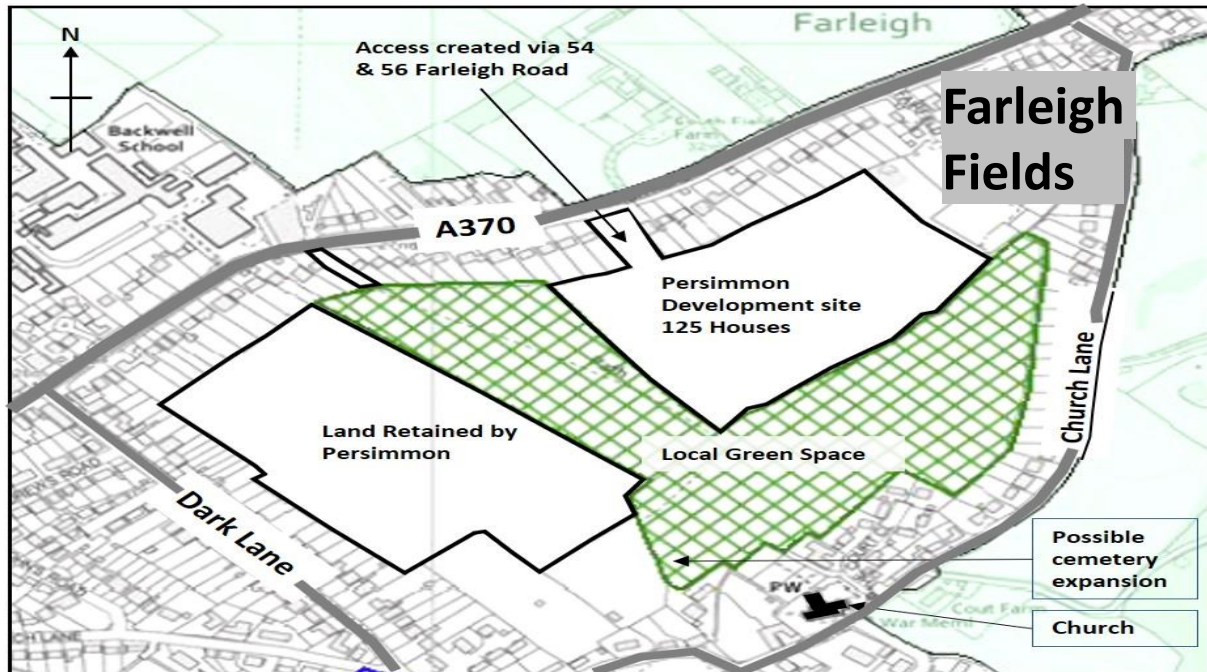


BRA AGM – APRIL 2024 APPENDIX 2 MIKE ROSE PRESENTATION – PLANNING UPDATE

Thank you, Lucy, for your excellent planning overview. I am now aiming to talk about specific local issues within the last 12 months. – ideally in some sort of date order!

FARLEIGH FIELDS – Most of you will be familiar with this site plan.



FF comprises 5 main fields. Outline PP was granted - on Appeal - in 2023 for about 125 houses - incidentally now reduced to 96 houses -, and developer Persimmon is slowly ploughing through all the conditions and Reserved Matters required to obtain detailed consent. BRA is doing what it can to keep on top of this steady flow of detail - with particular concern for drainage and flooding issues and the retention of hedgerows and landscape for the benefit of wildlife. This is one of numerous examples where North Somerset's Planning Department is under-resourced and struggling to keep on top of the necessary detail. BRA, with our professional advisors, will do what we can to assist this process. To date all the Reserved Matters have been approved - despite both BRA and the Parish Council raising concerns - which is NOT encouraging. We shall see what happens with the remaining Reserved Matter and Conditions over the next few months

The field behind the Dark Lane houses has also been earmarked for development - and we understand Persimmon is trying to persuade NSC to put this site into the draft Local Plan, and - if successful - this would suggest another 100+ houses being developed within the Plan period, with vehicular access out into Dark Lane. The two large fields hatched green on the plan are designated as Local Green Space. They are subject to what is described as a Unilateral Undertaking, whereby Persimmon would give the Parish Council the right to purchase this land for a nominal £1. Although it is proving difficult to get any detailed information out of Persimmon this decision is now likely to be triggered in about 12 months time. On the face of it this sounds like an excellent opportunity for the Council to acquire a delightful tranche of common land for the benefit of residents. However - the

complexities of acquiring and subsequently managing this land are complex and will require some very serious investigation. A Working Party, comprising both councillors and BRA members is tasked with analysing this opportunity.

