

BASIC CONDITION STATEMENT

BACKWELL FUTURE - BASIC CONDITION STATEMENT

1. Submission by a qualifying body

- 1.1 *BACKWELL FUTURE* is the name of the Neighbourhood Plan for the Parish of Backwell, North Somerset.
- 1.2 The area covered by *BACKWELL FUTURE* is the Parish of Backwell shown on the map at the end of this Statement. North Somerset Council consulted about this by public notice and the Neighbourhood Area was confirmed on 6 September 2012.
- 1.3 *BACKWELL FUTURE* has been prepared by Backwell Parish Council, a qualifying body under section 38A(12) of the Planning and Compulsory Purchase Act 2004 (as inserted by paragraph 7 of the Localism Act 2011).

2. What is being proposed.

- 2.1 *BACKWELL FUTURE* relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 2.2 *BACKWELL FUTURE* covers the period 2014 to 2026 to align with the North Somerset Core Strategy.

3. Excluded development.

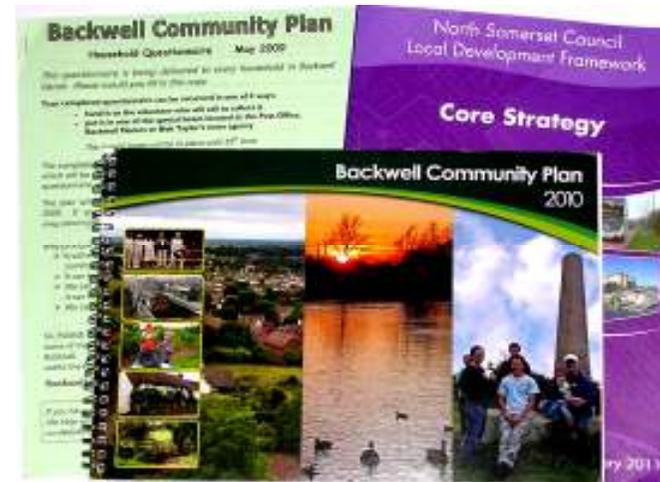
- 3.1 *BACKWELL FUTURE*'s proposals do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 3.2 **One neighbourhood area.** The proposed neighbourhood plan relates to the Parish of Backwell and no other neighbourhood.

There are no other neighbourhood development plans in place within the Parish of Backwell.

4. Appropriate regard for National Policy

- 4.1 *BACKWELL FUTURE* has been prepared with regard for the National Planning Policy Framework's core planning principles:

- **Empowering local people.** *BACKWELL FUTURE* is founded on the **2010 Backwell Community Plan** [see EVIDENCE BASE A] which was based on extensive consultation with Backwell residents. Subsequently the development of *BACKWELL FUTURE* has included a series of consultation processes, including four occasions when the Draft Plan was displayed in the Parish Hall. Revisions to the Plan have been made to take account of feedback from the community and other stakeholders. Details are contained in the **Consultation Statement** [see EVIDENCE BASE R];



- **Enhancement.** *BACKWELL FUTURE* includes measures to safeguard the attributes of Backwell that are important to the community. It contains proposals for improving car parking, better cycle-ways and walking routes;

