8. EMPLOYMENT

... the Core Strategy approach provides the opportunity for appropriate new service and employment uses within the settlement boundaries of Service Villages (but not in the Green Belt) ... New employment development must be located within settlement boundaries and be of an appropriate scale and character in relation to the village, and contribute towards improved self-containment. [North Somerset Core Strategy Policy CS32]

8.1. The roles of North Somerset Council and Backwell Parish Council are essentially facilitating roles through the implementation of appropriate planning policies.

8.2. Policy:

BACKWELL FUTURE policy is to support the development of existing and new employment sites within the village, provided that the scale, type of business and locations are compatible with the local environment, and provided that supporting infrastructure, for example access and car parking, are appropriate.

8.3. Section 9 describes policies that encourage the retention of retail and commercial businesses in the ‘Local Centre’. Section 10 proposes additional car parking in the ‘Local Centre’ to help maintain the viability of local shops and businesses.

8.4. Potential sites for new businesses include:

a) Moor Lane. 3 hectares of land at Moor Lane were designated B1 for office/research/light Industry many years ago, and confirmed in the 2007 Replacement Local Plan, but development has not materialised. It is proposed that this designation is retained for 1 hectare and that housing is allocated on most of the remainder. By allocating land for housing development, this should enable access and services to be provided so that development of the area reserved for offices etc. becomes economically viable. The change to mixed use development is therefore considered advantageous in the quest for new businesses.

b) Ettrick Garage - This site in West Town Road, near the ‘Local Centre’, is currently for sale. Its existing use provides employment and BACKWELL FUTURE supports appropriate redevelopment that includes employment opportunities. The site is also potentially suitable for alternative uses such as housing. Section 7 refers.

c) Coles Quarry. This disused site, at the top of Dark Lane, has in the past provided major employment. The owners plan to redevelop for a variety of uses which would have a major impact on the immediate environment as well as upgrading the village’s employment offer. The former quarry site is located in Green Belt and just outside the Settlement Boundary. Indicative proposals appear to have merit but with short term disruption from construction traffic. Key issues include highway arrangements, aquifer protection and acceptability of redeveloping in the Green Belt. These issues are being progressed but had not, at the time of going to press, reached the stage where details could be included in the draft of BACKWELL FUTURE. There is a possibility that details will be available at the public consultation Open Days in November. When detailed proposals become available they will be considered by Backwell Parish Council and may be included in the final version of BACKWELL FUTURE.

8.5. Employment growth in the area. BACKWELL FUTURE notes the Core Strategy’s provision for employment that is essentially centred on Weston-super-Mare with nominal growth in Service Villages (CS32). The Core Strategy takes account of planned expansion of Bristol Airport and the Royal Portbury Dock.
8.6. Bristol Airport and The Bristol Port Company are two of the largest employers in the area with significant growth prospects. In November 2011 the Parish Council wrote to these companies enquiring whether they envisaged that their planned expansion would require business premises and/or housing for employees in Backwell. Both companies answered that they did not foresee a significant impact on Backwell. Their replies are available for reference.

8.7. Employment Initiatives. BACKWELL FUTURE will:

- Support Government initiatives for fast and extended broadband connections to existing and potential workplaces within the village, to encourage home working;

- Support Government and Local Government initiatives to provide appropriate grants and financial support for new small businesses in Backwell.

8.8. BACKWELL FUTURE encourages initiatives to improve vocational training, apprenticeships and links between industry and educational establishments, to help those entering the workplace. In particular it will seek to promote and develop business links with Backwell School.

8.9. BACKWELL FUTURE supports the appropriate improvement of existing commercial space to provide office units for suitable small undertakings. It notes that a proposal for change of use from, agricultural and storage buildings, to office and workshops has recently been approved at Backwell Hill Road.

8.10. When planning applications are submitted for major building development or commercial employment activities within the Parish, BACKWELL FUTURE policy is to support the inclusion of a ‘local labour’ clause, whereby a percentage of the required work force should be from the local area provided that the necessary skills are available.

8.11. Business Representative. BACKWELL FUTURE recommends that Backwell Parish Council appoints a Business Representative. This could be a member of the Council or a community volunteer working with the Council.

8.12. The role of the Business Representative would include:

a) Liaison with the local business community and trade associations to:

- bring to the attention of the Council business matters where the Council has the necessary powers and resources to make a difference to the viability of local businesses and the employment that they bring;

- encourage businesses to review arrangements for parking staff cars away from lay-bys near shops. Section 10 refers.

b) Promotion and development of business links with Backwell School.
9. VILLAGE SHOPS AND SERVICES

To deliver the ...... services the community needs, planning policies and decisions should...... ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community. [National Planning Policy Framework paragraph 70]

9.1. Overview. This section reviews the adequacy of local services to meet future demands. The key policy is the establishment of a ‘Local Centre’ (9.9).

9.2. Shops, businesses and services in Backwell. These include:

a) Backwell Medical Centre;
b) Backwell Dental Care;
c) 24 shops and a Post Office;
d) Three public houses, two restaurants, two takeaways and a village club;
e) Various businesses including 3 garages/car sales;
f) Infant, Junior, Comprehensive and private schools.

9.3. Backwell Medical Centre. The Centre has confirmed that it has capacity to accommodate new patients. In the event of a significant increase in patient population the practice would request the Primary Care Trust to uplift the baseline funding, enabling the practice to appoint additional staff.

9.4. Backwell Dental Care. The practice has capacity for more patients and another surgery could be equipped if necessary.

9.5. There is no NHS dentist in Backwell and patients need to travel to another village or Bristol to access NHS dentistry.

9.6. Shops and businesses. In recent years the number of village shops has declined. This is not only damaging to the local economy but can lead to social deprivation, particularly for older residents and those without transport. It can also reduce the sense of community. By contrast premises selling food for eating-in, or taking-away, have increased. The number may be at the limit of economic viability.

9.7. The Post Office is considered critical to the village particularly as the HSBC Bank closed in autumn 2011. The Library also closed in 2010 (a reduced service is now at the Leisure Centre).

9.8. Policy Backwell Parish Council’s planning policy of 30 September 2010, is consistent with the Core Strategy policy CS21 and is:

‘To support future planning proposals for additional retail outlets, provided the locations are suitable for the types of business and nearby parking is adequate or more is provided’.
9.9. **BACKWELL FUTURE** provides three new policies to help arrest the decline in, and maintain the sustainability of, local shops, businesses and services:

| Policies: | • the vitality and viability of the centre is not adversely affected;  
| (i) Designation of a ‘local centre’. The map below shows the area that **BACKWELL FUTURE** designates the ‘local centre’. Development proposals for suitable shops, businesses and services in this centre will be supported provided that they: | • adequate provision remains to meet local needs.  
|  • are of an appropriate size;  
|  • support the creation of a safer, more attractive and accessible shopping and business environment;  
|  • improve the mix of uses in the centre. | (iii) When shops, business and service premises are re-developed, or a change of use is proposed from an existing residential property, in the local centre, the opportunity will be taken to secure, within the premises, customer parking for the benefit of the local centre.  
| (ii) Proposals resulting in the loss of shop, business or service outlets in the local centre will need to demonstrate that: | Note: Adequate customer parking is essential to the viability of a local centre. Section 10 describes the current deficiencies and makes proposals for improving parking near to the village shops. |

![Proposed boundary of Backwell Local Centre](image-url)
9.10. **Schools.** Enquiries have been made to determine whether the village schools are able to accept additional pupils associated with new development. The Education Authority, North Somerset Council, advises (email 16/4/12): ‘the Infant, Junior and Secondary school facilities serving Backwell will have sufficient capacity to address local needs without any changes to its current infrastructure.’

9.11. Enquiries were also made directly with the local schools. The picture that emerged is:

a) West Leigh Infants School. The annual intake is near to capacity. The school does not have capacity to take more pupils unless more teaching rooms, recreational areas and washroom facilities are provided (email 12/6/12).

b) Backwell Junior School. The annual intake is approximately 45 pupils in year 3 with spare capacity. By mid year 4 however classes are usually full. Any increase in capacity would require additional staff welfare facilities and further pupil recreational areas (email 12/6/12).

c) Backwell School. The School became an Academy in 2011. The intake is approximately 260 pupils per year; total 1,300 pupils. There is no capacity for additional pupils unless extra class rooms, subject area rooms, staff rooms, eating areas, shower facilities, washrooms etc. are provided. North Somerset advise ‘As at September, 2011 approx 65% of pupils lived in the Backwell area which means that if local demand for secondary school did grow, there should be sufficient places at [the] school to accommodate local demand.’ There is a health and safety concern about minor traffic incidences near the school: approximately 2 to 3 pupils are hit by cars (usually wing mirrors) each year mainly in Station Road where the pavements leading to the school are narrow (6.17 refers).

9.12. Fairfield School has confirmed that it has capacity to accept a small number of additional pupils.

9.13. It is concluded that the capacity of schools is sufficient to accommodate additional pupils from modest development. Large scale development would appear to require additional buildings and other educational resources. The ‘coaching-in’ of pupils from other areas, to Backwell School, may need to be adjusted so that pupil demand is within the school’s capacity.
10. CAR PARKING

10.1. The Backwell Community Plan (BCPlan) identified the need for additional car parking spaces at:
- The Railway Station
- Near the shopping areas at Rodney Road, West Town Road and Backwell Cross Roads

10.2. Nailsea and Backwell Railway Station. The existing car park is inadequate. When full, cars park at nearby locations and especially along Moor Lane. Residents complain that parked cars cause obstruction and are a safety hazard.

10.3. North Somerset Council (NSC), responding to the BCPlan and other requests, proposes to construct a car park extension in 2013/14. In April 2012 the Council approved:

a) construction of an extension that will increase the capacity of the car park from 120 to 303 spaces;
b) £700,000 to be borrowed to fund the construction;
c) parking charges to be introduced to repay the loan;
d) pay and display charges in the car park to apply 7 days per week at £1.50 before 10am weekdays, then £1 after 10am or on weekends and bank holidays.

10.4. ‘A pay and display charge would be in line with policy objectives which include introducing charges where appropriate to deter car use…. [and] ….may help encourage those living nearby to walk or cycle and those living further away to car share or catch the bus. The availability of spaces would then improve for other users and make the rail option more attractive.’[NSCouncil]

10.5. BACKWELL FUTURE supports the car park extension and accepts that charging is unavoidable. It should deter motorists who currently drive to Backwell in order to avoid parking charges at other railway station car parks.

