

SAVE OUR GRADE 1  
**GREENBELT**

**LAST CHANCE TO**

**SAVE BACKWELL**

✓ **WE CAN STOP THIS**

Backwell's community has successfully stopped the recent flawed bus lanes project. And, staved off overdevelopment of our village for decades.

Backwell is under threat from proposals to build **1,000 MORE houses** on our precious **GRADE 1 Agricultural GREENBELT Land**. This would irreversibly damage our village, environment and threaten our food security. There is **only 7% of Grade 1 Land left in the whole of North Somerset**.

**800 new houses are already approved** for Backwell, which is a whopping 40% increase. NO new infrastructure or Services are planned, and with **ANOTHER 1,000 houses**, this would take the total increase to over 80%.

## DEVELOPMENT LOCATIONS

The additional 1,000 houses are proposed on Backwell East - Grade 1 Greenbelt, currently used for food. It's around 50 Hectares, approximately 100 Football Pitches (See map)!

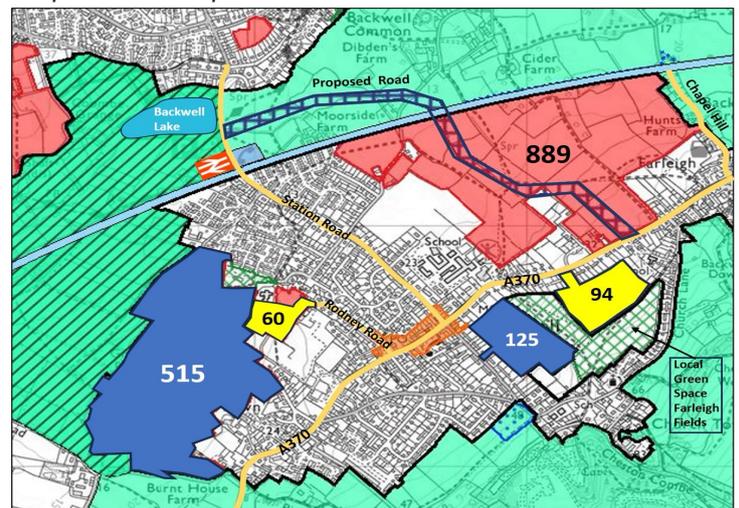
- Land off Station Road (opposite Backwell Lake)
- Land off Backwell Common and across to the A370
- Land behind Backwell Secondary School and Leisure Centre - continuing to Chapel Hill (Behind The George)

An additional 582 houses are also proposed **next to Backwell Lake**. Although this comes under Nailsea, the road would emerge onto Station Road impacting Backwell and the conservation area.

## PROPOSED NEW ROAD

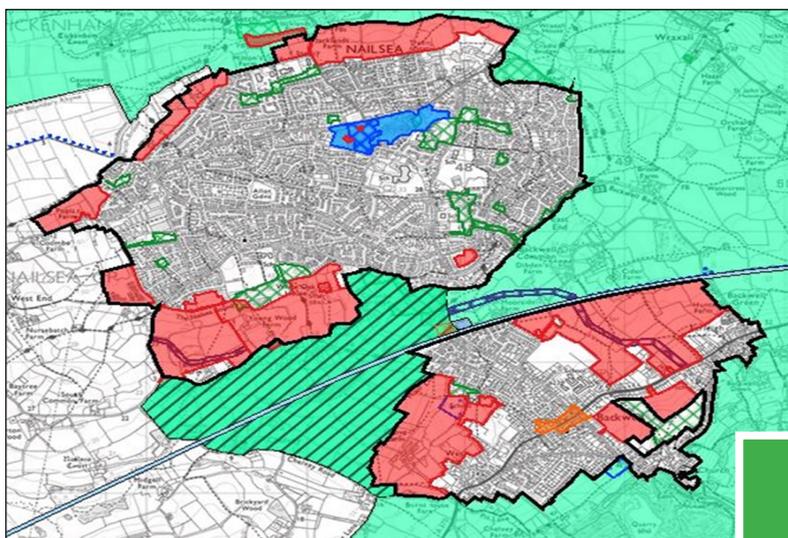
A new road is proposed but lacks any details, plans, feasibility study, costings or funding and would have a very serious negative impact on the whole of the Backwell Common area.

