

allocation to reflect the defined potential of this existing allocation site for employment regeneration, the provision of community infrastructure and housing within the plan period. We would be happy to liaise with Council over the full details

### Modification: M/B9/28 - General Development Sites

<b>Ref:</b> 3126/J211	Object to 1. The energy wasted in demolition of the Podium unnecessarily. 2. Replacement car parking should not be at the same level but more restricted - in line with the emerging vision for Bath. 3. Vista east of Saracen Street is vital to open onto the view. We urge that the hotel either relocate to Avon Street Car Park, or is built to North of and respecting this Vista. Remove "comprehensive & points 1 & 2 & 4. Add (following M/B9/55, p 188): Creation of views across the site to Bathampton Down. Development designed to relate well to the open countryside to the East.	The Inspector has endorsed the Council's Further Pre-Inquiry Change to allocate The Podium/Cattlemarket area for a comprehensive mixed use scheme including retail floorspace and other comparable city centre uses. Any forthcoming scheme would need to adhere to the development requirements set out in GDS.1/B16. Within this context the precise details of a proposal would be determined through a planning application at which stage issues such as design and layout its relationship with its surroundings will also be addressed.	No change.
<b>Location</b> (None)			

### Modification: M/B9/32 - GDS.1/K1/ - Somerdale

<b>Ref:</b> 3126/J212	Object in that clause 2 needs more strength: 2. About 50 dwellings during the plan period, as the initial phase of a high-density development built to 'BREEAM excellent standard'. Reason: If there is development on Green Land then it must be in the most sustainable locations, such as here and this high density to prevent sprawl and encroachment elsewhere. This is consistent with BFOE representation into RSS where we supported at least 200 homes here.	Disagree. Issues relating to density, design and layout will be dealt with as part of the comprehensive development of the site.	No change.
<b>Location</b> (None)			
<b>Ref:</b> 3238/J17	We object to the proposed allocation of about 50 dwellings on the site, on the basis that the site is capable of accommodating a greater level of housing. This is supported by the informal Masterplan Framework which has been prepared for the site and discussions which have taken place with BANES.  This approach also complies with the Inspector's Report which acknowledged that the site is in a sustainable location and could accommodate a higher capacity of development, subject to demonstrating how the site could be brought forward.	The anticipated dwelling capacity is about 50 dwellings during the Plan period although the actual dwelling capacity of the site will be determined through a planning application as will other issues such as density, design, layout, impact on the surroundings and dwelling type.	No change.
<b>Location</b> Somerdale <b>Keynsham</b>			

### Modification: M/B9/33 - GDS.1/K2 - Land at South West Keynsham

<b>Ref:</b> 72/J6	I don't think all 700 of the required houses should be built in one part of south Keynsham.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>			

Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 233/J9</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1) Maybe alternative sites which comply more with PPG3 and other national policy frameworks should be allocated and developed first</p> <p>2) Maybe alternative sites in more sustainable locations in terms of accessibility to existing transport and infrastructure network.</p> <p>3) Proposed green belt vulnerable to service development pressure</p> <p>4) Development of site would be highly visible from and visually intrusive within the surrounding green belt area</p> <p>5) Transport criteria 6, 7 and 8 lack detail of how and why on associated pedestrian and cycle route, enhanced improvements to Keynsham railway station and improvements to bus service will be delivered</p> <p>6) Policy criteria, still lacks detail for guiding development proposal, they continue to fail to provide surrounding communities with certainty as how it is to be carried out and how developers would be controlled.</p> <p>Recommendation: A modifications inquiry to be held into GDS1 FK2 to allow full and open investigation of use and needs to take place and enable them to take place in the public process as they would have been had the proposal been left in the revised plan. If however there is no inquiry we suggest provision is made in the policy for the local community to be formally included at every subsequent stage of the development process. This development rewritten paragraph of policy should be amended to read: site requirements are for A, B combined and development of either side with only be allowed to proceed on the basis of a coordinated strategy for a mixed use development and involve full and extensive consultations with local stakeholders and every stage of the development process.</p>	<p>South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative</p>	No change.

brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

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<p><b>Ref:</b> 613/J4</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>a. There are still alternative sites throughout BANES which comply more closely with PPG3 [ government policy on Green Belt] and other national and development plan policy frameworks and which should be allocated and developed first, in particular there may well be other sites available which would be more sustainable than the one proposed in terms of accessibility to existing transport infrastructure and network.</p> <p>b. Keynsham will not be able to sustain all these extra workers and families so they will all be travelling to other locations for work and other facilities</p> <p>c This location is not well placed in relation to the supposed "good" travel link to Bath and Bristol via the A4 and train line. There will be a massive extra burden on local roads, country lanes and local villages as a result of this development,</p> <p>d. There are no proposals put forward to manage or reduce this burden — no details on how the road/bus/rail links are to be improved or how residents in this new proposed location are to get to A4!rail corridor.</p> <p>e. The development will have an adverse impact on the landscape from the - Green Belt — it will be highly visible — it would for example be visible from the Priests' Path from QC to Whitchurch as well as many other locations.</p> <p>f. It is the beginning of a gradual erosion of the space between Keynsham and its neighbouring villages—one of the fundamental purposes of having a green belt line is to maintain their separate identity.</p> <p>g. As a result, we ask that a Modifications inquiry be held into Policy GDS. I Policy SK2 to allow a full and open investigation of all the issues to take place and enable a proper participation in the public process as would have happened if the proposal had been retained in the Revised Deposit Draft Plan.</p> <p>h. If g is not accepted, then the Policy should provide for the local community, including neighbouring villages, to be formally included at every subsequent stage of the development process.</p>	<p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development</p>	No change.