10.6. NSC’s scheme does not appear to take account of the risk that more motorists will seek to park in the Moor Lane, Moorfield Road, Waverley Road and Amberlands areas, and at Backwell Lake, in order to avoid the Station parking charges. BACKWELL FUTURE therefore proposes that parking restrictions should be introduced in these areas. Possible options would be a 2 hour limit 8am to 6pm or residents’ permits. Parking restrictions to be enforced. The Parish Council will consult local residents about proposals.
10.7. Car parking near shopping areas. BACKWELL FUTURE endorses North Somerset Council’s Core Strategy, policy CS21, to deliver a prosperous economy strengthening local centres by ensuring that there is a range of facilities and that these are retained. It is essential to the viability and sustainability of village shops and businesses that parking, for customers, should be adequate.

10.8. Rodney Road. Existing public car parking comprises:

- 10 road-side spaces near the Newsagents and Off-Licence
- 9 road-side spaces by the Spar shop
- 12 off-road spaces in the car park by the Off-licence (2hr)

10.9. Within working hours, parking spaces are invariably insufficient and many vehicles park along Rodney Road towards Embery court Drive causing obstruction to traffic. Additionally, congestion occurs at the Rodney Road/West Town Road junction when junction traffic encounters vehicles waiting to park.

10.10. Parking in the Rodney Road area is unrestricted except for the off-road car park where a 2 hour limit applies, but apparently is unenforced. It appears that many vehicles park all day and short duration shoppers often find it difficult to find a space.

10.11. Four options have been identified to provide additional parking in or near Rodney Road. They are presented in order of likely lowest cost, to public funds, per additional space.

10.12. OPTION 1. The Ettrick Garage site has been offered for sale. Early sale details announced a proposal to redevelop the site for 13 apartments. The Parish Council wrote to the site owner advising that it was likely that BACKWELL FUTURE would propose that an area of public parking be included in any proposal to redevelop the Garage site, subject to the approval of the highway authority. Details of a planning application are awaited.

10.13. OPTION 2. There are approximately 10 spaces in the lay-by between the Off-Licence and the Newsagents in Rodney Road.
Cars park parallel to the pavement. The pavement is however more than 6 metres wide and it appears that, by reducing the width of the pavement by about 2 metres (but not by the ATM kiosk), cars would be able to park at 45° to the shops. In this way an additional 6 or 7 car spaces could be created.

10.14. Widening the lay-by would leave an adequate pavement within highway-land adjacent to the private pavement that abuts the shops. North Somerset Council would maintain the extended lay-by, but would not fund the cost of the extension.

10.15. Funding may be achieved through the Community Infrastructure Levy (section 15). This preferred option is subject to detail and consultation with the parties affected.

10.16. **OPTION 3.** Construction of a car park, adjacent to West Town Road, at the eastern end of Backwell Playing Fields site. The acceptability of this option has not been investigated though the Fields trustees are aware of the concept. It is 200 metres from Rodney Road and, if designated for all-day parking, would benefit the Rodney Road area and the Methodist Church.

10.17. **OPTION 4.** There are small areas of land near the Spar shop and former HSBC bank. These would require the removal of flower beds and small trees and therefore loss of amenity. Land ownership would need to be established.

10.18. Options 1 and 2 are recommended subject to approval by the highway authority. These options would provide approximately 10 additional car spaces.

10.19. **Parking near the village cross-roads.** Demand for parking spaces arises from shoppers, those attending functions at the WI Hall and Parish halls, plus those who park and ride on the buses.

10.20. Existing spaces comprise:
- 11 lay-by spaces in Dark Lane (unlimited)
- 4 lay-by spaces by the restaurant in Dark Lane (1hr)
- 3 lay-by spaces by the Chemists in West Town Road (1hr)
- 5 spaces opposite the WI Hall, Station Road (1hr)
- 2 lay-by spaces below the WI Hall, Station Road (unlimited)
- Customer parking: Indian restaurant (2) and Mica store (10).

10.21. At the upper end of the lay-by spaces in Dark Lane, an existing half-space could be extended to form a full parking space. This could be achieved by removing part of the pavement that is generous at this point. This is the only option that has been identified near to the village cross-roads.

10.22. **Parking near the Post Office.** Existing spaces comprise:
- 5 roadside places in front of Backwell Medical Centre (1 hr);
- 10+ places at the rear of Backwell Medical Centre;
- 10 customer places at the Post Office/Fish Shop/Hairdresser.

10.23. No options have been identified for new spaces at this location.

10.24. **Parking for business staff.** It is reported that some staff working at local businesses often park cars, all day, in the unrestricted
lay-bys thereby preventing the use of these parking spaces by customers and those on business.

10.25. **BACKWELL FUTURE** proposes that the business community develop a forum to see if there is a way in which staff can park away from spaces that are near to shops and other businesses.

10.26. **Parking restrictions.** **BACKWELL FUTURE** recommends that in order to secure parking availability for shoppers and help sustain the viability of local businesses, parking restrictions should apply:
   a) 2 hour time limit at all lay-bys;
   b) 2 hour time limit in the Rodney Road car park;
   c) Parking restrictions to be enforced with penalties.

10.27. Introduction of parking restrictions requires a legal process and a traffic regulation order. Advertising, legal and administration costs could be around £2000. The Police would enforce the restrictions on the public highway and North Somerset Council would enforce time limits off of the highway.

10.28. **St Andrew’s Church.** There is inadequate public parking near to the Church. Vehicles park along Church Lane and at Court Close. Passage by wider vehicles is difficult, even impossible, at times when Church services are very busy.

10.29. Opposite the Church there is an area of land, until recently an orchard, between Court Farm and the village War Memorial. The Church has, in the past, unsuccessfully sought consent to use part of this land as a car park. This land is in the Green Belt. Provision of car parking is permissible in the Green Belt provided the layout, design and landscaping of the scheme preserves the openness and visual amenity of the Green Belt.

10.30. **BACKWELL FUTURE** designates the frontage of this field as a Car Park to serve the Church and other users subject to detail and satisfactory arrangements for maintenance. **St Andrew’s Church** would need to obtain the consent of the landowner and provide funding in order that any works may be executed.

**BACKWELL FUTURE** policy is that, having regard for the likely availability of financial resources, a parking strategy is implemented in the following order:

1. The Parish Council, with assistance from Sustainable Backwell, promote initiatives to reduce car travel and the need for car parking spaces. An example would be the provision of more cycle racks.

2. Local businesses are encouraged to review arrangements for the parking of staff cars away from the lay-bys near shops.

3. The Parish Council consults residents and businesses about proposed parking restrictions, and funds the cost of traffic regulation orders.

4. The Parish Council seek to secure public car spaces on the Ettrick Garage frontage should a planning application be received to redevelop that site.

5. The Parish Council develops a scheme to widen lay-by parking in Rodney Road in conjunction with North Somerset Council.

10.31. In addition, Section 9 of this plan proposes that:
   - when shops, business and service premises are re-developed or a change of use is proposed from an existing residential property, in the local centre, the opportunity will be taken to secure, within the premises, customer parking for the benefit of the local centre.
11. LOCAL GREEN SPACE (LGS)

Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. [National Planning Policy Framework (NPPF) para. 76]

11.1 Overview. This section of BACKWELL FUTURE explains:

1) the concept of designating Local Green Space (11.3);
2) the criteria for designation contained in the NPPF (11.3);
3) options for the community to consider comprising:
   • Option A. The provisional recommendation of the Parish Council based on incomplete evidence obtained from the village Questionnaire (11.5 to 11.43);
   • Option B. An approach proposed by Backwell Residents Association and Backwell Environment Trust (11.44 to 11.54);
   • Any other option that residents prefer.
4) the need for further input from the community in order that the Parish Council can decide which areas will be designated in the final version of the BACKWELL FUTURE plan (11.53).
5) A policy that provides for no change of use in the management of the designated land (11.41).

11.2 BACKWELL FUTURE supports the principle that access to high quality open spaces can make an important contribution to the health, well-being and sustainability of communities.

11.3 Local Green Space. The NPPF explains the concept:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as LGS local communities will be able to rule out new development other than in very special circumstances. Identifying land as LGS should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. LGSpaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The LGS designation will not be appropriate for most green areas or open space. The designation should only be used:

[a] where the green space is in reasonably close proximity to the community it serves;

[b] where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

[c] where the green area concerned is local in character and is not an extensive tract of land.

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. [National Planning Policy Framework (NPPF) paragraphs. 76-78]

11.4 Designating Local Green Space in BACKWELL FUTURE. BACKWELL FUTURE builds on the Backwell Community Plan (BCPlan) which showed that residents attached the greatest importance to:

a) ‘Farleigh Fields especially the field below St Andrew’s Church’

b) ‘Fields in the Moor Lane/Backwell Vale/West Leigh area’
11.5 **Option A.** In January 2012, the Parish Council received advice from NSC that ‘to consider the whole area of Farleigh Fields as open green space may exceed the spirit of the Draft NPPF and similarly the size of area being discussed west of Moor Lane.’ It decided that further evidence was required and that a questionnaire should be devised for the purpose.

11.6 In April 2012, the Parish Council distributed household questionnaires requesting evidence about any areas considered to be demonstrably special by a local community.

11.7 The Questionnaire, shown after 11.41, relates to the two areas of agricultural land: Farleigh Fields and land west of Moor Lane. These areas are not in the Green Belt.

11.8 The Questionnaire invited residents to nominate areas for designation. The two main areas were subdivided into 24 sub-areas comprising fields, or combinations of smaller fields, and residents were requested to supply information that related to these sub-areas. The reasons for the use of sub-areas were:
   a) ease of identification of local areas by residents;
   b) to facilitate subsequent analysis;
   c) to provide a flexible database of information in the situation where it was unknown what size of area might [in the light of NSC’s advice and subsequent independent examination] be deemed ‘not an extensive tract of land’ and thus meet the NPPF criteria.

11.9 The Questionnaire summarised the criteria to be met in accordance with the Draft National Planning Policy Framework. In particular it explained that, in order to be designated Local Green Space, an area of land needed to be ‘demonstrably special to a local community..... Possible reasons could be because of beauty, historic importance, recreational value, tranquillity or richness of wildlife.’

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The Council commissioned a delivery company to distribute Questionnaires throughout the Parish. Complaints of non-delivery of the Questionnaire were received. Subsequently the Council printed further copies which were delivered to those areas reported to be without Questionnaires.

Additionally the Council invited residents to contact the Parish Office if a Questionnaire had not been received. This was achieved by publications in the local press and by display of notices on the Council’s notice boards and website. Publications also announced an extended period for return of Questionnaires.

Nevertheless the Council accepts that some residents did not receive a questionnaire. For this reason, a prominent announcement about the LGS Questionnaire was included in Leaflet 2, distributed throughout the Parish in October 2012 and which announced the Draft Plan consultation 'open days'. A further opportunity for the community to obtain a Questionnaire and to make their views known is being provided at the four consultation Open Days in November 2012.

