

## EVIDENCE BASE G: NEW DEVELOPMENT

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#### NPPF policy [paragraph 184]:

*Neighbourhood plans must be in general conformity with.....the Local Plan.....Neighbourhood plans.....should not promote less development than set out in the Local Plan.....*

#### North Somerset Core Strategy policy CS32:

*Service Villages are places where a small amount of development....may be appropriate. New residential development will generally be acceptable....within settlement boundaries, provided it respects the scale and character of the village and the site's location.*

Note that CS32 is no longer adopted. Section 4 of *BACKWELL FUTURE* explains.

#### G.1 Overview. This section sets out:

- a) *BACKWELL FUTURE's* housing strategy (G.24) that gives priority for smaller dwellings comprising:
  - starter homes for private purchase;
  - affordable (social) housing for rent or shared ownership;
  - smaller dwellings suitable for residents to downsize.
- b) Proposals for approximately 60 new dwellings (G.59).
- c) 1 hectare for offices/research/light industry (G.47).
- d) Key policies in this and other sections are:
  - DEVELOPMENT 1: Highway constraints on development (G.15);
  - DEVELOPMENT 2: Priority for smaller dwellings (G.24);
  - DEVELOPMENT 3: Provision of social housing (G.34);
  - DEVELOPMENT 4: Exception Sites for social housing (G.34);
  - DEVELOPMENT 5: Occupancy of Affordable housing (G.35);
  - DEVELOPMENT 6: Restrictions on new small properties (G.38);
  - DEVELOPMENT 7: Priority to retain the best agricultural land (G.41) [EVIDENCE BASE T refers];
  - DEVELOPMENT 8: Restrictions on gated communities (G.56);
  - No development in the Green Belt (see Section 6);
  - No development in the Strategic Gap (see Section 6).

#### G.2 North Somerset Core Strategy.

North Somerset Council's Core Strategy sets out the broad long-term vision, objectives and strategic planning policies for North Somerset up to 2026.

[http://www.n-somerset.gov.uk/Environment/Planning\\_policy\\_and\\_research/localplanning/Pages/Core-Strategy.aspx](http://www.n-somerset.gov.uk/Environment/Planning_policy_and_research/localplanning/Pages/Core-Strategy.aspx)

- G.3 The strategy plans a minimum of 14000\* new homes in North Somerset by 2026 principally at Weston-super-Mare, Clevedon, Portishead and Nailsea. It designates Backwell as a 'Service Village' for which the following key policies apply [*in italics*]:

\* see update at Section 4 of the *BACKWELL FUTURE* main document

- *4.87 Service Villages are places where a small amount of development....may be appropriate. New residential development will generally be acceptable....within settlement boundaries, provided it respects the scale and character of the village and the site's location. Affordable housing will only be permitted either within settlement boundaries or in the form of rural exception sites, and then only adjacent to settlement boundaries. Affordable housing will not be permitted in the Green Belt unless justified by very special circumstances.*
- *With regard to non-housing or mixed uses, the.....approach provides opportunity for appropriate new service and employment uses within the settlement boundaries....*
- *Where there is a demonstrable need for new development ....which cannot be met within the settlement boundary ...proposals must be brought forward through ..... Neighbourhood Development Plans,....Such proposals will not be acceptable in the Green Belt. Such development proposals must be community led with clear evidence that they are supported by the community and will address local objectives.*

- G.4 Development constraints within the **Green Belt** and the **Backwell/Nailsea Strategic Gap** are described at EVIDENCE BASE C Living within environmental constraints.

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G.5 **New housing.** Policy CS14 prescribes at 3.192: *In the rural areas the Core Strategy approach is to support an appropriate level of small scale growth which reflects the function and character of individual villages. Nine of the larger villages...[that] act as a hub for surrounding areas are identified as Service Villages.*

G.6 The Core Strategy [at 3.197], anticipates a housing trajectory that includes 295 new dwellings in the 9 Service villages viz:

2011-16	2016-21	2022-26	Total
225	35	35	295

G.7 After deducting existing permissions the Strategy identifies a minimum of about 90 new dwellings to be provided in Service Villages. There are no numerical allocations to individual Service Villages and no specific allocation for Backwell.

G.8 CS32 [at 4.90] notes that *Not all service villages will be appropriate locations for such development such as in Wrington where there are surface water flooding constraints.*

G.9 Backwell's share could therefore be greater than one-ninth of the minimum of 90 required new dwellings (even though Backwell also experiences surface water flooding [see **EVIDENCE BASE C**]). It would therefore appear that a minimum of approximately 25 new dwellings, of all types, constructed in the period 2014 to 2026, and representing more than one quarter of the minimum requirement for all 9 Service Villages, **would be consistent with the Core Strategy.** Development proposed in *BACKWELL FUTURE*. at G.59, exceeds this amount.

G.10 **Strategy for new housing in Backwell.** *BACKWELL FUTURE's* proposals for new housing are based on three studies:

- a) North Somerset Council's Core Strategy (supported by the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment);

- b) The Backwell Community Plan 2010;
- c) Recent information about local housing needs.