Rodney Road



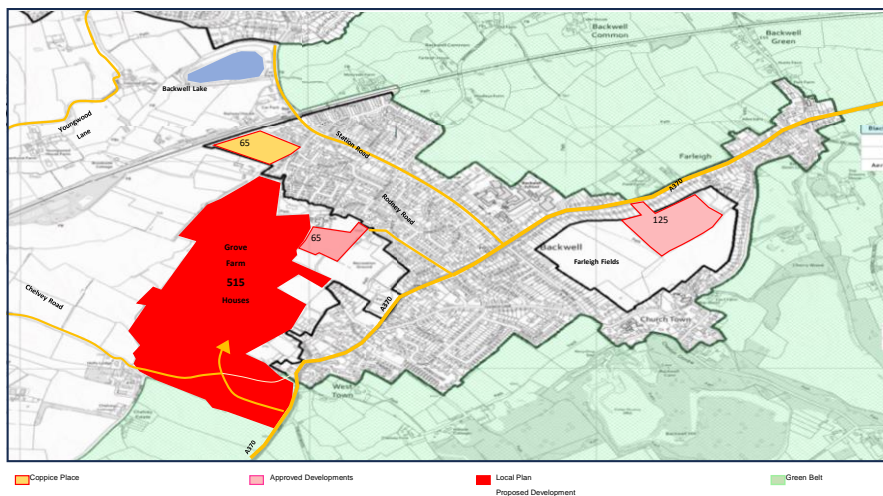
Rodney Road field – After 3 years of wrangling, developer Taylor Wimpey last summer finally obtained outline planning consent to build 65 dwellings on the site immediately to the west of the Scout hut. They are also still ploughing through the many required conditions. They are aiming to start building this year -and still strongly claim they will NOT seek to merge it with the adjoining Grove farm site. BRA is still most concerned about traffic congestion in the surrounding roads, and safety concerns for youngsters close to the site entrance -and will continue to monitor the approval of all conditions.

35 houses at Even Keel Moor Lane



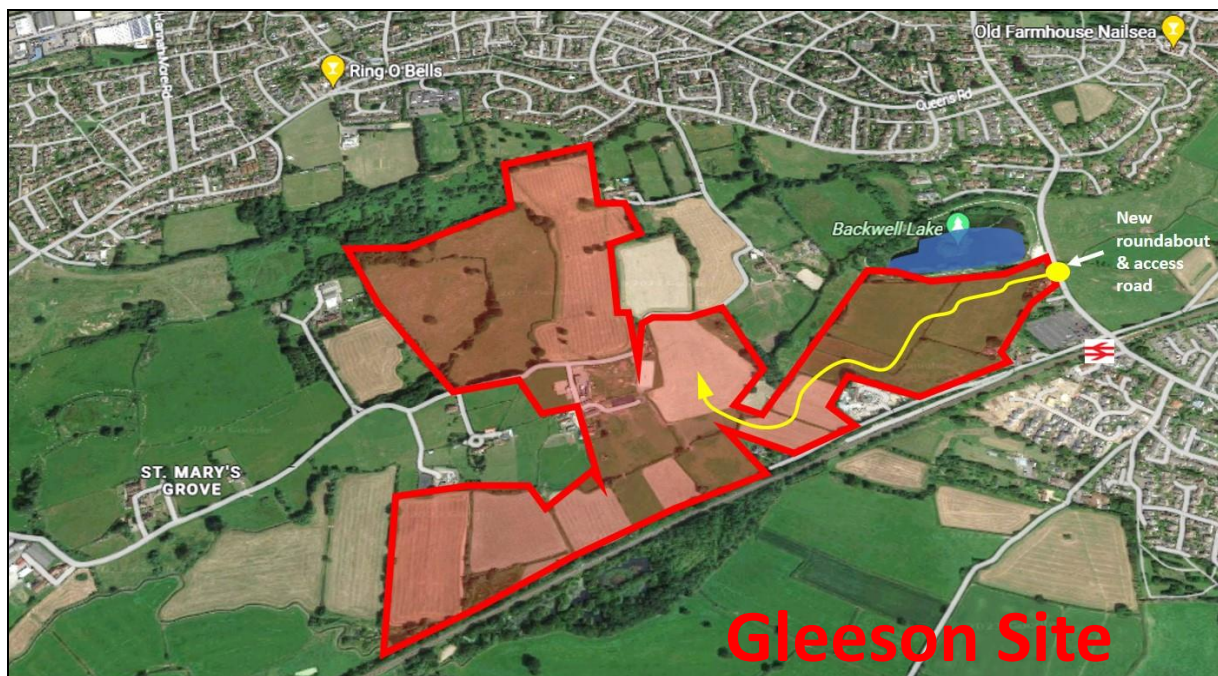
Even Keel site, Moor Lane – This site includes part of two properties immediately to the west of Colliers Gardens. The developer, Octavia Homes, originally sought outline consent for 55 small houses, but has now reduced this number to 35 - an application lodged with North Somerset for many months now. BRA supports the concept of a number of badly needed small houses in the village. However, we continue to object strongly to this application because of the very narrow access to the site -see this slide - and also the fact that it would pour yet more traffic onto the over-loaded Station Road. Surprisingly we hear the Planning Officer is minded to refuse this consent - not for traffic reasons but for flood risk concerns.