The Council considers that it has taken reasonable steps to bring the Questionnaire to the attention of the community and it will accept completed Questionnaires and other evidence over an extended period until the end of the consultation period.
11.10 The Questionnaire provided space for residents to nominate two areas and advised ‘Should you wish to nominate more that two areas please attach the details to this form’.

11.11 The Council received representations that, because the Questionnaire collected evidence field by field, it deprived residents of the opportunity to nominate larger areas. The nominations received comprised:

<table>
<thead>
<tr>
<th>Number of areas nominated by a single household</th>
<th>Number of returned Questionnaires</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>27</td>
</tr>
<tr>
<td>2</td>
<td>96</td>
</tr>
<tr>
<td>3</td>
<td>19</td>
</tr>
<tr>
<td>4</td>
<td>16</td>
</tr>
<tr>
<td>More than 4</td>
<td>26</td>
</tr>
</tbody>
</table>

11.12 The Council notes that a majority of residents nominated two areas. Whilst the instructions were clear, the Council accepts that some residents may have concluded that they could not identify more than two areas. Furthermore it accepts that the NPPF wording may have led some residents to nominate only the most important sub-areas. It noted however that some residents made ‘blanket’ nominations covering all of the Farleigh Fields and/or all of the Moor Lane fields.

11.13 Given the probability that some residents did not receive a questionnaire, whilst some that did considered that they were limited to a maximum of two nominations, the Parish Council has decided that the results derived from the questionnaire are PROVISIONAL and dependant upon the receipt of additional evidence. The principal opportunity for residents to submit additional evidence is at the four November consultation ‘open days’ when this draft plan may be viewed.

11.14 Procedure for data processing.

a) Completed Questionnaires were date stamped, on receipt at the Parish Office, and placed in a special file;

b) Questionnaires were marked with an identifying number;

c) Evidence from the Questionnaires was transposed to a database containing the 24 areas and the reasons for the nominations. The reasons were categorised thus:

- BEAUTY: of the land itself, or its uniqueness;
- BEAUTY: the land was essential to the local landscape;
- BEAUTY: the land provided a vantage for distant views;
- HISTORIC IMPORTANCE: site of antiquity or historic event;
- HISTORIC IMPORTANCE: history of community use;
- RECREATIONAL VALUE: for exercise, walking and running;
- RECREATIONAL VALUE: for games, playing and hobbies;
- TRANQUILITY: a quiet area e.g. away from road and rail;
- TRANQUILITY: safe environment e.g. for women & children;
- RICHNESS OF WILDLIFE: Flora;
- RICHNESS OF WILDLIFE: Fauna;
- ACCESS: whether there is public right of way on the land;
- Other significant evidence.

d) For each nominated area the reasons stated in, or which could be reasonably inferred from, a completed Questionnaire were entered into the database; e.g. many residents mentioned species of flora or fauna which they had observed, and were interested in, and this was recorded in the relevant categories;

e) The number of reasons was totalled for each area to produce a ‘reason score’;

f) When a nominee’s property was immediately adjacent to the boundary of the area nominated, this was noted. This enabled a distinction to be drawn between nominees who lived by the land, and those living further away;

g) Audit of data transposed from Questionnaires to database.
11.15 **Provisional results.** The result of the questionnaire survey is:

### Table A

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of nominations ‘A’</th>
<th>Number of nominations ‘B’</th>
<th>Reason score</th>
<th>Is there a public right of access?</th>
</tr>
</thead>
<tbody>
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<td>Farleigh Fields</td>
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<td>89</td>
<td>457</td>
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<td></td>
<td>23</td>
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<td></td>
<td>29</td>
<td>15</td>
<td>92</td>
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<td>Moor Lane and West Leigh area</td>
<td>9</td>
<td>4</td>
<td>20</td>
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<tr>
<td></td>
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<tr>
<td></td>
<td>6</td>
<td>0</td>
<td>21</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>2</td>
<td>29</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>3</td>
<td>27</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>6</td>
<td>40</td>
<td>No</td>
</tr>
</tbody>
</table>

11.16 Table A column ‘A’ shows the total number of nominations for each area. Column ‘B’ shows the number of nominations that are **specific** to the area concerned and are not ‘blanket’ nominations.

11.17 Table B is a shortlist of the areas ranked by the total number of nominations. It is notable, if unsurprising, that fields receiving the greatest number of nominations contain a public footpath.

### Table B

<table>
<thead>
<tr>
<th>Area</th>
<th>Number of nominations</th>
<th>Reason score</th>
<th>% of nominations made by residents of properties that do not border the nominated land</th>
<th>Does the public have a right of access across the land?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>103</td>
<td>457</td>
<td>78</td>
<td>Public Footpath</td>
</tr>
<tr>
<td>5</td>
<td>86</td>
<td>339</td>
<td>96</td>
<td>Public Footpath</td>
</tr>
<tr>
<td>12</td>
<td>47</td>
<td>163</td>
<td>96</td>
<td>Public Footpath</td>
</tr>
<tr>
<td>18</td>
<td>45</td>
<td>169</td>
<td>100</td>
<td>Public Footpath</td>
</tr>
<tr>
<td>13</td>
<td>34</td>
<td>124</td>
<td>97</td>
<td>Public Footpath</td>
</tr>
<tr>
<td>6</td>
<td>29</td>
<td>92</td>
<td>75</td>
<td>No</td>
</tr>
<tr>
<td>4</td>
<td>28</td>
<td>82</td>
<td>44</td>
<td>No</td>
</tr>
</tbody>
</table>

11.18 The NPPF criteria for designation are not precisely defined. The procedure followed in **BACKWELL FUTURE** is:

- the quality of evidence in the questionnaires, and in related submissions, was variable. The best indicator of whether an area is demonstrably special was considered to be the number of nominations. This provides the ranking in Table B;
- the ‘reason score’ helps to indicate the strength of the evidence. It has been used to check whether any area, with a modest number of nominations, has many reasons why the land is demonstrably special. Consideration of this factor did not appear to change the ranking because the reason scores correlate closely with the Table B rankings.

11.19 Because Option A is based on incomplete evidence, the Council’s provisional conclusion is that a **minimum** of 5 fields (coloured yellow in Table B) should be designated. Further evidence provided by the community at the draft Plan’s ‘open days’ may lead to additional areas being designated as Local Green Space.

11.20 The 5 fields are shown on the following map:
11.21 **AREA 1** is the field north of St Andrew’s Church (5.5 hectares). It received the greatest number of nominations, has the highest reason score, and is demonstrably special because of:
- the beauty of the field and landscape;
- the unique, panoramic and far reaching views;
- the aesthetic importance to St Andrew’s Church;
- the evidence of extensive recreational use.

11.22 Known to many as ‘Church Field’ the land contains two public footpaths. It is critical to the community’s enjoyment of the landscape comprising St Andrew’s Church, the nearby Conservation Area, and the tree lined landscape beyond.

11.23 In 2011 34 residents made declarations that they had used Church Field for lawful sports and pastimes, most for more than 20 years. Over 500 photographs record the locations and some of the activities. Copies of the declarations and sample photographs are lodged with the LGS Questionnaires.

11.24 **AREA 5.** This field (approximately 3 hectares) contains the public footpath that runs from Church Field north to Farleigh Road near the Leisure Centre. It received the second highest number of nominations, has the second highest reason score, and is demonstrably special because of:
- the beauty of the field and landscape;
- the views to St Andrew’s Church and Backwell Hill;
- recreational use especially sledging in winter.

**Walkers in Church Field**

*Note: Backwell St Andrew’s Parochial Church Council proposes to extend the graveyard into the south-eastern corner of Church Field. This area will not be designated Local Green Space.*
11.25 Table B shows that 96% of the nominations for this area were made by residents whose properties do not border the land. This supports the importance to the wider community.

11.26 The community has access to this field via the public footpath that is part of the ‘Backwell Round’ of footpaths. By walking along this footpath towards the Church, the natural beauty of the Backwell Hill landscape may be observed. This view of the landscape, so valued by the local community, needs to be safeguarded. This is evident from the following photograph.

11.27 The Parish Council is of the opinion that the southerly view of the landscape afforded by this field, taking in St Andrew’s Church and Backwell Hill, is one of the most important vistas in the village. It considers that the preservation of this field is essential to maintain the unique landscape.

11.28 AREA 12. This area (approx. 2.3 hectares) adjoins the northern boundary of Backwell Playing Fields. It received the 3rd highest number of nominations and is demonstrably special because it:
- provides an essential green area next to the playing fields;
- has the potential to be an extension of the playing fields;
- is used for recreation by the local community.

11.29 Access to this field is by a public footpath, leading from Backwell Playing Fields to Westfield Drive, forming part of the ‘Backwell Round’ of footpaths. The field is also accessed from Rushmoor Lane, Rodney Road and Moor Lane.

11.30 Many residents commented that this field should be protected so that Backwell Playing Fields may be extended in the future.
11.31 **Area 18.** This area (approximately 3 hectares) lies immediately west of the existing Moor Lane Children’s play area and open space. It received the 4th highest number of nominations and is demonstrably special because:
- the public footpaths are extensively used for recreation
- it provides far reaching views to the west and south
- it provides tranquillity and habitats for wildlife

11.32 Two public footpaths cross the land that give the community access from the Moor Lane play area, from two locations in Moor Lane and from the field to the south.

11.33 **Area Number 13.** This area (0.5 hectares) adjoins Area 12. It is demonstrably special because it:
- provides an essential green area close to the playing fields;
- has the potential to be an extension of the playing fields or a playing field for West Leigh School;
- is used for recreation by the local community.

11.34 The community has access to this field via public footpaths, leading from Westfield Drive near the School, and Westfield Close via a pathway, and Rodney Road near the Scout Hut. Another public footpath along the northern boundary allows access from Area 12, the Playing Fields and Rushmoor Lane.

11.35 The Council considers that Areas 1, 5, 12, 13 and 18 meet the NPPF criteria:
- are in reasonably close proximity to the community served
- are demonstrably special to a community
- are local in character and not extensive tracts of land

11.36 The five areas amount to approximately 14 hectares (35 acres) and help form two green corridors.

11.37 The process used by Backwell Parish Council to identify Local Green Space, has been audited by North Somerset Council (NSC) (see 11.45).

11.38 **Backwell Playing Fields** (hatched green on the map) are extensively used by the community and will be designated as Playing Fields in **BACKWELL FUTURE**.

11.39 **The Moor Lane Children’s Play Area** (hatched green on the map) that includes grass areas, and trees and which links areas 13 and 18 will also be safeguarded in **BACKWELL FUTURE**.