G.11 **The Core Strategy.** The Core Strategy takes account of:

- d) population growth and declining household size;
- e) the effect of, and prospects for, economic growth;
- f) the dynamics of the local housing market.

G.12 **The 2010 Backwell Community Plan (BCPlan).** This questionnaire based plan asked for resident's views about development '*assuming infrastructure and services remain largely as at present*'. Only 21% of responses\* were in favour of development exceeding 50 properties [BCPlan page 46]. Given that required improvements to infrastructure cannot be met in the foreseeable economic climate the indication is that, at Referendum, proposals for more than about 50 new dwellings in total would probably meet community opposition.

\*The BCPlan was prepared in the context of a Government objective for 26750 new homes to be built in North Somerset by 2026. The Core Strategy now calls for a minimum of 14000 dwellings, a 48% reduction. Accordingly, if the BCPlan had been prepared in 2012 it is probable that a lower percentage of residents would have been in favour of development exceeding 50 properties.

G.13 **Surveys and studies.** The BCPlan reports residents' rejection of large scale development due to inadequacy of existing highways, congestion, and use of 'rat-runs' that take through traffic along residential streets and narrow lanes. This has been justified by the independent highway study carried out in 2012 [see **EVIDENCE BASES D and E**] that refers to the unacceptable growth in queue lengths at the light controlled village cross roads and confirms that the Core Strategy contains no improvements to the major highways in Backwell.

G.14 Data supplied by North Somerset Council shows that, over the 10 years ending 2012, approximately two dwellings per annum have been constructed on small infill sites in Backwell. The expectation is that a similar rate of infilling will continue throughout the Plan period.

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G.15 EVIDENCE BASES D and E contain detailed information about the impact of traffic on Backwell. They show that an unsustainable situation will arise within the period of the Plan, with extensive queues at the village cross-roads, congestion, use of ‘rat-runs’ that take through traffic along residential streets, and inadequate pavements along Station Road. Planning Policy Development 1 responds to this situation.

**PLANNING POLICY: DEVELOPMENT 1. Housing development in Backwell is to be at a level commensurate with that of a ‘Service Village’ and focussed on Backwell’s priority needs. Infilling, defined as one or two additional dwellings, will also be accepted. Business development, appropriate in scale and character in relation to the village, providing local employment, will be supported.**

**Explanatory note:** While beyond the scope of this 2014 to 2026 Neighbourhood Plan, *BACKWELL FUTURE* envisages that this planning policy will remain in force until major traffic management (including mitigation measures) or highway improvements, sufficient to significantly reduce through traffic in the village, have been carried out and shown to be effective in reducing traffic queues and the use of rat-runs by through traffic. The focussing of development, upon Backwell’s needs, therefore includes a presumption against development to meet demands from elsewhere.

G.16 Backwell contains a significantly higher percentage of detached houses and lower percentages of smaller dwellings than the North Somerset average:

Accommodation type	Number	Backwell %	N Somerset average %
Detached	1032	54.6	33.1
Semi-detached	583	30.8	29.9
Terraced	192	10.2	15.7
Flats, maisonettes, etc.	84	4.5	21.2

Source: 2011 census ward information, North Somerset Council.

G.17 The BCPlan concluded that planning policy should discourage new larger properties and favour Affordable Social and smaller market housing. *BACKWELL FUTURE* supports this view. It is notable that contributors to the BCPlan, and recent correspondence concerning the Neighbourhood Plan, make the point that there are too few smaller and affordable dwellings for young people to be able to live in the village.

G.18 The Consultation Statement at EVIDENCE BASE R, Annex F, confirms the need for more smaller dwellings as evidenced by the community’s feedback to the Draft Plan consultation.

G.19 The numbers of people living to more advanced ages is increasing. Residents report, in the BCPlan and in *BACKWELL FUTURE*, that there are inadequate numbers of dwellings in Backwell suitable for older residents to down-size. This forms a bottleneck preventing some larger properties becoming available for younger larger families.

Census	0 - 9	10-15	16-24	25-44	45-64	65+	Total
1981	444	474	550	1031	1001	671	4171
1991	425	339	553	984	1229	693	4223
2001	420	378	312	869	1338	834	4151
2011	497	412	422	855	1343	1060	4576

Source: Backwell Ward information North Somerset Council

G.20 Market needs (Estate Agent Survey). In spring 2012 a questionnaire was distributed to Estate Agents in Backwell, Nailsea and Bristol to help quantify demand for dwellings.

G.21 Anecdotal evidence, received when briefing for the survey, is invaluable. This pointed to many potential purchasers and tenants being aspirational, rather than realistic, who were prepared to settle in areas other than Backwell that better suited their financial capacity. The limited conclusions are that Backwell is an attractive destination with enquiries outweighing properties for sale - particularly in the case of 3 and 4 bedroom properties. During briefing visits to agents, unsolicited comments were received that the major driver to

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inward migration, from outside North Somerset (particularly Bristol), was the quality of Backwell School and parents' strategies of moving into its catchment area.