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<p><b>Ref:</b> 686/J209</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Policies HG.5.6.7.8.9.10 and 14 have all been deleted or substantially amended.□ The view of the Trust, and CPRE, is that development in the Green Belt should be avoided. We have seen the rationale put forward in the modifications for sighting the additional housing in Keynsham rather than elsewhere in the authority's area. However, we would question whether Keynsham does indeed have the infrastructure to cope with 700 houses more anywhere; the A4 and A37 are beyond capacity, the train service to Bath and Bristol is less than ideal. There is no employment potential for 700 households, and thus there will be an increase in people travelling into Bath and Bristol. There appears to be a risk that Keynsham and its environs will be turned into a convenient dumping ground for extra housing and, as there is insufficient space within Keynsham, they will just have to keep moving into the Green Belt, which we oppose. The Parish Councils have, to our knowledge, been given not opportunity to express their views at meetings. We are keen to be involved in discussions on the siting of further housing in the B&amp;NES area and in particular the challenges around sustainable development to balance the employment, transport, housing and countryside in the area. Above all, the</p>	<p>requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints,</p>	No change.

Parish Councils should be given a bigger part in the planning process, they are democratically elected. ("This is not nimbyism it is democracy", Simon Jenkins).

the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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<p><b>Ref:</b> 830/J6</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I wish to make representation please against the proposed housing development between Keynsham and Queen Charlton, on the following grounds:</p> <p>1 The infra-structure to support the number of additional houses proposed does not exist. In particular the volume of additional traffic and people that would result cannot in my view be supported by either current services such as schools, buses, roads, medical services or such additional services as may be created. The volume of traffic already on the road between Keynsham and Queen Charlton at rush hours is already heavy.</p> <p>2 House occupiers obviously need work. It does not make sense to house people where they must travel longish distances to work, such as to Bristol or Bath. The environment will not be helped by causing even greater traffic congestion. Additional roads of a substantial nature are impractical within the area.</p> <p>3 Although plans are available for public inspection, most members of the existing community need a better understanding of the implications of the proposed development, including face to face meetings with the planners including a question and answer session, which could be carried out with a series of local meetings before important decisions are made. I personally chair our Village Committee and would gladly organise a meeting in our Village Hall, for example, if such a discussion could be arranged.</p>	<p>this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the</p>	No change.



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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

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The objection raises no new issues warranting a further modification.

<b>Ref:</b> 1565/J3	I objected when the proposal was 500 houses and I now understand it is 700 houses!	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>	<p>My objections are:</p> <ol style="list-style-type: none"> <li>1) If green belt status can be removed this easily is there any limit to expansion of towns such as Keynsham. It is green belt for a reason, so please keep it that way.</li> <li>2) I understand there are other sites within BANES which would more closely comply with PPG3 requirements.</li> <li>3) I see no changes in infrastructure and do not see this development as sustainable.</li> <li>4) The transport issues alone are vast as this type of development will probably attract on average more than one worker per household and they will not be employed in Keynsham!</li> <li>5) With the erosion of the green belt villages such as Queen Charlton will progressively be absorbed into the town and so most of the heritage value will be lost.</li> </ol> <p>Finally I ask that a modifications enquiry be held into policy GDS SK2 to allow a full and open investigation into all the issues and allow a proper participation of the public in the process as would have happened if the proposal had been retained in the Revised Deposit Draft Plan. I do not consider we were given sufficient notice when it was in this form.</p>	<p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from</p>	

		<p>the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<p><b>Ref:</b> 1568/J23</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The Trust objects to this reinstatement of the exclusion of two pieces of allocated land, adjoining the Trust's Abbots Wood, from the Green Belt. Development on these sites will adversely affect the Trust's adjoining 8 hectare woodland creation site, which was designed and planted with funding and support from both the Millennium Commission and the local community. In addition the site lies within the Forest of Avon community forest, designated specifically to increase the level of woodland cover in the area.</p> <p>Reasons</p> <ol style="list-style-type: none"> <li>1. At present, the proposed development area to the west of Abbots Wood is our only point of vehicle management access. Clear provisions for alternative access arrangements have not been provided.</li> <li>2. There is no provision for significant buffer zones (minimum 50m) to protect the integrity of the wood from a development (and vice versa) that post-dates it, particularly in terms of safety and nuisance issues, nor are there clear statements on public access points (which should be limited to two on either side of the wood).</li> <li>3. The physical presence of buildings next to woodland can have an adverse effect on bird and insect life via night time noise and light intrusion.</li> <li>4. Significant boundary intensification of human and pet activity is likely to cause disturbance to habitats of breeding birds, vegetation damage, litter/garden waste</li> </ol>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p>	<p>No change.</p>

and fire damage.

