

From: gordonjfear
Sent: 06 December 2017 15:37
To: Planning Policy
Subject: new local plan for BANES and options consultation 2017-2018

Dear All,

I refer to the new local plan proposals 2016-2036 for BANES.

Having visited the above exhibition on the 4th December at the 'space' in Keynsham and having spoken to both your female representatives, I now comment as follows.

The need for housing-The west of England Joint Spatial Plan includes for new residential developments at Whitchurch, Hicks Gate Brislington and Keynsham North for the bulk of housing 'needs' close to Keynsham.

A link road from the A37 to the A4 is proposed and it states in the literature that this will be built before any new housing is built in Whitchurch.

However when pressed on this statement your representatives stated 'this is a matter of timing'. In other words it was intimated that many dwellings could be built before this link road was built and in use.

This would not be acceptable and would cause traffic chaos in both Whitchurch and Keynsham. The link road must be built first and foremost.

As well as Somerdale and K2 (two developments), It is anticipated that further developments in Keynsham will be in various forms of completion in the next five years.

Two on Charlton Road Keynsham known as K4 and a development on the A4 Bath Road between Keynsham and Saltford that has already been given outline planning consent.

There is also a possibility that new housing could be allocated for land between Bath road and Keynsham bypass, between station road and keynsham rugby club. This land, i understand, that Taylor Wimpey has an option for purchase. This housing is not mentioned in your plan. Why is this as additional traffic will be generated?

Keynsham will also have a large number of apartments situated within the old Keynsham Council office development This housing is not mentioned. Why is this as additional traffic will be generated?

I pointed out that due to all these housing developments (Whitchurch, Brislington, Keynsham south and Keynsham north) the traffic generated particularly the proportion directed to Bath along the link road and then on to the A4 Keynsham BYPASS will come to a standstill long before it hits traffic from this new north keynsham development roundabout and the A4 development just before Saltford.

Don't you think therefore a Saltford BY-PASS should be included from this new roundabout within your plans and costed now to alleviate this nightmare. I know this is a contentious issue but do you realistically think Saltford village could survive this onslaught of traffic. I am sure once it is realised that this traffic causing additional toxic fumes and noise is coming there way all Saltford residents would welcome a Bypass.

The plan mentions a metro bus system between Bristol and Bath, this is good news if the infrastructure could be put in place before development but this again would have to go through saltford village if that was possible and would only cater for the few. It would not cater for everyone, and particularly other forms of commercial business, lorries, vans etc. that will increase due to proposed industrial development to the North of Keynsham.

No mention of a light rail system or increase in the rail capacity if indeed that was possible! Again this should be included now.

The point I made, because of this, your plan does not give a clear picture to the public of the full extent the problems that all this development would cause in the Keynsham area and so the West of England Joint Spatial Plan has not been thoroughly thought through.

The Keynsham area will be completely over burdened with traffic and people, far more than other areas of BANES including Bath itself.

regards,

Gordon Fear