- G.22 It is concluded that the market for large properties is driven by external factors that do not represent Backwell's needs. Backwell's need is for more smaller properties.
- G.23 The survey also showed the rental need was for unfurnished properties. The major need was for 1 and 2 bedrooms with enquiries exceeding availability. The absolute need was difficult to determine however because many applicants register with multiple agents. It is safe however to conclude that there is a short-fall in supply against demand.

**The strategy for development in Backwell including the proposals described below will, if approved at Referendum, be adopted by North Somerset Council.**

**Planning approval, design issues together with Building Regulation approval and control, will remain with North Somerset Council.**

**Backwell Parish Council will continue to be consulted about particular proposals but will not employ professional planning and control staff. *BACKWELL FUTURE* addresses the strategy, need and location of development; not the detail.**

- G.24 ***BACKWELL FUTURE's*** housing strategy. This is directed at working towards the Core Strategy's policy CS15 of mixed and balanced communities. It therefore targets:
- Priority for smaller dwellings to address the imbalances identified at G.16 to G.23. This includes:
    - starter and smaller homes for private purchase;
    - affordable (social) housing for rent or shared ownership;
    - smaller dwellings suitable for residents to downsize.
  - Low priority for larger dwellings. It is accepted however

that a small number of larger dwellings may be necessary in order to secure the viability of developing particular sites and deliver 30% affordable social housing.

**PLANNING POLICY: DEVELOPMENT 2. Housing policy is that new development should favour smaller dwellings having an internal floor space not exceeding 100 square metres.**

### G.25 Affordable Social Housing (ASH)

***Affordable social housing comprises social rented and intermediate housing [shared ownership] provided to eligible households whose needs are not met by the market (Core Strategy CS16).***

- G.26 In Backwell, including Downside, ASH comprises 94 dwellings plus 23 sheltered units at Lawnside.
- G.27 The Core Strategy targets a minimum of 150 new ASH dwellings per annum (2,250 over the 15 years to 2026) and is informed by the 2009 SHMA\*. The 9 Service Villages represent 3.3% of the outstanding requirement at CS14 which equates with a required delivery of at least 8 additional Affordable social dwellings per Service Village. \*2009 Strategic Housing Market Assessment  
<http://www.westofengland.org/media/157046/wofe%20shma%20main%20report%20june%202009%20v2.pdf>
- G.28 North Somerset Council's housing registration system is called HomeChoice. Applicants are categorised thus:
- Band A: approved homeless, high medical need, etc.
  - Band B: significant medical or welfare priority, etc.
  - Band C: minor medical or sharing facilities, etc.
  - Band D: applicants who do not meet Bands A to C
- <http://www.homechoicensomerset.org.uk/NovaWeb/Infrastructure/ViewLibraryDocument.aspx?ObjectID=171>

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- G.29 Band D applicants, in the HomeChoice lettings policy, are those considered to have little or no housing need. These low priority applicants are unlikely to qualify for ASH and therefore *BACKWELL FUTURE* considers only the applicants in bands A to C. Applicants who are owner occupiers or have sufficient financial resources are no longer eligible to join the HomeChoice register.
- G.30 The number of Backwell residents registering on HomeChoice within bands A to C, requiring ASH accommodation in Backwell, has been obtained from North Somerset Council. Throughout the period January 2013 to January 2014 this number has remained almost constant at 15 applicants of which 3 are already resident in ASH but require alternative accommodation. HomeChoice therefore indicates a current requirement for about 12 additional units of Affordable social housing in the village.
- G.31 *BACKWELL FUTURE* is based on a target of 15 to 20 Affordable social dwellings. This is double that implied by the Core Strategy (see G.27) and in excess of local needs as measured by the HomeChoice register. It makes a modest contribution to the housing needs elsewhere in the District.
- G.32 The Core Strategy at CS17 provides for Rural Exception Sites for ASH where the development:
- *meets an identified local need....;*
  - *is supported or initiated by the parish council;....*
  - *site search has followed a sequential approach with priority given to sites within any settlement boundary....*
- G.33 CS17 continues....*the process will be bottom-up, championed by the local community to meet identified housing needs, and involving a site assessment process which considers wider issues than simply the merits of a particular.... proposal.*

In the 2012 consultation draft of *BACKWELL FUTURE*, several developers questioned why the level of proposed housing was not consistent with the 2010 Backwell Community Plan. The following clarifies the position.

The 2010 Backwell Community Plan (BCPlan) survey asked “*How many individuals in your household are, within 5 years, likely to be in need of Affordable Housing for the first time in Backwell, either to rent or buy?*” The answer given was 185. It was evident from other data in the BCPlan survey that some residents had misunderstood this question and had provided anomalous information. The BCPlan therefore removed these anomalies and arrived at an estimated need of about 100 affordable dwellings.

