

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

8 June 2016

Section 1 Item 6 – 15/P/1916/O Land at Moor Lane, Backwell

Committee Site Meeting

A Committee site inspection took place on 6 June 2016. Various matters were raised, but specific requests were made by Councillors for further information in connection with the parking and access arrangements.

Officer comments: Further information will be reported at committee.

Additional information:

The A2 bus no longer serves Backwell, having been re-routed in mid-April. The reference to walking distance from the site to the Backwell crossroads is based on an average walking speed of 3.0mph and is estimated at approximately 12-15 minutes, depending on walking speeds and ability to cross the road, rather than the 3-5 minutes stated.

Comments from the Environment Agency

The Environment Agency has confirmed that the site falls within flood zone 1 and flood risk is low. The EA has no comments to make other than the Lead Flood Authority should be consulted in respect of surface water drainage.

Officers comments: The comments of the Flood Risk Management team are included in the report.