Proposed development for Backwell



Under Construction    Already Approved by NSC    Additional site in Local Plan

Proposed development for Nailsea and Backwell



## REASON FOR THE LOCAL PLAN

North Somerset Councils Local Plan aims to meet Government targets for 24,495 new houses, with 3,728 plus employment land for Backwell AND Nailsea.

**PUBLIC RESPONSE** ✓  
**IS CRUCIAL**

Public responses on the draft Local Plan are crucial. They will be reviewed by an Independent Inspector who will make the decision.

**ACT NOW**  
This is our  
**ONLY chance**

Only submissions received by **Friday, 12 December 2025, at 17:00 count.**

## ✓ **18 KEY POINTS TO CONSIDER IN YOUR RESPONSE**

- 1** Backwell already has 800 new houses approved, a 40% increase for the village. These additional numbers would lead to complete overdevelopment.
- 2** The proposed road would not effectively serve Nailsea's traffic or relieve congestion on Station Road, Backwell Common, or Chapel Hill. Engineering the road under or over the railway would be highly expensive and possibly unfeasible.
- 3** Despite this increase, there is a deficit in school places and no investment in health services or leisure facilities. The lack of infrastructure and services cannot support another 1,000 houses.
- 4** Backwell is allocated a higher number of houses than any other village in North Somerset, and even a higher growth percentage than towns. Backwell is expected to take 7% of the district's housing allocation, compared to Clevedon's 2%.
- 5** There is no needs or viability analysis for an extra 1,000 houses.
- 6** Backwell is not an employment hub, most residents commute
- 7** No social cohesion impact assessment has been provided.
- 8** Grade 1 Agricultural Land currently used for food crops and grazing. There is only 7% of this high quality land left in the whole of North Somerset.
- 9** Government policy states that "we must protect our best and most versatile land" to safeguard food security. The proposals contradict this policy and undermine food security.
- 10** Development would destroy valuable wildlife habitats and further harm biodiversity in one of the world's most nature-depleted countries.
- 11** The proposals threaten the Brockley Maternity Roost and SSSI, with rare Lesser and Greater Horseshoe Bats relying on the land for food.
- 12** The Infrastructure Delivery Plan lacks analysis and costings, and there are no funding guarantees for the new road or services.
- 13** Backwell Common and surrounding areas are prone to flooding, which would be aggravated by more housing.
- 14** Concerns regarding the strategic growth location designation include the impact on the area's character, the loss of Greenbelt and high-quality agricultural land, the risk of flooding, and uncertainty over whether the road can be funded and delivered on time to support the proposed housing.
- 15** Backwell Lake (Reservoir) and adjacent fields, where the new roads and housing is planned and are on a floodplain, which floods regularly.
- 16** Government policy requires 50% affordable housing on Greenbelt Land, but this reduces the funds developers contribute towards infrastructure.
- 17** The sheer volume of growth with the required investment infrastructure and services over such a short period is destabilising, unsustainable and undeliverable.
- 18** The railway station is not fit for purpose as a transport hub; it remains inaccessible for people with mobility issues and presents serious challenges when travelling with young children.