11.40 **The Green Belt.** NSC’s Core Strategy (Policy CS6) prescribes no change to the Green Belt. **BACKWELL FUTURE** supports this policy. If the Green Belt is reviewed in the longer term, **BACKWELL FUTURE** policy will be to retain, in the Green Belt, the most important landscape areas. Examples are land between Sores Court and the Recycling Centre and at Backwell Common. These areas, were they not protected by the Green Belt, would have been included in the Questionnaire.

11.41 **BACKWELL FUTURE** policy is for no change of use, or land management, for the LGS areas. The land should continue to be farmed and the traditional pattern of recreational use, by the community, safeguarded to secure a sustainable co-existence.

This policy needs to be read in conjunction with the policy that opposes the use of the best and most versatile agricultural land for development. See Appendix C.
Dear Backwell Residents,

SHOULD THERE BE 'SPACE' IN BACKWELL FUTURE?

In our neighbourhood plan, 'Backwell Future', we have the opportunity to identify areas of important green space that we want to safeguard. Such areas would be formally designated as Local Green Space.

Fields near Sore Court, the Recycling Centre, Chapel Hill, Backwell Common and Backwell Lane are safeguarded by the Green Belt and cannot be designated. Similarly, Backwell Playing Fields are clearly special to the community and will be protected in our Plan. This questionnaire is therefore about other areas in the village.

The green space issue was explored in the Backwell Community Plan when residents identified that the most popular green spaces enjoyed by the community were:

i) Farleigh Fields and in particular the field north of the church;
ii) Some of the fields in the Moor Lane area.

The attached map shows 24 areas, in Farleigh Fields and near Moor Lane, that might be considered for Local Green Space status. You might think the solution would be to nominate them all; however, the draft National Planning Policy imposes constraints on what we can do. For example, we can't designate a green space just to stop it being developed. We can't propose an "extensive tract of land". Nor can we designate a green space just because there's a nice view from our window!

To achieve Local Green Space designation for any land we must be able to justify it objectively supported by evidence of past and current importance. This is where you come in. Please look at the map carefully and, if you think an area should be nominated as Local Green Space, write the number on the reply form and explain why.

Please send your feedback to the Parish Office, 43 Rudley Road, Backwell, BS48 3HY by 30 April 2012. We may wish to speak to you about your contribution so please put down a contact number.

No doubt some of the areas on the map will not achieve Local Green Space designation. This does not imply they will be necessarily earmarked for anything else.

Thank you very much for your help.

Yours sincerely

Jane Stone

Clerk to Backwell Parish Council.
11.42. AUDIT OF THE TRANSPONISION OF DATA FROM THE LOCAL GREEN SPACES QUESTIONNAIRES TO THE DATABASE

I visited Backwell Parish Council Office on 17th August 2012 to examine the Questionnaires and the database.

The Parish Office presented two files containing 190 completed questionnaires. 184 contained information that had been transposed to an Excel database. The remaining questionnaires contained information, for example suggestions where development could be allocated, which was not the focus of the Questionnaire, and others that did not refer to any particular area.

I selected a sample of 27 Questionnaires. I found that the names and addresses of the nominees and the areas that they had nominated were correctly recorded in the database. I examined the reasons, given by nominees, why areas of land were demonstrably special. It was necessary to use an element of judgement in interpreting the reasons presented, and allocating them to the categories used in the database. I found the analysis to be substantially correct but there were several questionnaires where, using my judgement and interpretation, I considered that additional reasons were appropriate. A small number of changes to record additional reasons were therefore made.

I noted that a small number of questionnaires had made ‘blanket’ nominations covering many areas and that these were coloured blue and given a four figure reference with the prefix number (1) for ease of identification in the database.

I have examined the information provided and conclude that the information recorded in the database is consistent with that presented in the completed Questionnaires.

Kath Merryweather 17th August 2012

11.43. AUDIT OF THE METHODOLOGY USED TO IDENTIFY LOCAL GREEN SPACES

North Somerset Council confirms that:

The Steering Group have tried to ensure that any proposal for LGS meets the criteria of NPPF especially in that it can be demonstrated to be ‘demonstrably special’ for relevant reasons;

the methodology used to begin to identify draft areas for consideration as LGS was devised by the Steering Group with all members able to have an input;

the best efforts were indeed made to deliver and redeliver questionnaires as stated, so as to afford residents the opportunity to give their views;

an objective approach to collating those views has been adopted;

the limited response (although not necessarily unusual) is to be used as a starting point for consultation on the draft plan to get further views and move towards a well informed and evidenced conclusion.

Celia Dring
Principal Planning Policy Officer, North Somerset Council
4th September 2012
11.44. **Option B.** Backwell Residents Association (BRA) and Backwell Environment Trust (BET) surveyed the land and concluded that any Local Green Spaces at Farleigh Fields and Moor Lane had to be coherent areas of sufficient extent and:

1. Satisfy the criteria of being in close proximity to the community, and not be 'extensive'.
2. Be big enough to be worthwhile habitats for wildlife, retaining important hedges and providing corridors to adjoining areas outside the scope of this plan.
3. Retain the existing qualities of beauty and tranquillity— as applied not only to those fields with footpaths but crucially, most of the fields that can be viewed from those footpaths or the village or surrounding viewpoints.

11.45. BRA consulted its membership on this issue (11th September 2012). It proposed for designation as Local Green Space:
- 6 fields comprising Farleigh Fields, about 50 acres (20 hectares);
- 12 fields in the Moor Lane area, about 80 acres (32 hectares).

11.46. These areas are shown coloured yellow on the adjacent map.

11.47. BET, working with BRA, produced a two-page evidence statement in support of the proposal. This was not distributed to BRA members (but was supplied to and considered by the BACKWELL FUTURE Steering Group).

11.48. BRA asked its' members whether they 'agree/disagree with the BRA Committee’s proposed Local Green Spaces.’ BRA report that of 391 members consulted, 167 agreed and 1 disagreed.
11.49. On the 2nd October 2012 North Somerset Council provided further guidance on identifying Local Green Spaces. Extracts from this guidance read ‘my view is now that as the incentive is to secure protection of these spaces in a similar way to Green Belts, that this could, or perhaps should apply to a wider range of spaces which are of particular importance to local communities.’ and ‘I don’t think I would rule the whole of Farleigh Fields out on that basis.’

11.50. The Steering Group noted that this guidance was significantly different from that provided by NSC in January 2012 (summarised at 11.5).

11.51. If this guidance had been available sooner it is probable that the Parish Council’s questionnaire would have been designed to focus on a holistic approach rather than a field by field investigation.

11.52. The BACKWELL FUTURE Steering Group accepts the logic of the BRA/BET proposal and is sympathetic to the concept especially in the light of revised guidance from North Somerset Council. It takes the view however that, as with Option A (11.19), the evidence is currently incomplete and insufficient for Option B to be adopted in the draft plan. The Steering Group decided that although Option B had evolved late in the BACKWELL FUTURE process, it should be presented in the draft plan along with Option A.

11.53. The community is asked to feed-back its views about Local Green Spaces at the draft plan Public Consultation. The Parish Council will then review the position before preparing the final Plan. Depending upon community feed-back it is possible that the Parish Council will include in the final plan Option A, Option B or an intermediate option. In this context the community’s evidence will be decisive.

11.54. The attention of residents is drawn to the following:

Community consultation about Local Green Spaces.

Feed-back that simply indicates a preference for Option A or B, will be inadequate. In making their response residents need to state their reasons why the area of land they nominate is special to them. Acceptable reasons, that residents need to describe, would include ‘beauty, historic importance, recreational value, tranquillity or richness of wildlife.’

Residents can nominate Option A, Option B or any combination of fields that are special to them. Residents should make clear which areas they are referring to.

Feed-back from residents should be supplied on a copy of the Parish Council’s Local Green Space Questionnaire that will be available at the consultation open events.

Residents who have previously returned a Questionnaire do not need to complete another one if they are content with the area/areas they nominated. If a resident has previously submitted a Questionnaire, and supplies different evidence in the consultation period, the new evidence will replace that previously submitted.
12. RECREATION, SPORT & COMMUNITY FACILITIES

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

.....planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities.... [National Planning Policy Framework paras. 70 and 73]

12.1 The Backwell community enjoys numerous recreational, sporting and spiritual organisations and facilities. The principal facilities are located at:

- The Parish, WI and Red Cross Halls;
- Backwell Playhouse;
- Backwell Leisure Centre, Backwell Village Club;
- Children’s play areas at Moor Lane and Downside;
- Churches (3);
- Scouts and Guides Hut;
- Backwell Playing Fields Charity:
  - Bowls Club, Tennis Club, Judo Club;
  - Senior Football Club;
  - Junior Girls and Boys Football Club;
  - Children’s play areas (2), Youth Club.

12.2 Local facilities are essential for the sustainability of the community since they minimise transport needs. Adequate investment is needed to replace and upgrade facilities and three notable areas of concern have been identified:

a) Backwell Playing Fields Charity. This not-for-profit organisation is run by local volunteers. Its income derives from voluntary donations, grants and rents paid by the various clubs that use the recreational land, plus local fundraising. Income is sufficient for routine maintenance and to make modest improvements, but insufficient to fund major asset renewals or upgrades. For example the Charity is currently facing a need to:

- Upgrade the car parks at a cost of £50,000.
- Replace the buildings housing the Judo, Youth Club and changing rooms. Possible cost over £300,000.

The Parish Council has pledged £21,000, phased over 3 years, for car park surfacing conditional upon the Charity match funding (by pledges from the clubs, local businesses and community).

b) Backwell Youth Club. This was funded by North Somerset and Backwell Parish Councils but North Somerset closed its Youth Service in April 2012 and made a grant of £4650 for 2012/13. To keep the Youth Club operating the Parish
Council approved funding of £5000 in 2012/13. Future funding arrangements are unclear.

c) Backwell Leisure Centre. The 2010 Backwell Community Plan identified the importance that the community places in these facilities, in particular the swimming pool. It is noted however that no major funding for long term upkeep is contained in North Somerset Council’s plans.

12.3 Each year Backwell Parish Council provides grants to local organisations. Total grants have averaged approximately £11500 per annum over the five years 2008/9 to 2012/13. Approved grants in 2012/13 total £18500. This includes a £7000 pledge to Backwell Playing Fields and £5000 to support the operation of the Youth Club.

12.4 The Localism Act contains measures to achieve a substantial shift in power away from central government and towards local communities. It should therefore be expected that the Parish Council will receive greater powers and responsibilities within the timescale of BACKWELL FUTURE. Therefore real increases in the Parish Precept may be required to deliver the services that the Localism Act requires are locally managed.

12.5 Thriving local organisations with adequate facilities are vital to the well-being and sustainability of the community. The Parish Council will help the community by continuing appropriate financial support. The Council will not however take over the management of any existing organisation.

