

Local Plan 2036 Issues and Options Consultation

Backwell Village Workshop – 12 November 2018

Backwell School

Feedback from discussion sessions

The Joint Spatial Plan (JSP) 2018, now submitted for examination, contains proposals for four new communities at Banwell, Churchill, Nailsea and Backwell (known as strategic development locations - SDLs).

Last year North Somerset carried out some early consultation aimed at 'generating ideas' for these new villages and communities. Work has now commenced on the new Local Plan which will provide more detailed policies.

The Local Plan Issues and Options consultation runs from 3 September - 10 December 2018. As part of this consultation process workshops are being held with representatives from the local communities where the strategic development locations are proposed. The workshops are focusing on the key principles and place-making elements for these areas which can then be further considered and refined through the Local Plan.

This report sets out the feedback from the discussion at the **Backwell workshop**.

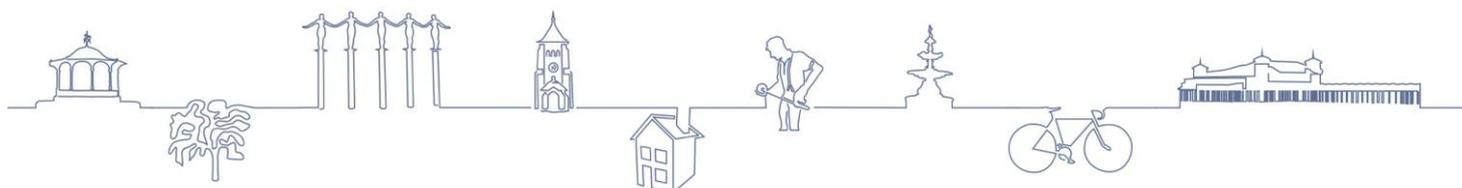
Initial discussion

There was strong opposition raised to the principle of development which was considered totally inappropriate for Backwell. This sentiment was expressed throughout the meeting and there were significant objections to discussing any detail or placemaking principles until the JSP process has confirmed (or not) the Backwell SDL.

Session 1: Hopes and Fears

Whole group discussion

- Backwell will not remain an attractive village – it will become a dormitory town surrounded by roads.
- Issues and Options consultation is jumping the gun, prejudging outcome of JSP examination - comments now will help developers and accelerate the planning



application/consent. Become self-fulfilling inevitability. Discussions should take place in context of any planning application should one be submitted.

- 700 houses inappropriate addition to Backwell-represents 40-45% increase in size. Will lead to
 - Leap in growth rather than gradual sustainable growth. Will become a town not a village, especially having an already adopted Neighbourhood Development Plan.
 - Exacerbation of existing traffic problems esp. in combination with Bristol Airport expansion.
 - Unacceptable impact on existing services -schools/doctors/dentist – not enough parking, insufficient facilities.
- Capacity should relate to village size not just availability of land.
- Number of homes proposed should be reduced to a more sensible number like 100, similar to our present development for 2016-2026 of 100 homes.
- Can funding for the proposed infrastructure be guaranteed – appears to be a black hole in the finances? Sceptical that proposed transport infrastructure won't accompany housing.
- Proposals encourage car use.
- Need to consider cumulative transport impact with proposals at Nailsea and the big impact on roads around Brockley and Flax Bourton.
- Can the number of homes proposed be reduced?

Session 2: Discussion of concept diagram and alternative scenarios

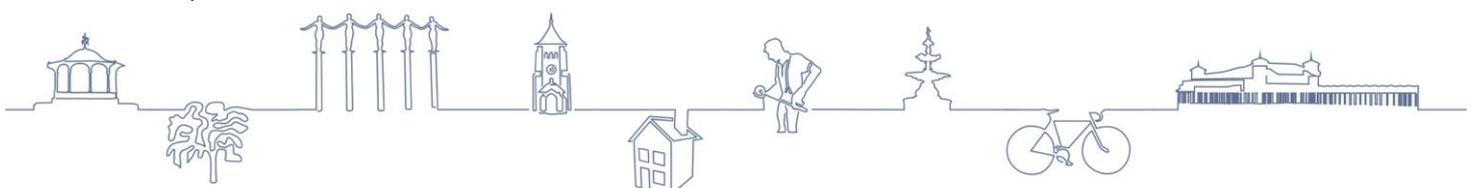
Whole group discussion

- Query over land availability for station car park extension.
- Expanding station car park won't remove parking on nearby roads and increase capacity of the station to cope with more passengers (issues with platform capacity and embankment).
- Proposals move congestion from Backwell crossroads to Flax Bourton with narrow roads and increased amount of traffic on them.
- Need to consider serious implications of transport proposals for Backwell and Nailsea.
- Disbelief at proposed new link road through Flax Bourton.

Session 3: What makes a good community/place?

Small group discussions.

General point:



The Parish Council have always taken the time to work on their vision of how Backwell would expand and develop over future years hence our Community Plan followed by our Neighborhood Development Plan and that to include Backwell as a SDL is appalling.

Great things about Backwell:

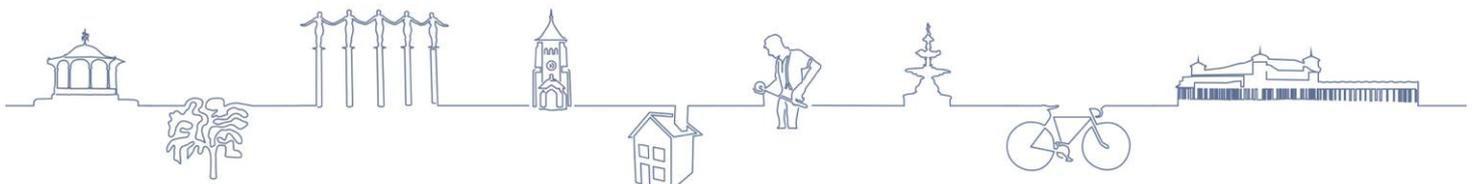
- Many attractive countryside walks (incl. Backwell Round) directly from Backwell.
- Great schools valued for their educational achievements.
- Good sense of community with lots of clubs and societies incl. good social networks including within school age population.
- Good services e.g. doctors, dentist, shops, food takeaways which are valued in the community.
- Being close to Bristol but still in the countryside.
- Perception of safety.

Anything lacking?

- Homes for downsizing (bungalows been extended) and lower priced/smaller homes suitable for first time buyers and more social housing.
- Better footway access to station.
- Welcome more small scale 'cottage' employment opportunities.
- Poor road links for residents to access Nailsea and other centres for shopping.

Concerns over how this may change and other negative impacts as a result of proposals:

- How get to employment in Nailsea if too far cycle/walking?
 - No scope to attract new employment to Backwell/Nailsea – businesses want to be in Bristol.
 - The type of houses in any development should be tailored to what Backwell needs not what the developer usually builds.
 - Swamped by new development - not integrated into existing Backwell.
 - Pace of change will be too fast to cope with (traffic/services).
 - Area round Backwell Lake should be upgraded from Local Green Space to Green Belt.
 - Losing the village 'feel'.
 - Visual coalescence with Nailsea – development would be better to the north of Nailsea with a road linking direct to the Long Ashton Bypass.
 - New development will shift the village centre.
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- New development would not be in keeping with the present layout of the village.
 - Station car park will become a Park and Ride.



Things we should be considering:

- Another link across railway line – to support walking/cycling?
- School inconvenient if on far western edge on new development.
- Reducing numbers of houses and 'spread around' Backwell.
- Serious reduction in commuter traffic through Backwell.
- Revamped leisure centre.
- Putting the housing closer to Bristol.