### **PERCENTAGE ALLOCATIONS OF 24,495 HOUSING TARGET**

**WSM 32%**  
**Backwell 7%**  
**Nailsea 9%**  
**Portishead 7%**  
**Clevedon 2%**

### **POPULATION GROWTH**

**WSM 22%**  
**Backwell 80%**  
**Nailsea 55%**  
**Portishead 14%**  
**Clevedon 6%**



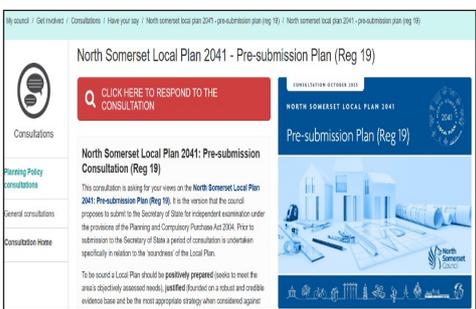
Respond to  
**THE LOCAL PLAN**  
Scan to get started or type

**DEADLINE**  
**5PM Friday**  
**12th December 2025**



# GUIDE TO RESPONDING

## TO THE NSC REG 19 LOCAL PLAN 2041



**1 TOP TIP – Grab a Cuppa. Write your response in Word before you log on, then copy and paste into the consultation. This is easier and means you won't lose your comments if there are technical issues!**

- 2** Use the **QR code**, above or **search NSC Local Plan Consultation** or type **n-somerset-pp.inconsult.uk** in your browser.
- 3** **OPEN Pre-submission Plan 2041 (Reg 19) Autumn 2025 Consultation.** As well as responding online you can respond by email or post (see NSC instructions on screen)
- 4** You will now see the page containing the Plan itself, policies, help sheets and maps (example above)
- 5** **Register or Login** using box in the top right-hand corner
- 6** Click on the **RED** Respond Box
- 7** Scroll down and looking at the left of the screen find **Schedule 1** – large sites for residential development – **BUT DON'T CLICK ON IT!**
- 8** Look just below and find **Backwell** and click on it (see example opposite)
- 9** Scroll down past Grove Farm, Rodney Road and Dark Lane and **find LAND EAST OF BACKWELL**
- 10** Click on **Add comment**
- 11** If you have forgotten to Login or Register you will be asked to do it here.
- 12** Click on **continue**
- 13** First question – is the **Plan Sound?** – Answer **NO**
- 14** If you answered **NO** – **Tick all 4 boxes**
- 15** Is it legally compliant? – Answer **Unsure**
- 16** Does it comply with duty to co-operate? – Answer **Unsure**
- 17** If you consider the **Plan is not sound, not legally compliant or not in compliance with the duty to co-operate**, then please provide details. Please be as precise as possible.  
**ANSWER – As a guide you may use Key points 1-18 (listed on the previous page) in your own words to detail why the Plan is Not Sound. This is where you can copy and paste your comments.**
- 18** Skip to ..Do you wish to participate in the examination hearings? – Answer **NO**
- 19** Press the **BLUE Submit Comment box** and you are **finished!**
- 20** You may wish to comment on the 582 houses and road next to **Backwell Lake** which is under Schedule 1 – Nailsea and Backwell – or anything else as you see fit.

- Schedule 1: Large sites for residential development**
- Strategic Growth Locations
- Strategic Locations - Nailsea and Backwell
- Backwell
- Strategic Locations - Pill and Easton-in-Gordano
- Weston-super-Mare

This leaflet is sponsored by Backwell Parish Council, Backwell Residents Association and Backwell Resistance