The BCPlan [at page 18] uses a different definition of affordable housing from the Core Strategy. It defines affordable housing as:

- a) low cost apartments, small houses and ‘starter homes’ for rent or purchase; (i.e. market housing);
- b) housing rented from a Registered Social Landlord.

Only b) corresponds with the Core Strategy’s definition of Affordable Housing. The Ward profiles 2001 and 2011 show that around 14% of dwellings are rented and it is therefore likely that, of the BCPlan’s 100 dwellings, approximately 14 would be Affordable Social Housing and the balance would be market housing.

This correlates well with the figure of 12 additional Affordable Social dwellings required to house Backwell residents currently on the HomeChoice register.

New market and social housing proposed in *BACKWELL FUTURE* totals about 60 properties on key sites (G.59), plus infilling at about 2 dwellings per annum (G.14), which is broadly consistent with the 100 dwellings estimated in the BCPlan.



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G.34 Previous proposals in Backwell have demonstrated strong opposition to development outside of the Settlement Boundary. *BACKWELL FUTURE* makes adequate provision for new ASH within the existing Settlement Boundary. An Exception Site is therefore not currently required, and this was verified by the Parish Council at its meeting of 6<sup>th</sup> June 2013. However, this policy will be kept under review dependent on the ability to deliver sufficient affordable houses on the identified development sites A to E (see G.59).

**PLANNING POLICY: DEVELOPMENT 3.** On-site Affordable Social Housing provision will be sought to meet local needs on all residential developments of 10 dwellings or more (or on sites of 0.3 hectare or above). A benchmark of 30% will be sought. On sites of 5-9 dwellings on-site provision or a financial contribution towards the provision of affordable housing will be negotiated. [This is consistent with Core Strategy CS16]

**PLANNING POLICY: DEVELOPMENT 4.** Exception sites to provide Affordable Social Housing will be considered only if the social housing proposed in *BACKWELL FUTURE* is proven to be inadequate to meet local needs or is undeliverable, and no further sites are available within the Settlement Boundary.

[A sequential process will be followed: sites will be considered outside of the Settlement Boundary provided that they are not in the Green belt; failing this, sites in the Green Belt will be considered in accordance with the NPPF arrangements for Rural Exception Sites.]

G.35 **Occupancy of Affordable Social Housing.** The 2010 Backwell Community Plan [at 5.8] evidences the community's desire that Affordable Social Housing in Backwell should be for residents of Backwell. The community's desire cannot be met but a preference for local tenants is provided by the following policy:

**PLANNING POLICY: DEVELOPMENT 5.** The allocation of Affordable Social Housing to tenants will use the cascade system contained in NSC's Affordable Housing Supplementary Planning Document (November 2013). In this policy the 'parish' is Backwell and the adjacent parishes are those parishes that share a common boundary with Backwell Parish.

[http://www.n-somerset.gov.uk/Housing/affordable\\_housing/Documents/affordable%20housing%20supplementary%20planning%20document%20\(pdf\).pdf](http://www.n-somerset.gov.uk/Housing/affordable_housing/Documents/affordable%20housing%20supplementary%20planning%20document%20(pdf).pdf)

G.36 **Retirement housing provision.** Demographics (G.19) indicate an increasing need for housing for the elderly.

G.37 Most residents are content to continue into retirement in their homes within the village. Others seek alternative housing:

- Homes for those who wish to downsize from larger houses. The stock of these homes has been reduced as many smaller dwellings have been purchased and then extended. The need is for minimum 2 bedroom, high specification dwellings with modest gardens;
- Homes for surviving partners. These homes need to be located near to essential services (Post Office, Doctors) and with a level approach; suitable dwellings are mainly single storey with 2 bedrooms and small gardens;
- Sheltered housing, for those capable of independent living with support, comprise 23 units at Lawnside. Current demand for this type of accommodation is modest as evidenced by the low numbers on the HomeChoice register. Alliance Homes (housing association) reports that it has sheltered accommodation available to let elsewhere in the North Somerset area. *BACKWELL FUTURE* proposes an additional 3 units of affordable (social) dwellings near to Lawnside but delivery is not assured (see G.55);
- Care Home provision for those who are no longer capable of independent living. Backwell has no Care Homes. Planning

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consent for a Continuing Care Retirement Community has been obtained for the site of the former Barrow Hospital (within Backwell Ward). The promoters, English Villages, await financial backing before the project can proceed. This development includes 106 Assisted Living Units, 38 bed nursing care unit and 56 bed nursing home. <http://www.ecvpartnerships.com/> It is anticipated that this should meet local demand for the foreseeable future.

