



Collaborative Construction in Backwell

Backwell Parish Council Policy

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Building a Better Backwell; working together collaboratively in a proactive way with respect for community underpins successful and safe build outs.

Purpose and Core Value: Backwell Parish Council (BPC) is committed to positive outcomes for residents, the community, and the environment. Through open dialogue and collaboration, we seek a smooth build-out that delivers well-managed, community-focused, and future-proof development. We expect all developers to respect Backwell, its residents, and village life, working with the community with integrity, consideration, and care.

Key Values to consider when working within the community.

Development is often a visual interface sitting alongside existing residents and impacting daily village life, development often represents as enforced change therefore we would ask that every company operating within the village must commit to fostering:

- Engage with Backwell Parish Council at the earliest opportunity when considering an application or progressing to Reserved Matters.
- Keep residents informed, respect local routines, and minimise disruption
- Operating with Integrity: Maintaining safe, orderly and ethical site management at all times
- Ensure slow, safe and considerate traffic movements, prioritising residents' safety alongside deliveries and haulage.
- Minimise noise, dust, waste and other environmental impacts while protecting and enhancing local biodiversity, including meaningful on-site BNG projects.
- Placing health, well-being and safety at the forefront of all site operations across the village.
- Be good neighbours. We welcome your staff to Backwell and ask them to park responsibly, keep noise and language appropriate, keep driveways clear, and keep smoking away from streets and public areas to help maintain a clean, safe and child-friendly village.
- Maintain positive, constructive relationships with the Parish Council, North Somerset Council LPA, and the local community.

4. Design & Development Standards To safeguard the Parish's heritage and ensure lasting value for the community, developers commit to:

- **Placemaking & Character:** Innovative designs which protect Backwell's unique character and consider Backwell's priorities for placemaking.
- **Building Quality & Future-Proofing:** High spec buildings that are quality assured to future proof our new and existing homes.
- **High standards of Biodiversity Net Gain enhancement** alongside protective measures and best practice mitigation.

5. Collaborative Partnership & Problem-Solving Backwell Parish Council encourages a positive, proactive and mutual problem-solving approach with all developers working in the village:

- **Open Dialogue & Smooth Delivery:** Backwell Parish Council aims to support a smooth build-out process through transparent, ongoing conversation—working constructively together to resolve challenges rather than create friction or delay.

- **Early Escalation:** Backwell Parish Council wants to hear about potential issues, delays, or concerns early so all parties can collaborate on solutions before they impact the community.
- **Fact-Based Communications:** Backwell Parish Council believes in getting ahead of rumours. Developers must maintain open communication channels to ensure local residents receive clear, accurate and timely information based on facts.
- **Good Comms as a meaningful community interface ;** Consider providing a site specific community website with FAQs with opportunities to sign up for development updates.
- **Where difficulties arise** or there is a sensitive problem which **requires a fresh pair of eyes the Local Planning Authority** would be the obvious choice for a resolution focussed dialogue.

7. Driving & Traffic Management

- **Mindful Speed & Care:** Observe village speed limits strictly. Drive with heightened caution near local schools, bus stops, narrow lanes, and village footpaths.
- **Respectful Vehicle Staging:** Avoid idling engines while waiting to access the site. Deliveries must be scheduled during agreed hours to prevent heavy vehicles queuing on narrow residential roads or obstructing driveways.
- **Mud & Debris Control:** Ensure vehicle wheels are cleaned before exiting the site so village roads remain safe, clean and slip-free for residents.

8. Site Logistics & Boundaries

- **Tidy Site Operations:** Please keep the perimeter fence clean, secure and free of litter or unsightly debris. Ensure loose materials are secured on windy days to avoid litter blowing into neighbouring properties.
- **Considerate Working Hours:** Please adhere to permitted construction hours. Avoid starting machinery, warming up heavy engines, or making loud noises before 8am approved start times (especially on weekends and bank holidays). Where special projects might need to breach the CTMP, please include us at the planning stage
- **Restricted Footprint:** If using our village centre to **'grab some lunch'**, please walk or share a smaller vehicle, as we cannot safely accommodate HGVs or large vehicles, take litter with you or use the bins provided. Thank you.

9. Public Safety & Consideration for Daily Village Life

- **Pedestrian Access Priority:** Never park vehicles, unload equipment, or place signage in a way that blocks village footpaths, forcing pedestrians, wheelchair users, or parents with pushchairs into the road.
- **Lighting Care:** Position temporary site lighting and security floodlights inward toward the work area so they do not shine directly into nearby residential windows or disturb nocturnal wildlife
- Wherever possible **leave hedging and trees to create a natural barrier** for existing residents and site your compound further away so avoid disturbance
- **Neighbourly Assistance:** If a delivery unexpectedly blocks a resident's access, staff should proactively acknowledge the inconvenience, apologise, and clear the route swiftly and pleasantly. Please let BPC know asap.

(This statement should be read alongside Backwell Parish Council's CTMP checklist and BPC's Biodiversity Policy)