12.6 Possible future Community Centre. Functions are held at many venues in the village notably at the Parish, Women’s Institute and Red Cross Halls, West Town Methodist Church, St Andrew’s Church, rooms at local schools and the Backwell Playhouse.

12.7 The existing Backwell halls are well used, well run, have been improved over the years and are much appreciated. They are however limited in scope by their design and facilities. Their modest size, limited kitchen facilities, lack of committee rooms and inadequate car parking can be problematic.
12.8 The 2010 Backwell Community Plan records that 61% of residents, that expressed an opinion, agreed that Backwell should aspire to a multi-purpose Community Centre.

12.9 Many nearby villages have newer, larger, better equipped halls and are focal points for children, young people and adult groups.

12.10 A multi-purpose community centre in Backwell could provide:

- a café possibly with internet facilities, a small library;
- a large sectionalised hall and modern well equipped kitchen;
- committee rooms, meeting area for young people, theatre;
- parking and public conveniences;
- a more accessible Parish Council office.

12.11 Preliminary consideration has been given to the possible location of a Community Centre:

12.12 **Option 1: Expansion of existing facilities**

a) The Parish Hall has served the village well for 100 years and is in constant use. It is a much loved village landmark and occupies possibly the prime location for a community centre. However it was clearly designed for a different era, lacks convenient storage facilities, meeting rooms, partitioning, catering facilities, and most crucially has inadequate parking.

b) Immediately adjacent is another established and well used hall belonging to the Women’s Institute, again with limited facilities but with reasonable parking.

c) The combined footprint of the halls is about 0.15 hectares which, allowing for parking, is too small and it is therefore considered unsuitable for upgrading to a community centre.

12.13 **Option 2: Backwell Leisure Centre.**

a) The Backwell Community Plan identifies the importance that the community places in the facilities, with 86% of responding residents supporting the retention of Backwell Pool. Recent user figures are:

<table>
<thead>
<tr>
<th>Calendar year</th>
<th>Swimmers</th>
<th>Squash, etc.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>110748</td>
<td>12328</td>
<td>123076</td>
</tr>
<tr>
<td>2010</td>
<td>109017</td>
<td>15068</td>
<td>124085</td>
</tr>
<tr>
<td>2011</td>
<td>112006</td>
<td>13148</td>
<td>125154</td>
</tr>
</tbody>
</table>

Source: NSC Leisure Service

b) Although usage has risen over the last three years there is no major long-term funding proposed by NSC for the upkeep of the facility. Future funding could become a problem and in order to retain the facility and secure the long-term future of the site, it could be advantageous if available space and usage of all facilities are maximised. The possibility of a multi-use community facility at this venue should therefore be explored providing:

- 25 m swimming pool
- 12 m teaching pool
- squash courts, health suite - sauna and steam room
- a cafe, possibly with internet facilities
- committee rooms/meeting area
- a community library housing council connect facilities;
- car-parking
- public conveniences

12.14 **Option 3: Constructing a Community Centre on a new site**

a) Possible locations have been considered. The most promising are within the Backwell Playing Fields complex. The Trustees of the Backwell Playing Fields Charity have
expressed interest in the possibility that a community centre might be located there, subject to details.

b) This option could open up the long-term possibility that the WI Hall and Parish Hall complex could be rationalised. Possibly, one of these halls could be demolished and the land used to help solve the problem of insufficient parking near Backwell crossroads, though only after consulting with and obtaining agreement of the Hall Trustees.

12.15 Consideration of Community Centre Options. The Parish Council has reviewed the options and consider that Option 2 (upgrading Backwell Leisure Centre to provide multi-use facilities) is the best option. It proposes to set up a Working Party to prepare a Feasibility Study for this option.

12.16 St Andrew’s Church. Backwell St Andrew’s Parochial Church Council proposes to extend the graveyard into the south-eastern corner of the field to the north of the Church. The landowner, Persimmon, has agreed in principle to make the land available.

12.17 Conservation areas. BACKWELL FUTURE retains the existing conservation areas as shown on the 2007 Replacement Plan.

12.18 Policy:

a) Financial support

Backwell Parish Council will continue to provide financial support for community and recreational facilities when appropriate and within the capacity of residents to pay

b) Community facility

Backwell Parish Council will set up a Working Party to manage a feasibility study of upgrading Backwell Leisure Centre to provide multi-use community facilities

c) Village map

Backwell Parish Council will safeguard, by designation on the BACKWELL FUTURE village map, areas of the village that are reserved for recreational, sport, community or spiritual use and, in particular:

- Backwell Playing Fields;
- the Moor Lane open space and children’s play area;
- the Downside children’s play area;
- the extension to St Andrew’s Church graveyard;
- the Green by Backwell Village Club;
- Local Green Spaces (see Section 11);
- Conservation areas.

The village map is at Section 14.
13. **DOWNSIDE**

13.1 **Introduction.** The hamlet of Downside lies within the southern boundary of Backwell Parish adjacent to Bristol Airport. The hamlet contains approximately 100 dwellings and includes properties that joined Backwell from Wrington Parish under a boundary change in 2011. The greatest area is devoted to agricultural holdings. Integration of the communities of Downside and Backwell main village is difficult because of the distance of the hamlet from the main village.

13.2 There are no retail outlets, other than a concessionary short term parking arrangement allowing access to Bristol Airport land-side shops. Local employment opportunities, other than at the airport are few. Residents are reliant on buses along the A38 or the Airport Flyer. A school bus service operates with limited pick-up points. Residents are almost entirely dependent on privately owned motor vehicles for transport.

13.3 The nearest Community Hall is at Felton and the nearest Primary School is in the Parish of Wrington. Backwell Parish Council has furnished and maintains a children’s playground. The Council also requests North Somerset Council to fill pot holes and arrange highway hedge-cutting.

13.4 **Current Planning Status.** Although Core Strategy Policy CS32 applies to the ‘Service Village’ of Backwell, it is inappropriate for Downside. Core Strategy Policy CS33 is relevant because Downside is ‘washed over’ by Green Belt and is outside of the settlement boundary for Backwell. There is no latitude for new development other than under agricultural or rural provisions. Recent applications for business use as off-airport parking have been firmly quashed.
13.5 **Housing.** The greatest density of housing is at Hyatt’s Wood Road and Oatfield, and includes a number of temporary/mobile homes on permanent sites. Some buildings may offer potential for improvement. Green Belt status implies that these properties can only be redeveloped on their existing footprint.

13.6 **Social Housing.** 15 properties are owned by Alliance Homes and are let through the NSC Home Choice facility.

13.7 **Bristol Airport.** Downside Road forms the northern boundary of Bristol Airport but the airport itself is within the parish of Wrington. An additional 1,000 jobs are forecast by 2030, arising from the airport expansion, and should provide vacancies for a wide range of skills when delivered.

13.8 **Highways.** North Somerset Council plan to provide traffic signal control at the junction of the A38 and Downside Road. The installation of signals will be funded from the planning agreement for the proposed expansion of the airport.

13.9 The 2010 Backwell Community Plan recommended that highway improvements should be completed before any extension of the airport commences. The Plan also recorded the high priority that Backwell residents attach to improving the Hyatt’s Wood Road junction with Downside Road where visibility from the former road is very restricted. The Parish Council will press for these improvements to be made.

13.10 **Future Planning Status.** It is proposed that, when a review of the Green Belt is next undertaken, consideration should be given to establishing a settlement boundary for the most densely built-up area off Hyatt’s Wood Road - thus removing it from, but continuing to constrain it by surrounding Green Belt. This would allow a limited amount of redevelopment to provide permanent buildings of a higher modern standard.

13.11 **Conclusions.** It is not possible to forecast future development until there is change in planning status. A small amount of Windfall (say not exceeding 5 - 6 dwellings) may arise in the latter part of the Core Strategy period ending in 2026 through redevelopment of redundant farm buildings or division of larger properties.

13.12 **Policy**

**BACKWELL FUTURE** policy is to:

a) Press for the A38 highway improvements to be made at an early stage of the planned airport expansion;

b) Press for improvements to be made at the Hyatt’s Wood Road and Downside Road junction;

c) Make an appropriate input to any regional or district review of the Green Belt whenever this occurs with a view to establishing a settlement boundary;

d) Promote initiatives to achieve greater community cohesiveness of Downside and Backwell main village.
15. **FUNDING THE ‘BACKWELL FUTURE’ PLAN**

15.1 **Community Infrastructure Levy (CIL).** CIL is a new planning charge, introduced by the Planning Act 2008. Development may be liable for a charge under the Community Infrastructure Levy (CIL), if the local planning authority has chosen to set a charge in its area. Any new build - that is a new building or an extension - is liable for the levy if it has 100 square metres, or more, of gross internal floor space, or involves the creation of one dwelling, even when that is below 100 square metres.

15.2 The regulations provide 100% relief from the levy on those parts of a chargeable development which are intended to be used as social housing.

15.3 The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.

15.4 For full details see: [http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

15.5 Government is consulting on how the proceeds from the CIL may be apportioned between local authorities and Parish Councils.

15.6 North Somerset Council expects to introduce CIL charges in spring 2013 but has yet to decide the amount of charge.

15.7 The proceeds that will flow to Backwell Parish Council, from chargeable new development, are currently unknown. The Parish Council would determine the local infrastructure improvements that the CIL income could fund. An example would be:

- the provision of additional car parking spaces at Rodney Road. Section 10 refers.

15.8 **The New Homes Bonus (NHB).** The New Homes Bonus (NHB) is a grant from central government to local authorities. It is intended to provide an incentive to councils and communities to encourage house-building. There is no legal restriction on North Somerset Council passing the New Homes Bonus onto Parish Councils or other community bodies. However there are a large number of calls on the funding, so any share would need to be agreed as part of the overall prioritisation process.

15.9 **Section 106 agreements.** Until the CIL is in place, North Somerset Council will be reliant on ‘Section 106’ agreements to secure funding for infrastructure required as a result of development. S106 agreements are legally binding agreements between the Council and a developer. They set out the contributions that the developer will make to mitigate any negative impacts of their development. S106 agreements are usually only applied to developments of more than 10 homes (or large commercial developments). Councils must have regard to the financial viability of a development, which in practice can sometimes mean reducing the contributions to affordable housing or infrastructure. Section 106 agreements will continue after the CIL has been introduced, but it is likely that they will be used less than at present.
16. SUSTAINABILITY APPRAISAL AND...... WHAT COMES NEXT!

16.1 The Sustainability Appraisal is being prepared in a separate document.

16.2 THE PLAN’s STRATEGY. BACKWELL FUTURE has been objectively prepared and is evidence based. It includes a development strategy for Backwell that takes into account local needs and the requirements of the North Somerset Core Strategy.