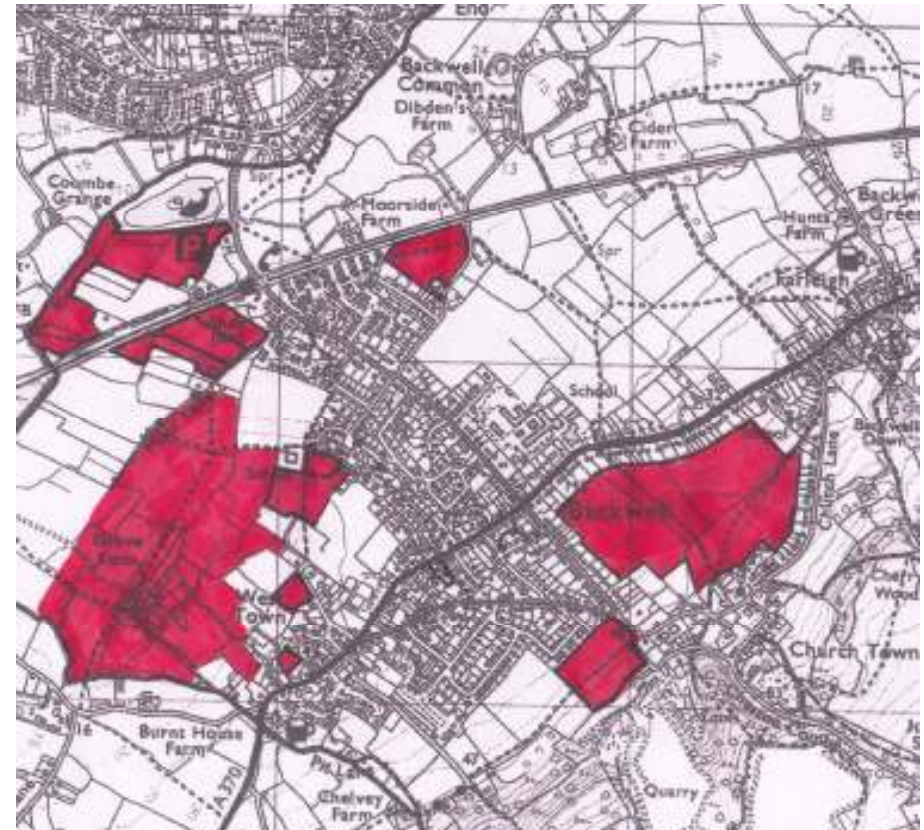
G.38 In order that older residents can continue to live in the village suitable accommodation must be available near to essential services. *BACKWELL FUTURE* includes a policy to limit the extension of *FUTURE* new smaller houses to prevent them being over-enlarged. A mid range 3 bedroom property would comprise floor space of up to 100 square metres.

**PLANNING POLICY: DEVELOPMENT 6.** Future new properties with 100 square metres or less floor space, within 300 metres of the village Post Office will be protected from subsequent major extensions in order that they remain smaller properties. This would be achieved by the removal of Permitted Development rights in the Planning Consent and proposals for extensions would be considered on their merit.

G.39 Identification of potential development sites. *BACKWELL FUTURE* identified all available sites in order to provide maximum choice in selecting the most appropriate. The sources were:

- North Somerset Council's Strategic Housing Land Availability Assessment August 2011;
- Records of past applications to develop in Backwell;
- Responses to local advertisements asking land owners to come forward.

G.40 The Parish Council invited 17 Landowners/Agents to make submissions. 12 made submissions; 4 did not respond to invitation to clarify proposals and one identified an additional site. In total these submissions proposed almost 2000 dwellings. 9 submissions proceeded to clarification meetings proposing about 550 dwellings in total. The map below shows the land holdings for which submissions were made for housing; some included proposals for open space and community facilities.



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**The land holdings for which submissions were made for housing.**

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G.41 The **Selection of development sites**. The principal criteria used to identify the preferred sites are based on the Core Strategy and the NPPF. Sequentially they are:

- Not in the Green Belt
  - Not in a Strategic Gap
  - Within the Settlement Boundary
  - Preference for brownfield sites
  - Preference for sites with good highway and public transport accessibility
  - Within an area of acceptably low flood risk
  - Not on land with an environmental designation
  - Not on land to be designated Local Green Space
  - The site is available with the prospect of housing delivery
  - Not containing the best & most versatile agricultural land
- Note EVIDENCE BASE T identifies the location of the best and most versatile agricultural land in Backwell. It is the basis of this policy:*

**PLANNING POLICY: DEVELOPMENT 7. In considering proposals for development on agricultural land, priority will be given to keeping the best and most versatile land (grades 1, 2 and 3a) available for agricultural use.**

G.42 Of the 9 submissions, 6 proposed building in the Green Belt or outside of the Settlement Boundary. Attention therefore initially focused on the remaining five sites in three locations (see map at G.59 showing sites A - E).

- Site A, 1.4 hectares at Moor Lane adjacent to houses at The Briars and Backwell Motors. This land was identified for employment purposes in the 1990's, and is designated B1 for office/research/light industry use in the 2007 Replacement Plan. No plans for this type of development have materialised. The land is in agricultural use;
- Site B, approximately 1.6 hectares adjacent and to the west of

Site A. This land is also designated B1 as referred to above. The land is partially overgrown;

- Site C, 0.23 hectares, located at Manor Farm, West Town Road to the north of the New Inn public house;
- Sites D and E have a combined area of 0.23 hectares and abut the A370 road, very close to the Village Centre.