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- **Sustainable economic development.** Backwell has a significantly lower proportion of smaller dwellings than the North Somerset average. The shortage of smaller dwellings has led to a situation where young people cannot afford to stay in the village. *BACKWELL FUTURE's* strategy gives priority to new smaller dwellings and encourages local employment in order to reduce commuting to Bristol [EVIDENCE BASES G and C];
 - **Local character.** The Backwell community places great importance in safeguarding the Green Belt and in designating special areas as Local Green Space (LGS). *BACKWELL FUTURE* seeks to strike a balance between development needs and protecting the local landscape. Details are at EVIDENCE BASE J and referenced to the NPPF;
 - **Low carbon future.** *BACKWELL FUTURE* includes measures to promote sustainability in housing design, transport and encouraging the use of renewable resources;
 - **Mixed use development.** *BACKWELL FUTURE* proposes a change in the status of one site previously identified for offices, etc. but never developed. The change is to mixed use including housing and an area for employment [EVIDENCE BASE G]. The Plan considers that this change should make the development of new businesses more viable because key infrastructure costs would be shared with new housing;
 - **Conserve heritage assets.** *BACKWELL FUTURE* proposes no change in existing conservation areas and listed buildings.
 - **Conservation.** *BACKWELL FUTURE* proposes the protection of the natural environment by designating special areas as Local Green Space. A policy is included to restrict development from using the best and most versatile agricultural land consistent with paragraph 112 of the NPPF. Details are at EVIDENCE BASE T.
 - **Sustainable transport.** Initiatives are included to encourage walking, cycling and car sharing with the objective of limiting the increasing congestion and pollution that the village has experienced in recent years [EVIDENCE BASE D];
 - **Wellbeing.** *BACKWELL FUTURE* includes a review of local educational, health, social and cultural facilities to meet local needs.
- 4.2 Many of *BACKWELL FUTURE's* objectives will be delivered by Backwell Parish Council working with the local community. It is envisaged that local organisations will be invited to work in partnership with the Parish Council on particular aspects of the Plan, for example:
- Backwell Environment Trust;
 - Backwell Residents Association;
 - Backwell Playing Fields Charity;
 - Backwell Sustainable Travel Action Group;
 - Sustainable Backwell.
5. **Contribute to the Achievement of Sustainable Development**
- 5.1 *BACKWELL FUTURE's* vision is to **safeguard Backwell for future generations, as an attractive place to live; with a sustainable village-feel in close proximity to the countryside.**
- 5.2 *BACKWELL FUTURE* [‘the Plan’] contains key policies that propose positive growth whilst safeguarding the environment. It addresses environmental, economic and social issues:
- a) New development is proposed that is well in excess of the minimum inferred by the Core Strategy. The detail and context is at EVIDENCE BASE G commencing at G.2;
 - b) Development is focussed on the local need for more smaller houses, including Affordable Housing, in order that younger people can afford to live in the village and the community’s demographic profile becomes more sustainable;

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- c) The Plan includes initiatives to encourage more local employment;
- d) In recent years the number of village shops has declined. The Plan at section 11 designates a 'Local Centre' to encourage and retain village shops/businesses. Additional car parking is proposed within the Local Centre to improve access to the shops. It is hoped that additional parking will benefit sustainability by reducing the need for people to travel out of Backwell for basic provisions and services;
- e) Long traffic queues on the A370 trunk road, at the village cross-roads, result in 'through' traffic using 'rat-runs' through residential streets and narrow lanes. Backwell has no control over through traffic but the Plan contains a Traffic Mitigation Strategy [EVIDENCE BASE D] that encourages more sustainable travel by Backwell residents;
- f) The Plan protects the Green Belt and designates a sustainable 'Strategic Gap' between development in Backwell and the Parish Boundary with Nailsea (section 6);
- g) The Plan introduces a presumption against the use of the best and most versatile agricultural land for development [EVIDENCE BASE T] in order to safeguard the sustainability of food production;
- h) The Plan designates two land areas of sustainable Local Green Space (section 12).

6. Conformity with Strategic Local Policy.

6.1 *BACKWELL FUTURE* is in general conformity with the North Somerset Core Strategy April 2012. The Strategy's policies for Service Villages (that include Backwell) are especially relevant. EVIDENCE BASE S explains the extent of conformity with the Strategy.

6.2 The Plan, at section 4, explains that following a legal challenge, the scale of new housing was remitted back to the Planning Inspectorate for re-examination. As a consequence a number of policies are no longer adopted. Section 4 explains why the Examination of *BACKWELL FUTURE* does not need to await the outcome of the re-examination of the Core Strategy.

7. Compatibility with EU Obligations.

7.1 The Draft Plan has been subject to screening to ascertain whether an Appropriate Assessment is required under Conservation of Habitats and Species Regulations 2010, which relate to Articles 6(3) and (4) of the Habitats Directive. Natural England confirms that no Appropriate Assessment is required [see EVIDENCE BASE P].

