

CONSULTATION RESPONSE

Consultation Title: **North Somerset Local Plan 2036: Generating Ideas**

Reference:

Deadline: **10 January 2018**

Brockley Parish Council wishes to comment as follows:

Transport Infrastructure:

The underlying infrastructure is inadequate and the proposals for new roads are not fully worked up. The effect on the A370 will be massive and the delays in accessing both Bristol and Weston super Mare will be greatly extended. The MetroBus connection and improved rail service from Backwell and Nailsea station is unlikely to be enough to offset this. In addition any new road connecting the M5 to the A370 at Backwell will encourage more airport traffic to use Brockley Combe Road. The proposed developments at Nailsea will affect Brockley and without adequate road improvements will completely overwhelm the local lanes.

The necessary improvements to the transport network will be very costly and it is not clear how this is to be funded. There is no indication that the infrastructure improvements will be in place before the housing developments will be even partially completed.

The major costings for new infrastructure have not been carried out and the details of new roads to accommodate the large increase in traffic are only sketchy. It is likely that the infrastructure spend will be out of proportion to the number of houses and will be very poor value for money.

Environment:

The established built and rural environment will be devastated with a loss of good agricultural land and there will be a serious impact on the SAC of the greater and lesser horseshoe bats which will contravene the 2010 Habitats Regulations. The 2001 radio tracking study of the greater horseshoe bat colony at Brockley Hall Stables, carried out by English Nature, identified the area to the west of Backwell (including Grove Farm) as a well used feeding area for adult and juvenile bats and it is unclear how the bats can be encouraged to feed elsewhere. There is evidence presented in the English Nature radio tracking report that habitat destruction to the west of Brockley has already negatively affected the Brockley Hall bats (Paragraph 6.0 Discussion: Foraging distances).

The increase in commuting to both Bristol and Weston super Mare will adversely affect air quality and greenhouse gas emissions and the bottlenecks on the A 370 will reduce productivity and efficiency.

Health Services:

The proposed increase in number of residents in Backwell and Nailsea will overwhelm the health service provision and other utilities.

Employment:

The employment opportunities are inadequate for the proposed increase in population even if the 10 ha site near Backwell station is identified and used to capacity. There will inevitably be an increase in commuting. A priority to focus on the three primary centres of Bristol, Weston super Mare and Bath to minimise reliance on the car cannot be achieved with 3500 plus additional dwellings in Nailsea and Backwell.

Alternative sites:

There are other sites nearer Bristol close to existing transport and communication links. The Vale is in green belt but is of limited environmental value and the green belt has already been used for the new South Bristol Link. A review of the green belt is justified.

Date: 9 January 2018