G.43 The five sites meet all the principal criteria and have the capacity to meet identified needs. The merits of other development sites were considered; all were outside of the Settlement Boundary, and some in the Green Belt, and none were preferred over the five sites that met all the criteria.

G.44 **Sites A and B Moor Lane**. It is proposed that, the long standing B1 designation for offices, etc. be changed to Mixed Use comprising: 0.5ha wildlife buffer zone; 1.0ha B1 offices, etc.; 1.5ha for dwellings, to include a benchmark of 30% Affordable (social) dwellings in accordance with Policy DEVELOPMENT 3.

G.45 Delivery of development at Moor Lane requires improved parking at the Railway Station and parking restrictions along Moor Lane, and nearby roads, to prevent obstructions by parked cars [see EVIDENCE BASE F].

G.46 An Ecology survey shows that there are no ecological issues which cannot be overcome or which prevent development. Backwell Parish forms part of a Greater Horseshoe Bat habitat, is within the 5km consultation zone around the North Somerset and Mendip Bats Special Area of Conservation, and is relatively close to the Brockley Hall Stables maternity roost. Within this zone development that would adversely affect feeding grounds, structures or landscape features used by Greater and Lesser Horseshoe Bats will need a project level Habitats Regulations Assessment to be undertaken. Essential measures would include retention of dark vegetated corridors particularly along the margins of the railway line.



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- G.47 **Employment.** *BACKWELL FUTURE* encourages growth in local employment. By allocating part of Sites A and B for housing development, this should enable infrastructure costs to be shared so that development of the area reserved for B1 offices, etc. becomes economically viable. The change to Mixed Use development is therefore considered advantageous.
- G.48 The Moor Lane sites should include adequate provision of pedestrian and cycling infrastructure, linking to Station Road and with the potential to link with any future Backwell to Nailsea cycleway. These issues to be addressed at the planning consent stage of the development.
- G.49 **Site C at Manor Farm.** This was in the November 2012 Draft Plan and Planning Consent was granted in January 2014.
- G.50 The landowners of sites A and B have confirmed that developments are deliverable subject to planning consent.
- G.51 **Sites D and E:** former Ettrick Garage and the Red Cross Hall, West Town Road. These two sites are near the 'Local Centre' [Section 11] and the Rodney Road area that requires additional car parking [Section 8].
- G.52 The Parish Council wrote to the owners advising (a) *BACKWELL FUTURE* would identify these sites as suitable for combined redevelopment as sheltered accommodation and (b) that it should be expected that the Council would ask for public car parking provision to be included in any planned redevelopment of the site. Subsequently North Somerset Council reports that there is no interest, from housing associations, in providing sheltered accommodation on these sites.
- G.53 These two sites occupy the only area currently available in close proximity to the Local Centre. Additionally these sites are adjacent to existing sheltered accommodation at Lawnside. *BACKWELL FUTURE* therefore considers that the unique location would be appropriate for small dwellings suitable for, but not exclusive to, older residents.
- G.54 The owners of sites D and E did not engage at the draft Plan stage. The sites are now in new ownership and it is understood, from consultation, that the new owner favours re-development for residential use (possibly 12 to 16 dwellings).
- G.55 *BACKWELL FUTURE* considers that the combined sites D and E should contain up to 3 social houses and provide public parking adjacent to the highway. This would be subject to the viability of a suitable scheme with the landowner. Liaison is ongoing.
- G.56 **Gated developments.** The following derives from the 2010 Backwell Community Plan [at 5.11] and is in the interest of encouraging well integrated communities.

**PLANNING POLICY: DEVELOPMENT 8. Communal entrance gates to new developments of more than one residence will not be permitted. This policy will not apply to apartments.**

- G.57 **Coles Quarry and flexibility in *BACKWELL FUTURE* for Development.** The owners of disused Coles Quarry (location F at G.59) propose to redevelop the old quarry site for offices, light industry and public car parking. Preliminary proposals, available at the *BACKWELL FUTURE* draft plan stage, outlined the benefits of the redevelopment but also raised concerns about additional traffic, possible changes to the highway layout, risks to an aquifer and whether redeveloping in the Green Belt was acceptable. Throughout the preparation of *BACKWELL FUTURE* Backwell Parish Council took the view that it could not include the proposals in the Neighbourhood Plan until it was clear how all major concerns would be addressed.