16.3 The Core Strategy, while defining that Service Villages are places where a small amount of development.....may be appropriate....., envisages modest levels of development in those villages. BACKWELL FUTURE notes (7.9) that there is no specific development quantum proposed for Backwell and it would therefore have been possible to adopt a strategy that envisaged lower development than that proposed. This would however have overlooked local needs.

16.4 BACKWELL FUTURE could have proposed major development in the village but this would have ignored local opinion, as recorded in the Backwell Community Plan, and overlooked the unsustainable situation that is arising with congestion on the A370 which bisects the village (6.20). In addition BACKWELL FUTURE notes that there is no requirement, in the Core Strategy, for Backwell to accommodate major development or to meet any shortfall in housing in surrounding areas.

16.5 BACKWELL FUTURE, after extensive consultation, contains realistic development proposals that, while in excess of that required in the Core Strategy, should help sustain Backwell whilst safeguarding the village, for future generations, as an attractive place to live.

16.6 THE APPROVAL PROCESS. The process that will be followed in progressing BACKWELL FUTURE is:
   a) The local community will be consulted about the draft plan at public consultation events (November 2012);
   b) The Parish Council will send copies of the draft plan to those bodies specified in regulations.
   c) Feed-back will be considered by the Steering Group and the Parish Council. Changes will be made to BACKWELL FUTURE where appropriate.
   d) BACKWELL FUTURE will then be submitted to North Somerset Council for approval.
   e) When approved, North Somerset Council will submit BACKWELL FUTURE to independent examination.
   f) If approved at examination BACKWELL FUTURE will progress to a local Referendum organised by North Somerset Council.

16.7 If approved at Referendum by a majority of the electorate BACKWELL FUTURE will be adopted by North Somerset Council and:
   a) It will become the development planning policy for Backwell until 2026, or until the Core Strategy is reviewed and requires a review of BACKWELL FUTURE.
   b) Backwell Parish Council will lead a number of initiatives, and facilitate others, contained in BACKWELL FUTURE.
   c) YOU, the Backwell community, will be asked to assist the Parish Council to realise the many facets of BACKWELL FUTURE.
Contributors to
BACKWELL FUTURE Neighbourhood Plan

Steering Group members:

Karen Barclay (Councillor North Somerset Council)
Mike Brayley
Bill Charnock* (Backwell Environment Trust)
Celia Dring (Principal Planning Policy Officer, North Somerset Council)
Geoffrey Irons*
Michelle Gibbons-Price* (Backwell Parish Council)
Bill Lee
Kath Merryweather (Backwell Parish Council)
Doug Minter (Chair of the Backwell Community Plan Committee)
Chris Perry (Chair) (Backwell Parish Council)
David Punter* (Sustainable Backwell)
Mike Rose*
Derek Seddon
Bruce Stewart* (Backwell Residents Association)
Bob Taylor (Chair of Backwell Parish Council and business representative)

* served for part of the period of the Plan’s preparation.

Observers helping the Steering Group:

Mike Burkinshaw
Shirley Edwards
Robert Endor
Sally Malik
Mike Timms.

Photography
Ann Belcher
Janet Briggs
Chris Perry
APPENDIX A  CONSULTATION STATEMENT

A.1 This Consultation Statement is provided to meet the requirements of The Neighbourhood Planning (General) Regulations 2012 Part 5 paragraph 15 (b). The Regulations require that the Consultation Statement:

1) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
2) explains how they were consulted;
3) summarises the main issues and concerns raised by the persons consulted; and
4) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

A.2 The BACKWELL FUTURE Steering Group, recognising the importance of stakeholder consultation, developed a publicity and consultation plan before the Draft Regulations were published. It has been extended and updated throughout the BACKWELL FUTURE process and provides a record of consultations. Details are at Annex A.

A.3 A series of three information leaflets was devised and circulated to properties in Backwell Parish. These are:
1) Leaflet 1 circulated in December 2011. It explains the purpose and process of BACKWELL FUTURE in 4 pages as shown at Annex B.
2) Leaflet 2, circulated in October 2012, summarises the key proposals contained in the BACKWELL FUTURE draft plan and announces arrangements for parishioners to view the draft plan. A copy is at Annex C.
3) Leaflet 3 summarises the key proposals in the BACKWELL FUTURE final plan and announces the arrangements for the Referendum. [This leaflet is expected to be circulated early in 2013 and will be at Annex D.]

A.4 An invitation was extended to developers, land owners and agents, known to have land holdings or options in the village, to put forward proposals for development. Section 7 refers. This invitation was made in order that the Steering Group could, when comparing the suitability of sites, be reasonably assured that all potential development sites would be taken into account in formulating BACKWELL FUTURE. A copy of a letter of invitation is at Annex E.

A.5 A notice about the Backwell Neighbourhood Plan was displayed on 5 parish notice boards. A copy is at Annex E.

A.6 The main issues and concerns raised by consultees, how they have been considered and, where relevant, addressed are at Annex F.

A.7 Details of consultation with statutory consultees is at Annex G.
## ANNEX A: Publicity and consultation activities

<table>
<thead>
<tr>
<th>Details of activity</th>
<th>Completion date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INITIAL CONSULTATION</strong></td>
<td>2009</td>
</tr>
<tr>
<td>A parish-wide questionnaire consultation was carried out in 2009 and the results</td>
<td></td>
</tr>
<tr>
<td>were used to produce the Backwell Community Plan 2010. This consultation informed</td>
<td></td>
</tr>
<tr>
<td>about future development, green spaces, recreation, highways, etc. The Community</td>
<td></td>
</tr>
<tr>
<td>Plan is the basis from which BACKWELL FUTURE has been developed.</td>
<td></td>
</tr>
<tr>
<td><strong>PRELIMINARY ANNOUNCEMENTS ABOUT BACKWELL FUTURE</strong></td>
<td></td>
</tr>
<tr>
<td>Parish Magazine explains Neighbourhood Planning and announces Backwell’s selection</td>
<td>July 2011</td>
</tr>
<tr>
<td>as a trial area.</td>
<td></td>
</tr>
<tr>
<td>Advertisements placed on village notice boards asks residents to help prepare the</td>
<td>August 2011</td>
</tr>
<tr>
<td>plan.</td>
<td></td>
</tr>
<tr>
<td>Parish Magazine asks for residents to help prepare the plan.</td>
<td>September 2011</td>
</tr>
<tr>
<td>Parish Magazine advises that a Steering Group has formed and is working to develop</td>
<td>November 2011</td>
</tr>
<tr>
<td>the plan.</td>
<td></td>
</tr>
<tr>
<td><strong>DRAFT PLAN DEVELOPMENT STAGE</strong></td>
<td></td>
</tr>
<tr>
<td>Parish Magazine announces the name ‘BACKWELL FUTURE’ and an explanatory leaflet is</td>
<td>December 2011</td>
</tr>
<tr>
<td>being prepared.</td>
<td></td>
</tr>
<tr>
<td>Leaflet 1 delivered to dwellings and business premises in Backwell outlining the</td>
<td>December 2011</td>
</tr>
<tr>
<td>plan process.</td>
<td></td>
</tr>
<tr>
<td>Call for development sites. Letter sent to landowners and developers inviting</td>
<td>December 2011</td>
</tr>
<tr>
<td>proposals, without prejudice.</td>
<td></td>
</tr>
<tr>
<td>Parish Magazine explains position with the Core Strategy and seeks more members</td>
<td>January 2012</td>
</tr>
<tr>
<td>for the Steering Group.</td>
<td></td>
</tr>
<tr>
<td>Backwell Future explanatory meetings held with village clubs and societies:</td>
<td>January to March 2012</td>
</tr>
<tr>
<td>9 Jan British Legion (30 residents); 3 Feb Senior Citizens (30 residents of</td>
<td></td>
</tr>
<tr>
<td>Lawnside); 7 Feb Backwell Playing Fields Charity (8); 28 Feb Sustainable Backwell</td>
<td></td>
</tr>
<tr>
<td>(26); 5 March Women’s Institute (45);</td>
<td></td>
</tr>
<tr>
<td>Parish Magazine explains Local Green Spaces and advises that a questionnaire will</td>
<td>March 2012</td>
</tr>
<tr>
<td>be distributed.</td>
<td></td>
</tr>
<tr>
<td>Questionnaire about Local Green Spaces delivered to households throughout the</td>
<td>April 2012</td>
</tr>
<tr>
<td>parish.</td>
<td></td>
</tr>
<tr>
<td>Notices displayed on 5 Parish notice boards, and Parish Magazine, asks anyone</td>
<td>April 2012</td>
</tr>
<tr>
<td>owning land, who has not already made their views known, to notify the Council of</td>
<td></td>
</tr>
<tr>
<td>any land that may be suitable for development.</td>
<td></td>
</tr>
<tr>
<td>Backwell Future explanatory meetings held with village clubs and societies: 30th</td>
<td>May 2012</td>
</tr>
<tr>
<td>April Women’s Institute (about 60); 9th May 12 residents of Longthorne (12); 16th</td>
<td></td>
</tr>
<tr>
<td>May Backwell Residents Association (about 100);</td>
<td></td>
</tr>
<tr>
<td>Parish Magazine reports problems with the distribution of the Local Green Space</td>
<td>May 2012</td>
</tr>
<tr>
<td>questionnaire and advises where residents can obtain a copy if they do not have one.</td>
<td></td>
</tr>
<tr>
<td>North Somerset Council publishes Public Notice of Designation of a Neighbourhood</td>
<td>May 2012</td>
</tr>
<tr>
<td>Area: Backwell Parish.</td>
<td></td>
</tr>
<tr>
<td>Parish Magazine also carries the above notice; reminds residents to return Local</td>
<td>June 2012</td>
</tr>
<tr>
<td>Green Space questionnaires and where to obtain a copy if they do not have one.</td>
<td></td>
</tr>
<tr>
<td>5 Parish notice boards advise residents that they should have received the</td>
<td>July to September 2012</td>
</tr>
<tr>
<td>December leaflet and the April Local Green Space Questionnaire and, if not, where</td>
<td></td>
</tr>
<tr>
<td>to obtain copies. ANNEX E shows the detail.</td>
<td></td>
</tr>
<tr>
<td>Parish Magazine advises that Leaflet 2 will be distributed in October and that</td>
<td>October 2012</td>
</tr>
<tr>
<td>consultation Open Days to view the Draft Plan will be held in November.</td>
<td></td>
</tr>
</tbody>
</table>
Leaflet 2 delivered to dwellings and business premises in Backwell outlining the key points in *BACKWELL FUTURE* and the arrangements and dates for community consultation to view the draft plan.  

