



## LAST REMINDER TO MAKE YOUR VIEWS KNOWN ON THE OUTLINE PLANNING APPLICATION BY TAYLOR WIMPEY (TW) FOR UP TO 515 HOUSES AT GROVE FARM

Backwell Residents Association is delivering this leaflet as a final reminder to comment on TW's Grove Farm Outline Planning Application.

**Please Note:** Any comments you made relating to the Grove Farm development as part of the recent Local Plan Consultation will **NOT** be taken into account when this planning application is considered by North Somerset Council (NSC).

Therefore, BRA strongly urges you to comment on this unwelcome, premature planning application before the closing date of **Thursday 15 February - it is crucial for Backwell that as many personal comments as possible are submitted.**

**How to Comment** To see the application, Google “North Somerset Council Planning”, and “Search for Planning Application” with the reference (REF 23/P/2618/OU2). There are 141 documents. We suggest the most informative starting point is the ‘Design and Access Statement’, dated 30 Nov 23. Just click on ‘Object’, then ‘Make a Comment’ and away you go!

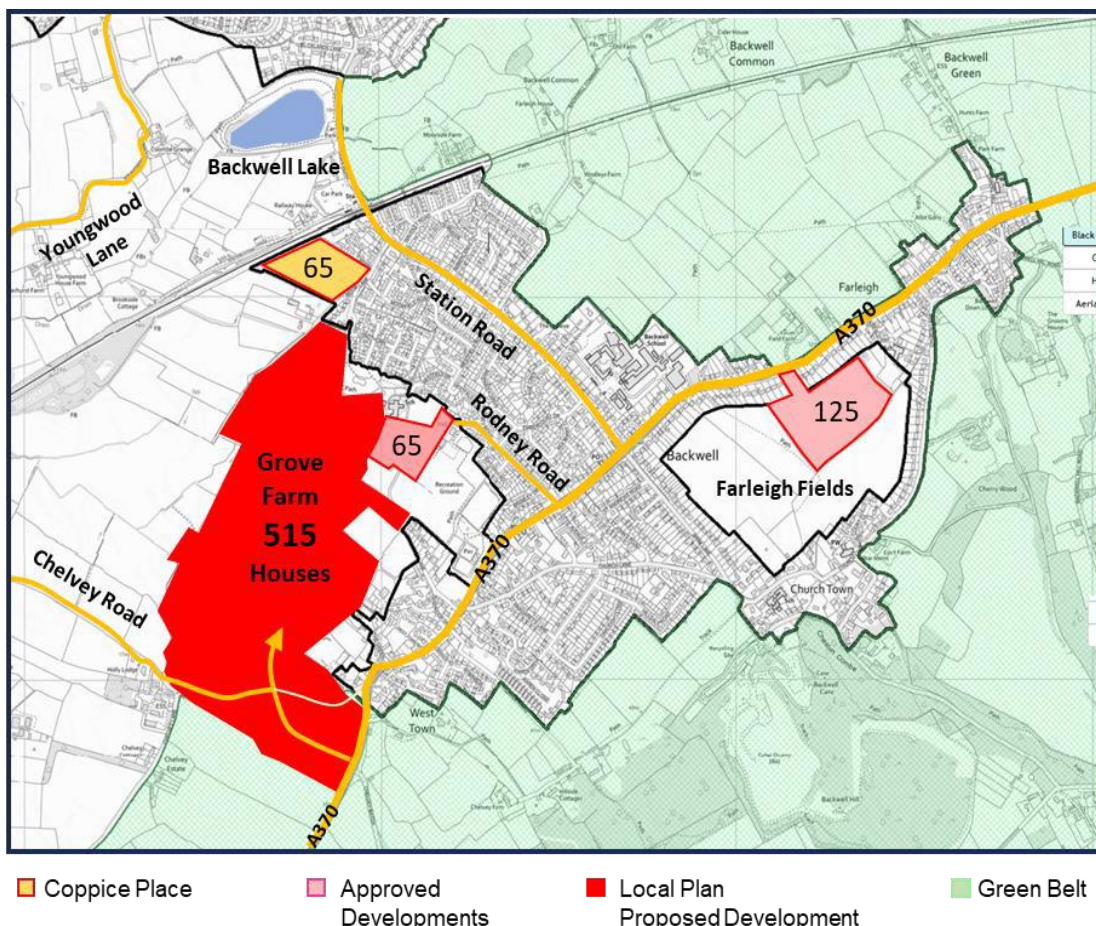
Give your name and address etc, and then there is an empty box for typing your comments.

You may find the following points helpful – but **PLEASE USE YOUR OWN WORDS**. A passionate objection, with examples, on just a few aspects will carry more weight than a long list of headings.

- This proposed development increases Backwell house numbers by 25%, turning Backwell from a semi-rural village into a small town, and totally changing its character and setting. [Note that Backwell already has two other consented applications for 190 dwellings.]
- Significant increase in traffic on local roads *including* the A370, Station Road, Rodney Road, Chelvey Road, Chelvey Lane and Brockley Lane, plus inevitably severe congestion at Backwell crossroads. [The separately proposed Bus Service Improvement Plan (BSIP) would NOT offer any meaningful mitigation.]
- The Grove Farm site is remote from **all** major employment areas in North Somerset and Bristol. Given long commuting distances. This would **not** be a sustainable development.
- For those who need a car for journeys to Nailsea, the only route is via Station Road, causing further congestion.
- Viability and deliverability of a proposed bus service through Grove Farm, Long-Thorn and Moor Lane onto Station Road is highly questionable. (NSC has little control over bus services)

- Train services through Nailsea and Backwell station are often close to capacity and one platform has seriously limited access. There are no current plans to improve this situation.
- Existing local services such as schools and the medical centre would be over-stretched.
- Loss of open countryside and good quality (Best and Most Versatile) agricultural land will have an adverse impact on several tranquil footpaths. How could this be a 'sustainable development'?
- Serious negative impact on wildlife, habitat and biodiversity (including foraging grounds for the internationally important Greater Horseshoe Bats which have a roost in nearby Brockley Hall).
- This proposed development is NOT in the current NSC 'Core Strategy' or the Backwell Neighbourhood Plan. It features in the new draft NSC Local Plan and we have argued strongly for it to be removed. In any event NSC's new Local Plan will not be 'Made' until much later this year at the earliest, so this application is PREMATURE.

On the date of this leaflet there are 262 comments on the NSC website, of which only 3 are supporting.



**WE NEED SEVERAL HUNDRED MORE OBJECTIONS TO MAKE A MAJOR IMPACT ON NSC.**

Please encourage partners, friends and neighbours to voice their concerns about this application. This letter can be seen on the BRA website, under News and Hot Topics.

**If this application is approved, it will have a very significant negative impact on Backwell, Chelvey and Brockley - forever. Please make your comment by Thursday 15 February.**