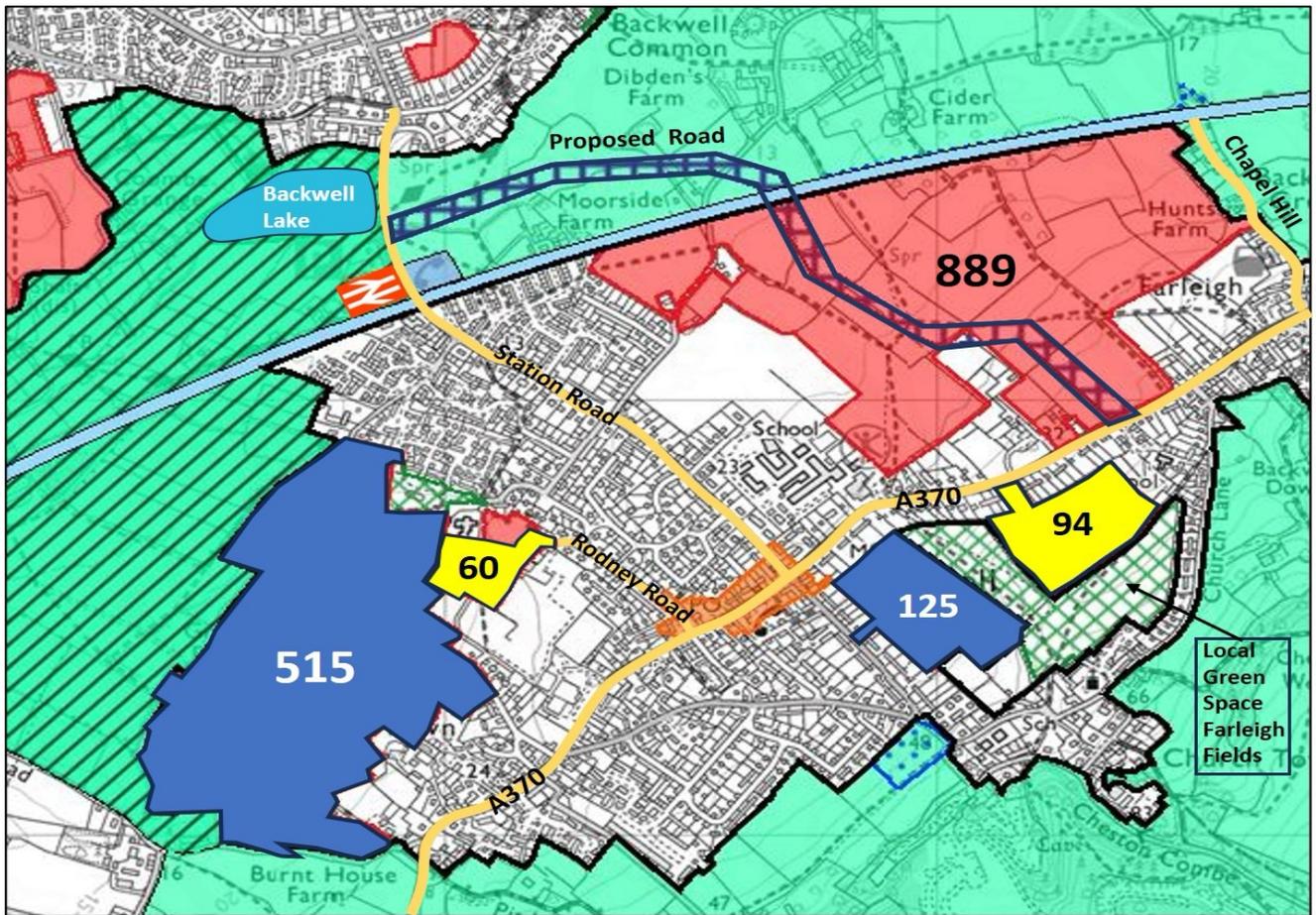
- Backwell Parish Council**
- Backwell Residents Association**
- Backwell Resistance**
- Nailsea Town Council**
- Brockley Parish Council**
- Nailsea Action Group**

### DROP-IN SESSIONS

If you do not have access to a computer or need help, there will be drop-in sessions at Backwell Parish Hall Committee Room on:

- Wed **26th November** 12-2pm
- Mon **1st December** 2pm-4pm,
- Wed **3rd December** 6:30pm to 8pm
- Thursday **4th December** 5pm- 7pm

**STAND UNITED  
AGAINST THIS  
UN SOUND  
PLAN**



-  Under Construction
-  Already Approved by NSC
-  Additional site in Local Plan