<table>
<thead>
<tr>
<th>THE FOLLOWING SECTIONS TO BE COMPLETED IN DUE COURSE</th>
<th>October 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish Magazine announces details of the public consultation about the <em>BACKWELL FUTURE</em> draft.</td>
<td></td>
</tr>
<tr>
<td>Draft plan ‘<em>BACKWELL FUTURE</em>’ published on the websites of North Somerset Council and Backwell Parish Council</td>
<td></td>
</tr>
</tbody>
</table>
| Public consultation events held in Backwell Parish Hall:  
  November 8\(^{th}\) 6pm-9pm; 10\(^{th}\) 2pm-6pm; 22\(^{nd}\) 6pm-9pm; 24\(^{th}\) 9am-12noon | November 2012 |

TO BE COMPLETED AND EXTENDED

CONSULTATIONS WITH STATUTORY CONSULTEES: Details are at Annex G
ANNEX B: Community leaflet number 1 Distributed 20 December 2011
ANNEX C: Community leaflet number 2 Distributed October 2012

The Backwell Future Steering Group has been developing and managing the Backwell Future programme since 1999. The steering group comprises Backwell Parish Council, Backwell Primary School, Backwell Parish Trust and Backwell Parish Community Association.

The Council has therefore arranged a series of Open Meetings at the Backwell Hall where information and feedback can be gained from interested Backwell residents. There will be four open meetings, and dates and times are as follows:

- 7.30pm - 9.00pm, Backwell Hall, Woodland Road, Backwell
- 7.30pm - 9.00pm, Backwell Hall, Woodland Road, Backwell
- 7.30pm - 9.00pm, Backwell Hall, Woodland Road, Backwell
- 7.30pm - 9.00pm, Backwell Hall, Woodland Road, Backwell

The Plan's contents:

A Sustainable Backwell

New Employment

Village Car Parking

Locally owned and run businesses

Recreation, Sport and Community Facilities

Village Green Spaces

Finding extra parking space is a priority to maintain the viability of the village centre. The Plan will propose some additional parking.

We are keen to promote opportunities for local employment, especially for young people. One idea is the designation of a separate employment area.

Your feedback from the Open Days will help to formulate the final Plan. The Plan will then be subject to a public consultation and examination.

Thanks to all those who returned the questionnaire on this subject. If you did not complete one, you can still make your views known by returning the questionnaire in the enclosed Envelope:

Village Hall, Backwell, BS24 9JL

The Plan will take account of the views of the Backwell community.

The Plan will be published on the Backwell Future website and will be available for consultation. It will also be available in the Backwell Library and at the Parish Office.
ANNEX E: Letter sent to developers

Notice displayed on 5 Parish Notice Boards July to Sept 2012

WANTED

YOUR VIEWS ON BACKWELL NEIGHBOURHOOD PLAN

YOU SHOULD HAVE RECEIVED:

◆ IN DECEMBER, A LEAFLET ANNOUNCING THE PREPARATION OF A PLAN
◆ IN APRIL, A QUESTIONNAIRE ABOUT PROTECTING LOCAL GREEN SPACES

YOUR INPUT TO THE PLAN IS VITAL. IF YOU HAVE NOT RECEIVED EITHER OF THESE PUBLICATIONS PLEASE CONTACT BACKWELL PARISH COUNCIL TEL 01275 464653 OR EMAIL backwellpc@n-somerset.gov.uk

July 2012
ANNEX F: The main issues and concerns raised by consultees, how they have been considered and, where relevant, addressed in BACKWELL FUTURE.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Date</th>
<th>Consultee</th>
<th>Main issues and concerns</th>
<th>Whether addressed in BACKWELL FUTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>20/12/11</td>
<td>Mr Gray email</td>
<td>The need for more parking near village shops and the railway station</td>
<td>YES see Section 10</td>
</tr>
<tr>
<td>2</td>
<td>21/12/11</td>
<td>Mr Budd email</td>
<td>The need for a Community Centre</td>
<td>YES see Section 12</td>
</tr>
<tr>
<td>3</td>
<td>27/12/11</td>
<td>Mr Black email</td>
<td>‘We would like the plan to clearly state the need for mixed tenure housing in Backwell with a provision of social housing to allow for families already living here to be able to stay. Part buy and part rent and intermediate rent affordable homes would be beneficial.’</td>
<td>YES see Section 7</td>
</tr>
<tr>
<td>4</td>
<td>1/2/12</td>
<td>Mr Hemmings email</td>
<td>The need for smaller houses for downsizing</td>
<td>YES see Section 7</td>
</tr>
<tr>
<td>5</td>
<td>18/2/12</td>
<td>Mr Tingle</td>
<td>Widening parking area in Rodney Road.</td>
<td>YES. Widening is possible using only highway land. See Section 10</td>
</tr>
<tr>
<td>6</td>
<td>5/4/12</td>
<td>Mr Edis letter</td>
<td>What is being done to create jobs in the village; rebalance the population which is top heavy with retired people and attract families? The Parish Council Chair met with Mr Edis to discuss.</td>
<td>YES see Sections 7 New Development, 8 Employment, 9 Village shops.</td>
</tr>
<tr>
<td>7</td>
<td>20/5/12</td>
<td>Mr Westmacott letter</td>
<td>Protecting Farleigh Fields and their agricultural land value</td>
<td>YES see Appendix C</td>
</tr>
<tr>
<td>8</td>
<td>23/5/12</td>
<td>Backwell Residents Association letter</td>
<td>Local Green Space: questioned the use of fields as the basis for collecting data about areas that are demonstrably special. Substantive reply sent 20/6/12. Meeting on 21st August identified that the principal objection was that, from an environmental aspect LGS should be areas that are of a viable size in terms of all the criteria, whilst the preservation of the beauty of the landscape cannot be achieved by denoting LGS status to just one or two fields. Larger areas of LGS are required.</td>
<td>YES. The draft of BACKWELL FUTURE was modified, at Section 11, to indicate that the LGS conclusions are provisional and an option introduced based on BRA proposals.</td>
</tr>
<tr>
<td>9</td>
<td>31/5/12</td>
<td>Mr Finnie letter</td>
<td>Letter countersigned by 13 local residents about the importance of access to the countryside west of Moor Lane. ‘It is vital that any development considered is broken down into small plots and distributed around the village......the Parish Council should seek to prioritise development within existing village boundary....’. The Chairman of the Parish Council met Mr Finnie and explained the process being followed.</td>
<td>Section 7 explains the process that was followed and the development proposals. Most of the proposed development is at Moor Lane. All proposed development is within the existing Settlement Boundary.</td>
</tr>
<tr>
<td></td>
<td>Received 6/6/12</td>
<td>Mr Potter letter</td>
<td>Objection to development on land bordering Rushmoor Lane (shown as area 7 on the Local Green Space questionnaire).</td>
<td>None is proposed at that location</td>
</tr>
<tr>
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<td>------------------</td>
<td>-------------------------------------------------------------------------------------------------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>11</td>
<td>16/6/12</td>
<td>C P Helen Churchwarden</td>
<td>A note explains the proposal to extend St Andrew’s Church graveyard into Farleigh Fields.</td>
<td>Yes see Section 11</td>
</tr>
<tr>
<td>12</td>
<td>17/7/12</td>
<td>Mr Hurlow email</td>
<td>Registers objection to any planned development on land area 7 bordering Rushmoor Lane.</td>
<td>None is proposed at that location</td>
</tr>
<tr>
<td>13</td>
<td>17/8/12</td>
<td>M Selby email</td>
<td>Nailsea and Backwell need more affordable housing</td>
<td>Yes see Section 7</td>
</tr>
<tr>
<td>14</td>
<td>5/9/12</td>
<td>MRMU</td>
<td>Requests that the Parish Council re-consider the application to develop land at Rodney Road and Waverley Road</td>
<td>Advised that details of the MRMU proposal will be available at the November consultation events for residents to consider</td>
</tr>
</tbody>
</table>

FURTHER ENTRIES TO BE ADDED AS THEY ARISE
ANNEX G: Consultation with statutory consultees.

The Neighbourhood Planning (General) Regulations 2012 require that ‘Before submitting a plan proposal to the local planning authority, a qualifying body must......consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan.

<table>
<thead>
<tr>
<th>Consultee</th>
<th>Method and date of consultation</th>
<th>Comments received</th>
<th>How addressed in Backwell Future</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coal Authority</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Homes and Communities Agency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural England</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Environment Agency</td>
<td>TO BE COMPLETED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>English Heritage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Network Rail</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highways Agency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BT Correspondence Centre</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Somerset NHS Primary Care Trust</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bristol Water</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wessex Water</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>British Gas Transco</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Somerset Internal Drainage Board</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wales and West Utilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Western Power Distribution</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nailsea Town Council</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flax Bourton Parish Council</td>
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<tr>
<td>Wrington Parish Council</td>
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<tr>
<td>Brockley Parish Council</td>
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<td></td>
</tr>
<tr>
<td>Wraxall and Failand Parish Council</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Barrow Gurney Parish Council</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winford Parish Council</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Mobile Operators Association (MOA)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX B HOW ‘BACKWELL FUTURE’ CONFORMS WITH THE CORE STRATEGY

B.1. BACKWELL FUTURE must be in general conformity with the strategic policies of North Somerset Council’s Core Strategy 2012. This section describes the extent of conformity.

B.2. The Core Strategy contains 34 policies. Some are not relevant to Backwell. Others are relevant to Backwell but implementation is a function of planning policies and controls to be exercised by North Somerset Council. The table below considers those policies that are relevant to Backwell and, in particular, the elements in those policies that can be effectively addressed in BACKWELL FUTURE.