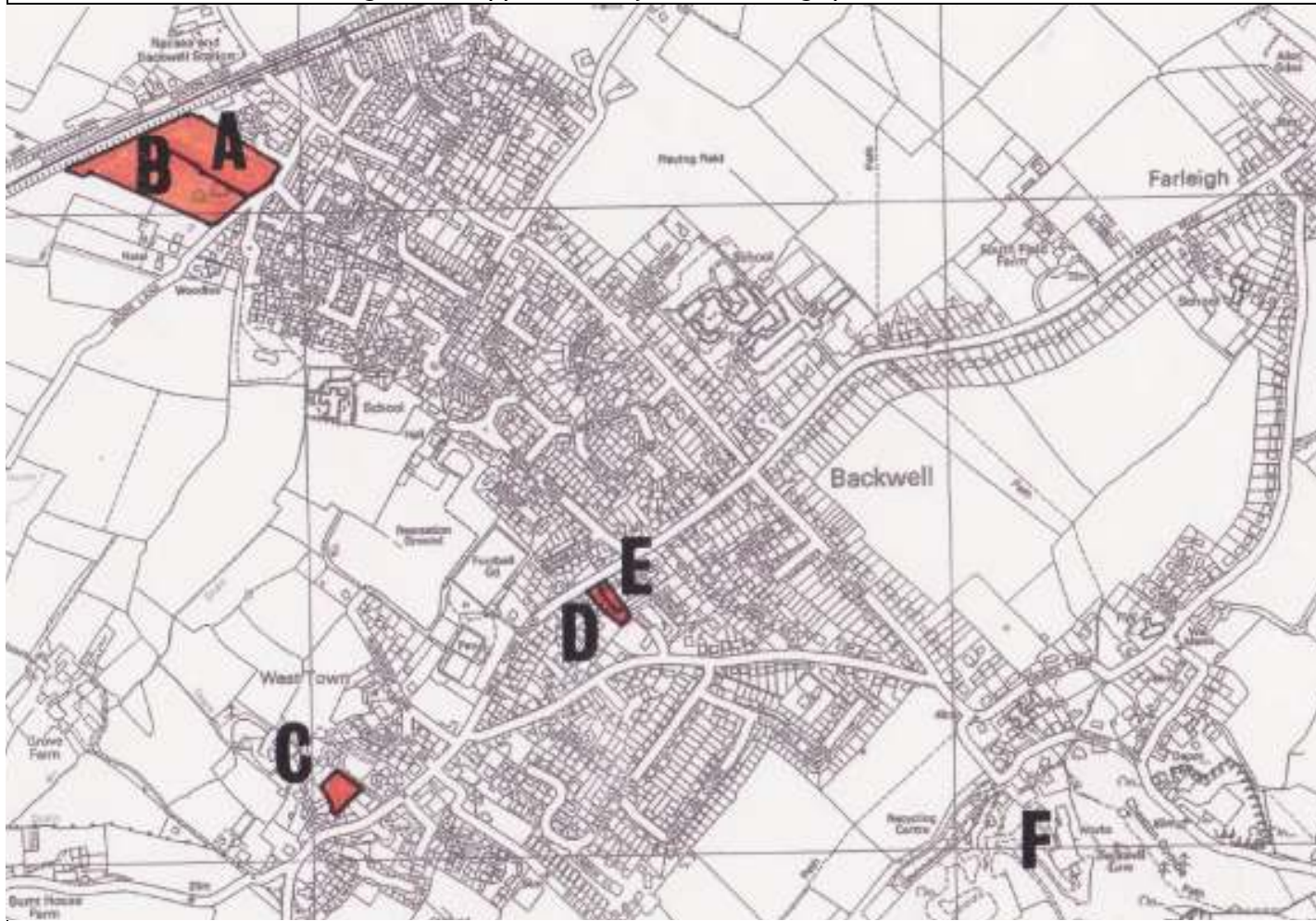
- G.58 A detailed planning application to redevelop Coles Quarry was submitted to North Somerset Council on the 6<sup>th</sup> February 2014 with a consultation expiry date of 4<sup>th</sup> April 2014. *BACKWELL FUTURE* has gone to press before the outcome of this planning application is known. The **Addendum: Coles Quarry** that follows at G.60 explains how *BACKWELL FUTURE* responds to the proposed quarry redevelopment.

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G.59 **Proposed Development 2014 to 2026.** The location of proposed development is shown below. A benchmark of 30% affordable housing is proposed in accordance with planning policy DEVELOPMENT 3. Proposals based on meeting local needs, and subject to detailed design and layout considerations, comprise:

Sites A to E:	Market Housing up to 40	Social Housing up to 20	Employment 1 hectare
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In addition it is envisaged that approximately two dwellings per annum will be constructed on small infill sites (G.14 refers)