Grove Farm



Grove farm site – I am sure you are all aware of this site -the controversy it has created – and the amazing local outcry against the enormity of the proposals. Once again, we must thank the intrepid group of BRA and Backwell Resistance members who orchestrated the public response- which North Somerset has HAD to take seriously. I am not going to rehearse again the many reasons why this scheme would be bad planning, but just comment that its inclusion in the draft Local Plan contradicts most of the stated intentions set out in the Plan’s vision. Our latest understanding is that the officers are seeking to delay any decision on the application until after the Local Plan is formally “made” – i.e. we are looking to the end of this year at earliest.

It is noteworthy that - as well as the 1000+ individual objectors, several key formal bodies have objected, or requested challenging conditions - including National Rail, Highways England, Natural England, and North Somerset’s own education and health departments.



Gleesons site – This large site - shown on this slide, is located on the border of Nailsea and Backwell, with part of the site being in Backwell Parish. This is another instance of a developer submitting an outline application for 500+ houses - against the wishes of both BPC and Nailsea Town Council. As well as damaging the delightful and important green space between the two settlements, the implications of significant extra traffic pouring out onto Station Road would be massive. There are also unanswered flooding issues which would have to be tackled. The site is NOT included in the draft Local Plan -and it is likely the developers have a long-drawn out fight on their hands.

Coles Quarry



Coles Quarry – Some of you may recall the owners sought planning consent for industrial development a few years ago. The 2016 application received consent for 16 small units, and the developers have done enough initial infrastructure for this consent to still be valid. We understand they finally intend to progress this development later this summer. The consent came with a host of conditions - including traffic movement in Dark Lane etc -which will have to be closely monitored. Separately - many members will have been aware of multiple large lorry traffic dumping waste in the quarry. North Somerset have sought to police this sometimes illegal activity - with only partial success - but we understand agreement has now been reached to cease this activity which has created safety and noise concerns for many months.



Backwell Motors

“Historic Backwell” – I would like to highlight a couple of activities in what might be called “old Backwell.” The main front section of the Backwell Motors site -a garage for very many years, has now closed - and is being developed as a sizeable convenience store for the Co-op – due to open shortly and likely to be a valuable facility for those living at this end of the village. The garage repair shop -at the back of the site -remains, and the Equicraft operation continues as an online business.



MICA site

The MICA store at the crossroads story is not so happy. This property has now been empty for several years and is increasingly shabby. A planning application for residential development was refused in 2022. Since then, the property has been

marketed with the ground floor of the existing shop available for business or retail use and the first floor as living accommodation. So far – little seems to be happening and the appearance continues to deteriorate. We can only hope for something more positive in the months ahead.



Festival Way – The Sustrans cycle route into Bristol is popular and an excellent and safe facility. We are pleased to see an upgrade is taking place with extra signage etc.



Jubilee Stone – Many of you will be aware of the saga of the footpath to the Jubilee Stone at the top of Backwell Hill. The footpath in question runs diagonally up the hill across the adjoining field. It has been used for many years by many locals -but is NOT currently an official footpath. The owner of the field recently and unilaterally decided to make the path unusable -by erecting an increasingly large number of barriers and fences, A long-winded legal process is being followed aimed at making the footpath legitimate – and many thanks to the many residents who provided affidavits of regular usage- but unfortunately, in the meantime, there is a little battle of minds going on! -see the slides. (N.B. Backwell Environment Trust -who own the site of the Jubilee Stone, want to make it clear none of this is their doing!").

Neighbourhood
Plan
2015-2026



Neighbourhood Plan – As Lucy confirmed earlier, Backwell's NP was written in 2015. Once the new Local Plan is adopted it will effectively become redundant. There are many advantages in having an up-to-date Plan -not least of which it allows a larger percentage share of any Community Infrastructure Levy.

A new Plan would be valuable. Serious thought needs to be given by BPC and other local organizations into how and when this process can be started, and who could be part of the generating team. Suggestions and ideas gladly received!

That is my summary of recent activities. Sadly, doing our bit to try and retain some of Backwell's priceless assets is not proving easy – but with your help we will continue to monitor activities and, where we can, seek to influence changes.