B.3. North Somerset Council has agreed [FINAL AGREEMENT HAS YET TO BE REACHED at 1/11/12] the analysis shown in the following table:

<table>
<thead>
<tr>
<th>Policy</th>
<th>Key provisions of the Core Strategy</th>
<th>How addressed by BACKWELL FUTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS1: Living within environmental limits</td>
<td>Encouraging sustainable transport patterns; Planning for a sustainable distribution of land use.</td>
<td>Sustainability (5) refers. New development is proposed near to public transport routes. Development has been sited to minimise loss of the best and most versatile agricultural land (7 and Appendix C).</td>
</tr>
<tr>
<td>CS3: Environmental impacts and flood risk assessment</td>
<td>Protect new and existing residents from potential harmful environmental effects (of development). The principal risks to be mitigated are water pollution, unacceptable noise disturbance and flooding.</td>
<td>A multi-criteria method for comparing the suitability of sites for development, and the environmental impacts, has been employed to determine the preferred development sites (7).</td>
</tr>
<tr>
<td>CS4: Nature conservation</td>
<td>Development to be designed to maximise benefits to biodiversity, incorporating and enhancing natural habitats and features. Development should not result in net loss of biodiversity.</td>
<td>The multi-criteria method referred to above includes Biodiversity relating to development sites. Local Green Spaces (11) help to preserve habitats. Section (7) includes a proposed habitat buffer at Moor Lane.</td>
</tr>
<tr>
<td>CS5: Landscape and the historic environment</td>
<td>Development to be designed and managed to protect the character, distinctiveness, diversity and quality of the landscape. Heritage assets such as conservation areas, listed buildings, etc., to be safeguarded.</td>
<td>Local Green Spaces include land with high landscape value and have been classified as unsuitable for development (11). Conservation areas are safeguarded (12 and 14).</td>
</tr>
<tr>
<td>CS6: North Somerset’s Green Belt</td>
<td>No changes in the Green Belt are proposed and there is a strong presumption against inappropriate development within the Green Belt.</td>
<td>BACKWELL FUTURE proposes no change in the Green Belt (7).</td>
</tr>
<tr>
<td>CS9: Green infrastructure</td>
<td>The existing network of green infrastructure will be safeguarded: green spaces, water bodies, paths, cycleways and bridleways. Extension of the public rights of way network including improved connectivity to areas of green infrastructure.</td>
<td>BACKWELL FUTURE proposes no change in the extent or status of existing green spaces, footpaths, etc. Additional Local Green Spaces are proposed (11). New cycle-ways will be investigated (5). A Strategic Gap protects Backwell Lake (7).</td>
</tr>
<tr>
<td>CS10: Transportation and movement</td>
<td>Encourage schemes that deliver better public transport and reduce adverse environmental impacts of transport. New developments must be based on a network of cycleways/footpaths and public transport routes with direct access to local services. Extend car parking at Backwell rail station with improved pedestrian access.</td>
<td>Sustainability (5) refers. Planned development sites are near public transport routes (7). Extension of Backwell Station car park is included in the Plan (10 and 7) and the Parish Council has requested Network Rail to improve access.</td>
</tr>
<tr>
<td>CS11: Parking</td>
<td>Adequate parking must meet the needs of anticipated users. New developments must seek to maximise off street parking and on-street parking should not restrict access by buses, service and emergency vehicles.</td>
<td>Objectives for new development will be achieved through Building Regulation and Planning controls exercised by North Somerset Council. Initiatives to provide additional car parking spaces in the village are included in the Plan (10).</td>
</tr>
<tr>
<td>CS14: Distribution of new housing</td>
<td>New residential development will be strictly controlled although within service villages small-scale development may be appropriate where it supports the creation of stronger local communities or where a clear local need is identified.</td>
<td>The scale of housing is based on the needs identified in the Backwell Community Plan and recent local needs data (7). The quantum of proposed development exceeds that proposed in the Core Strategy.</td>
</tr>
<tr>
<td>CS15: Mixed and balanced communities</td>
<td>Seek a mix of housing types and tenures to support a range of household sizes, ages and incomes to meet identified needs.</td>
<td>The housing strategy is to provide more smaller and affordable dwellings to achieve a better balance of property types and meet local needs (7).</td>
</tr>
<tr>
<td>CS16: Affordable housing</td>
<td>[Comprises social rented, shared-ownership and intermediate housing at below market cost] On-site affordable housing provision will be sought to meet local needs on all residential developments of 10 dwellings or more. Local lettings policy will ensure priority for local people.</td>
<td>The proposed development is in conformity with this district based objective (7). A policy for local lettings is included (7).</td>
</tr>
<tr>
<td>CS19: Strategic Gaps</td>
<td>The Council will protect gaps to help retain the separate identity, character and/or landscape setting of settlements and distinct parts of settlements.</td>
<td>Policy is that development, that would harm the purposes of the Backwell/Nailsea designated gap, will not be permitted. The Plan delineates the railway line as the Backwell boundary of the gap (7).</td>
</tr>
<tr>
<td>CS20: Supporting a successful economy</td>
<td>To provide employment opportunities appropriate to the scale of the settlement to increase sustainability, self containment, decrease out-commuting, and reduce carbon emissions.</td>
<td>An area of land at Moor Lane is identified for light industry use (7). Employment initiatives are at (8).</td>
</tr>
<tr>
<td>CS21: Retail hierarchy and provision</td>
<td>The Council will resist the loss of small shops including neighbourhood and village stores, that support the needs of local communities and support self containment.</td>
<td>Policy is to support additional retail outlets, provided the locations are suitable. A Local Centre is proposed (9) and additional car parking near shops (10).</td>
</tr>
<tr>
<td>CS25: Children, young people and higher education</td>
<td>Where provision for children and young people will be inadequate to meet the needs of new developments, improved facilities e.g. schools, youth provisions, will be sought through developer contributions.</td>
<td>Schools have the capacity to meet the scale of development proposed (9). The Parish Council is supporting the Youth Club (12).</td>
</tr>
<tr>
<td>CS26: Supporting healthy living and the provision of health care facilities</td>
<td>To work with health providers to meet any identified shortfall in health facilities. Promoting healthy lifestyles by addressing existing deficiencies in sports facilities. Encouraging development which incorporates, or is within walking distance, from attractive, usable green public open space.</td>
<td>Health services are reviewed (9) and there appears to be no major shortfall. Sports facilities are reviewed at (12). Local Green Spaces options are at (11).</td>
</tr>
<tr>
<td>CS27: Sport, recreation and community facilities</td>
<td>Where sport, recreation, children’s play and community facilities arising from new development are inadequate, additional provision in safe and accessible locations will be sought. Existing facilities will be safeguarded.</td>
<td>Existing facilities are adequate to meet the needs of new development on the scale proposed. Backwell Playing Fields are safeguarded (11) and a possible extension is safeguarded as Local Green Space (11).</td>
</tr>
<tr>
<td>CS32: Service villages [Backwell is a Service Village]</td>
<td>Appropriate small scale development within settlement boundaries will be supported. Residential development of up to 10 units will be permitted. New development outside settlement boundaries will not be permitted unless schemes demonstrate clear local benefits and are supported by the local community.</td>
<td>The scale of housing is based on the needs identified in the Backwell Community Plan and recent local needs data. The quantum of proposed development exceeds that proposed in the Core Strategy. Proposed development is accommodated within the existing Settlement Boundary (7).</td>
</tr>
<tr>
<td>CS34: Infrastructure delivery and development contributions</td>
<td>Development proposals will be expected to provide or contribute towards providing physical, social and environmental infrastructure. Both standard charges and site specific contributions will be sought under Section 106 agreements.</td>
<td>Agreements will be reached with developers and North Somerset Council taking account of the provision of affordable housing, Community Infrastructure Charges and the viability of particular developments.</td>
</tr>
</tbody>
</table>
APPENDIX C: AGRICULTURAL LAND CLASSIFICATION AND THE LINK WITH PLANNING POLICY

Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. [National Planning Policy Framework (NPPF) para. 112]

C.1 Natural England is the Government’s advisor on the environment. www.naturalengland.org.uk/about_us/whatwedo/default.aspx

C.2 Natural England’s Information Note TIN049 describes the Agricultural Land Classification (ALC) for England and Wales and informs: The ALC provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development.

C.3 The ALC system classifies land into five grades. The best and most versatile land is defined as Grades 1, 2 and 3a. This is the land which is the most flexible, productive and efficient in response to inputs and which can best deliver future crops.

C.4 Government policy is to minimise the loss of the best and most versatile farmland (grades 1, 2 and 3a). This is because, while the UK produced 78% of its food in 1984, sustainability has fallen year on year to 60% in 2010 see: www.defra.gov.uk/.../defra-stats-foodfarm-food-trade-selfsuff-110525.xls.

C.5 The UK’s dependence on imported food is increasing yet the ‘The current global food security situation is a cause for deep concern’ see: www.ifr.ac.uk/.../DEFRA-Ensuring-UK-Food-Security-in-a-changing-world-170708.pdf.

C.6 The 211 edition map showing the Agricultural Land Classification for Backwell is reproduced on the back cover of this plan. It includes the latest survey data for Backwell acquired in 1997.

C.7 The best and most versatile land in Backwell. The classification map is on the back cover of BACKWELL FUTURE. The main village area is also shown below. The best and most versatile land (blue and dark green) is located at:

a) Backwell Green east of Chapel Hill: mainly grades 1 and 2
b) Farleigh west of Chapel Hill: mainly grades 1 and 2
c) Farleigh Fields north of St Andrews Church: mainly grade 2
d) The area towards Chelvey and Chelvey Batch: grades 2 & 3a.

C.8 Areas a) and b) are outside of the settlement boundary and within the Green Belt. BACKWELL FUTURE endorses this status.

C.9 Area c), Farleigh Fields, is also outside of the settlement boundary but these fields are not in the Green Belt. The land is productive and versatile being farmed for cereals, animal feed crops and raising beef cattle.
C.10 Area d), towards Chelvey, is outside the settlement boundary, not in the Green Belt and productively farmed.

C.11 Complete retention of the current agricultural units is essential for future viability. Areas of the best and most versatile land facilitate flexibility of use which is demonstrated by past husbandry that, in some cases, is different from current usage.

C.12 Planning applications have, in the past, been made to develop parts of Farleigh Fields. These have been rejected. In 1986 the Secretary of State ruled, in rejecting an appeal, that ‘it is considered that the loss of this high quality agricultural land would be contrary to the national policy of protecting such land and would constitute demonstrable harm to that interest’. [Letters from Sec. of State 10/9/1986 & 25/9/1989.]

Following this principle, BACKWELL FUTURE policy is that all significant areas, of the best and most versatile agricultural land, grades 1, 2 and 3a, should not be developed.

C.13 This policy is to help safeguard the sustainability of the UK’s self-sufficiency of food production, maintain the viability of existing agricultural holdings, and retain the traditional close integration of agriculture with the village setting and life.

C.14 Currently, sufficient lower grade land is available to meet identified development needs over the period to 2026. In the longer term however it is conceivable that the supply of lower grade land, below grade 3a, will become exhausted in Backwell.

BACKWELL FUTURE policy is that, in order that new development may be considered on any of the best and most versatile agricultural land in Backwell, it shall first be demonstrated that there is no suitable and appropriately located lower grade land in North Somerset, and that the need for additional housing in Backwell outweighs the national need for sustainable food supply.

C.15 This information should be taken into account in any revision to, or replacement of, the current Core Strategy and would be consistent with paragraph 112 of the NPPF reproduced at the start of this Appendix.

C.16 The Agricultural Land Classification is one of several key criteria used, in BACKWELL FUTURE, to determine where development should or should not take place.

C.17 The Agricultural Land Classification map is shown on the back cover of this Plan. It is reproduced by permission of the Controller of the Stationery Office.