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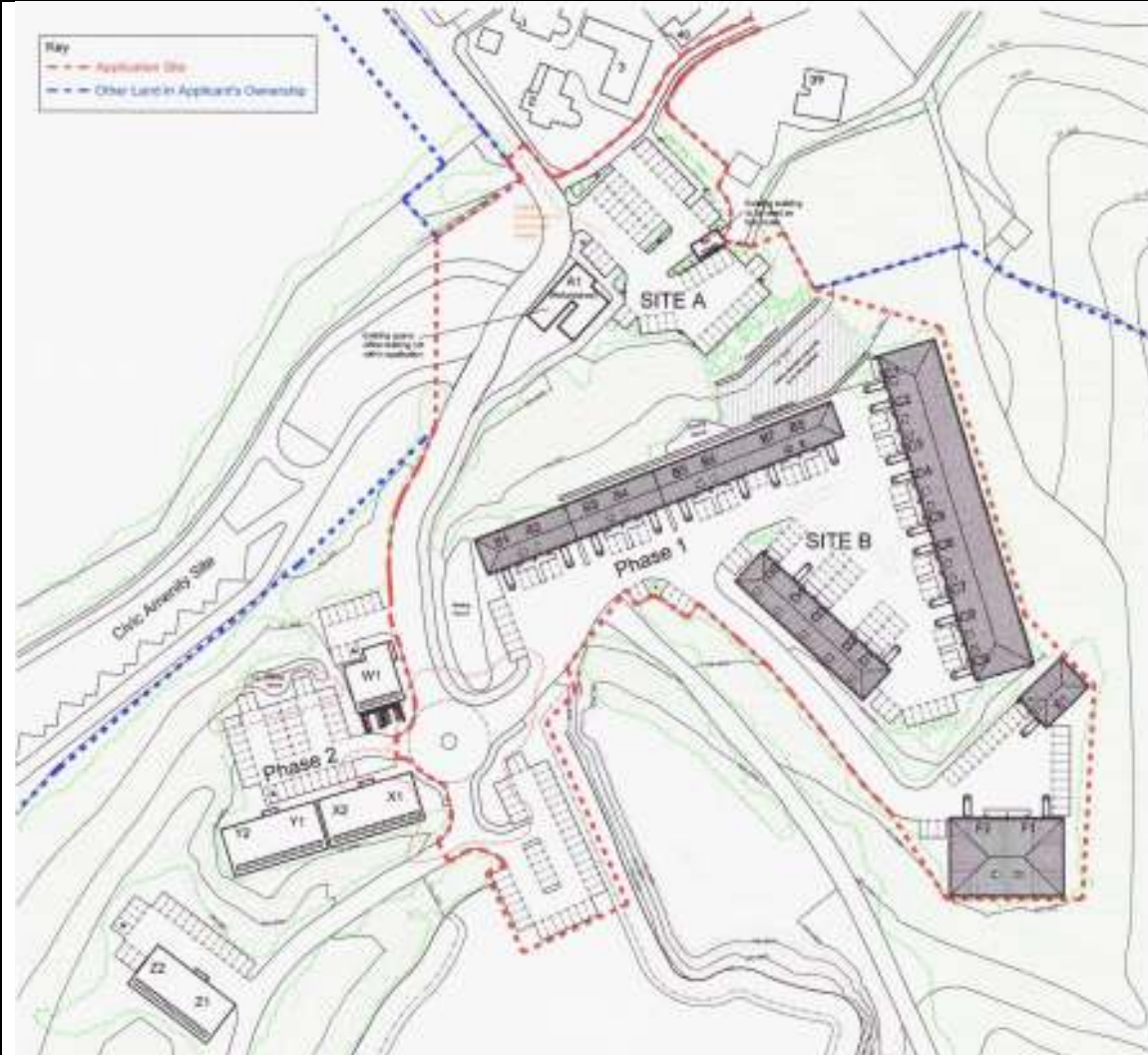
### Location of proposed development sites

(The location of Site F is shown for information. The status of this site remains to be determined - see G.57 and G.60)



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### G.60 EVIDENCE BASE G : ADDENDUM: COLES QUARRY



COLES QUARRY: Site plan forming part of the February 2014 planning application

1. The outcome of planning proposals to redevelop Coles Quarry impact upon *BACKWELL FUTURE*'s proposals for B1 light industry at Moor Lane. **EVIDENCE BASE G** at G.44 refers.
2. There are three possible outcomes to planning applications to redevelop Coles Quarry:
  - i. the current application is refused and all subsequent applications are refused;
  - ii. the current application is refused but a subsequent application, possibly modified, is approved;
  - iii. the current application is approved.
3. If (i) applications to redevelop the site for offices, light industry and public car parking are refused, then the proposals contained in *BACKWELL FUTURE* for housing and B1 light industry as described in **EVIDENCE BASE G** at G.44 will remain unchanged.
4. Should (ii or iii) applications to redevelop the quarry site for offices, light industry and public car parking receive approval, *BACKWELL FUTURE* will be amended to include this redevelopment. Simultaneously the proposals at Section 9 of this Plan, as described in more detail in **EVIDENCE BASE G** at G.44, will be amended. The amendment will delete the provision of 1 hectare of land at Moor Lane for B1 offices etc, and will instead allocate this land for housing development. Land designated for housing development at Sites A and B Moor Lane will remain unchanged at 1.5 hectares in the period 2014 to 2026, with the additional 1 hectare allocation reserved for housing post 2026. The phased layout at Moor Lane to be agreed with the developer.