as Challenges and Choices. It has been prepared by NSC Planning Officers and will be considered by the Planning and Regulatory Committee on Tuesday Feb 1st. We will keep members informed of the dates where comments may be made, with a major public consultation on March/April 2022. We shall be working with Backwell Parish Council (BPC) to arrange communications. The final LP will not be published until late 2023.

**Main Features of the LP**

* The starting point is the requirement for NSC to build 20,000 houses in the planning period 2023-38 The LP as currently drafted achieves 18,000.
* It includes 600 homes on Grove Farm *This is disappointing, as it was included in the Joint Spatial Plan which was rejected after much criticism*.
* 500 houses are included on agricultural land east of Backwell School.

*This land is all in the Green Belt*

**If these two developments went ahead, Backwell would expand from its current size of around 1,900 houses to 3,000 houses.**

* No detail of new roads is provided, but they are mentioned in 3.38 of the NSC report to the Exec committee. Referring to the 500 houses it states:

“In order to unlock growth at Nailsea, this will enable a road link crossing the railway linking to the Nailsea side of Station Road, improving access to Nailsea and access for buses and reducing congestion at Backwell crossroads. A potential road link to the west of Backwell is also being investigated”.

**Implications for current Applications**

Rodney Road – 65 houses.  This land IS shown as available for development  -as part of the Grove farm site (both controlled by Taylor Wimpey). Residents have objected strongly to the long-outstanding application and BRA has submitted further recent evidence as to why it should be refused. It now seems possible no decision will be made pending the wider implications of the LP.

Farleigh Fields – 125 houses This land is NOT shown as available for development in the LP. However, the Persimmon Appeal is still going ahead in March. BRA and the Parish Council have joined forces to support NSC's defence.

**From** **your BRA Committee**

**Visit our website on** [**www.backwellresidents.org.uk**](http://www.backwellresidents.org.uk/)

**Email us at** [**backwellresidents@btinternet.com**](mailto:backwellresidents@btinternet.com)