

East of Backwell

WHO ARE RUBIX LAND

Rubix Land is a land promotion business built on a foundation of honesty, integrity and trust. Our friendly team of experienced professionals work closely with our partners, providing a bespoke service tailored to a project's specific needs. We're responsive, straightforward, and always focused on delivering outstanding value and service. Our experience in the land promotion and house building industry, coupled with our network of highly skilled professionals, ensures that we look beyond the obvious, identifying valuable opportunities and bringing them to fruition.



View our proposals and leave your feedback on our website, available from 11th September 2025 at www.eastbackwell.co.uk
If you have any immediate questions about the project, please email enquiries@tfa-ltd.co.uk

East of Backwell

FUTURE COMMUNITY



RUBIX LAND IS PROPOSING AN INFRASTRUCTURE-LED SUSTAINABLE URBAN EXTENSION ON LAND EAST OF BACKWELL.

As part of our public consultation exercise, we would like to invite you to our community drop-in event to be held at:

Backwell Parish Hall, Station Rd, Backwell, Bristol BS48 3QW on Thursday 11th September, 4-8pm.

Together with information about the project, members of the development team will be available to answer any questions you may have. This is an opportunity to review the proposals and have your say prior to an outline application submission.

We look forward to meeting you and hearing your feedback.



East of Backwell

THE SITE

The proposed site area is located to the east of Station Road, Nailsea and wraps around the northern and eastern parts of Backwell.

Measuring approximately 41 hectares (101 acres), the boundaries of the site are well defined, with the western boundaries abutting Backwell Secondary School, Backwell Leisure Centre, a range of properties on the edge of the settlement and Station Road in respect of land to the north of the railway line. To the south are existing residential properties and the A370, Farleigh Road.

Sustainable transport is at the heart of the vision for the East of Backwell.

We have ambitious aims to minimise the use of private vehicles and encourage sustainable travel options through the development of both new and enhanced existing infrastructure.

A new Link Road will serve as a vital transport interchange, where train, bus, cycle and foot traffic can converge, significantly enhancing transportation options to the wider area.



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THE PROPOSAL

A vision for an expansion of up to c.400 dwellings, a multi-modal link road from Station Road (Nailsea) to the A370 Farleigh Road, Mobility hub, sports pitches and open space.

The masterplan is designed to be inclusive to all users and will encourage walking and cycling as the principal modes of transport. The mobility hub, that is proposed to be located close to the train station, is seen as the interface between the transport network and spatial structure of the area.

Weaved between the green and blue infrastructure lies a range of leisure opportunities including walking, cycling and play. Drainage features will create an enjoyable space for nature walks.

The project has been deliberately designed to enable multiple phases of development to come forward efficiently, with the Link Road being constructed in step with the development of the wider emerging allocations.

KEY FEATURES



New Link Road



Landscape & Open Space



Up to 400 new homes including affordable housing



Biodiversity



Opportunity Land for possible Community, Education and/or Employment facilities



Sustainability



Mobility Hub



Renewable Energy



Recreation & Leisure