7.2 A Strategic Environmental Assessment (SEA) Screening Exercise was carried out by North Somerset Council officers on the Draft Plan which concluded that no further SEA was required. Natural England has confirmed this by letter dated 14 March 2014. The submitted plan does not differ from the Draft Plan in terms of environmental effects and it is therefore concluded that an SEA will not be required. The Council's screening decision and Natural England's letter are at EVIDENCE BASE N.

7.3 Although not required by regulation the Draft Plan was the subject of a Sustainability Appraisal which was also compliant with SEA regulations requirements (SEA) (European Directive 2001/42/EC). This was published in December 2012. Natural England has confirmed that the report was fit for purpose, EVIDENCE BASE P refers. The appraisal showed the Plan would not have any significant adverse environmental effects and highlighted some internal conflict in policies and identified a number of potential improvements [in Appendix 6 of the appraisal]. These and other issues highlighted in the consultation have been taken into consideration to inform the final version of *BACKWELL FUTURE*.

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7.4 One additional Sustainability Objective was suggested by Natural England, see EVIDENCE BASE P, which relates to green infrastructure.

7.5 The Plan contains no proposals that impact on the rights and freedoms guaranteed under the European Convention on Human Rights and the Human Rights Act 1998.



Backwell: a village of contrast



8. The contents of *BACKWELL FUTURE*.

8.1 The relevant documents are:

- **BACKWELL FUTURE:** Examination version March 2014
- **BASIC CONDITION STATEMENT**
- **EVIDENCE BASE A:** 2010 Backwell Community Plan
- **EVIDENCE BASE B:** *BACKWELL FUTURE* draft plan November 2012
- **EVIDENCE BASE C:** Living within Environmental Limits
- **EVIDENCE BASE D:** Transport and Highways
- **EVIDENCE BASE E:** Transport and Highways: Report by TPA (Transport Planning Associates) March 2012
- **EVIDENCE BASE F:** Car parking
- **EVIDENCE BASE G:** New development
- **EVIDENCE BASE H:** Village shops, services and the Local Centre
- **EVIDENCE BASE J:** Local Green Space
- **EVIDENCE BASE K:** Local Green Space - Submission by Backwell Residents Association
- **EVIDENCE BASE L:** Local Green Space - Parish Council Questionnaire findings
- **EVIDENCE BASE M:** Recreation, sport and community facilities and Heritage assets
- **EVIDENCE BASE N:** Habitat Regulations Screening Assessment
- **EVIDENCE BASE P:** Sustainability Appraisal (five documents)
- **EVIDENCE BASE Q:** Cycling and walking
- **EVIDENCE BASE R:** Consultation statement
- **EVIDENCE BASE S:** How *BACKWELL FUTURE* conforms with the North Somerset Core Strategy
- **EVIDENCE BASE T:** Agricultural land classification and the link with planning policy

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The area covered by *BACKWELL FUTURE* is the Parish of Backwell shown on this map. North Somerset Council consulted about this by public notice. An example that appeared in the July 2012 edition of the Backwell Parish Magazine is shown below.

A Neighbourhood Development Plan for Backwell Parish

Backwell Parish Council, with help from the local community, are preparing a Neighbourhood Development Plan.

This will build on the Parish Plan and help to shape the Parish over the next 15 years.

A formal part of the process is to give local residents, businesses and others with an interest in the plan, the chance to have a say in the area which is to be covered by the plan. The Parish Council have had to make an application to North Somerset Council in order to do this.

The logical area that has been chosen is the whole of Backwell Parish. Details of the application including a map to show the area covered by the Parish can be seen on parish notice boards, as well as North Somerset Councils website www.n-somerset.gov.uk.

If you have any comments about the area covered they must be received **no later than Wednesday 18 July either:**

On-line at www.consult-ldf.n-somerset.gov.uk
 Email to planning.policy@n-somerset.gov.uk
 In writing to Planning Policy, Development and Environment, North Somerset Council Somerset House, Oxford St., Weston-super-Mare BS23 1TG

North Somerset Council received three representations, in response to public advertisements, all in favour.