5. Construction of roads and buildings can result in boundary tree root damage through severance or soil compaction, with increased tree safety hazards from consequently diseased or dying trees.

6. Development can alter the site hydrology in terms of both interrupted below ground water flows and increased surface water run-off, together with new pollution/contamination risks.

7. Boundary trees overhanging any new development are frequently subject to indiscriminate lopping, causing reduction of the woodland canopy, and increased tree safety concerns for the Trust. Increased public safety issues relating to trees near public areas and buildings will compromise the longer term retention of wood edge specimens.

8. Houses built on the edge of woods typically result in garden tipplings into the wood and disguised boundary encroachments into Woodland Trust property over time.

9. Increased accessibility of woodland to vehicles as a result of development often results in motorbike/4X4 damage to the structure of the wood and a diminution of the local community's enjoyment.

10. This modification conflicts with the protection against development offered by Policies NE4 and NES of the Local Plan as drafted, as the proposed development sites will inevitably have an adverse impact on the wildlife, landscape and amenity value of this community wood in the Forest of Avon.

Changes

We would therefore like to see these two sections of land returned to the Green Belt.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 1825/J3</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>a. There are still alternative sites throughout BANES which comply more closely with PPG3 [ government policy on Green Belt] and other national and development plan policy frameworks and which should be allocated and developed first, in particular there may well be other sites available which would be more sustainable than the one proposed in terms of accessibility to existing transport infrastructure and network.</p> <p>b. Keynsham will not be able to sustain all these extra workers and families so they will all be travelling to other locations for work and other facilities</p> <p>c This location is not well placed in relation to the supposed “good” travel link to Bath and Bristol via the A4 and train line. There will be a massive extra burden on local roads, country lanes and local villages as a result of this development,</p> <p>d. There are no proposals put forward to manage or reduce this burden — no details on how the road/bus/rail links are to be improved or how residents in this new proposed location are to get to A4!rail corridor.</p> <p>e. The development will have an adverse impact on the landscape from the - Green Belt — it will be highly visible — it would for example be visible from the Priests’ Path from QC to Whitchurch as well as many other locations.</p> <p>f. It is the beginning of a gradual erosion of the space between Keynsham and its neighbouring villages—one of the fundamental purposes of having a green belt line is to maintain their separate identity.</p> <p>g. As a result, we ask that a Modifications inquiry be held into Policy GDS. I Policy SK2 to allow a full and open investigation of all the issues to take place and enable a proper participation in the public process as would have happened if the proposal had been retained in the Revised Deposit Draft Plan.</p> <p>h. If g is not accepted, then the Policy should provide for the local community, including neighbouring villages, to be formally included at every subsequent stage of the development process.</p>	<p>detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government’s priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector’s reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through</p>	No change.

the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

**Ref:** 1870/J3

**Location** SW Keynsham  
Keynsham

1. Our reasons for objecting to the proposed modification are: Park Rd is a quiet read in a residential area. it is not suitable access to the proposed development. 700 new houses will generate approx 1,000 extra cars twice per day traversing the road, plus innumerable service vehicles. This will have a devastating impact on the lives of the current residents in terms of increased pollution from noise & fumes; and a danger from the increase risk of traffic

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the

No change.

accidents with possible fatalities. This proposal will completely change the use of the old road and trim it into a major thoroughfare. Congestion and gridlock are inevitable since the existing road structure cannot be expanded to cope with this enormous increase in traffic. The negative impact of the destruction of the green belt and increased exposure to pollutants on the health and well-being of the current residents will be immeasurable. It is unacceptable to subject residents in this area to such a large development.

2. Our amendments to the proposal.

The proposal needs to be considerably modified to greatly reduce the number of houses, and associated traffic that will be generated. This will allow the traffic to access the development through the Charlton Road option. This option offers the logical traffic flow pattern for the area and as an alternative to the parking congestion that occurs in the Park Road area.

Access to the proposed development needs to be controlled to avoid the possibility of 'rat runs' for motorists being created along Park Road salient.

Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as a mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 1870/J4</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Increase volume of traffic. Keynsham is nearly grid locked so an estimated additional 700 to 1000 cars per day (min) will now cause grid lock. Increased risk of accidents and pollution, effect of houses and cars will be detrimental to the existing residents. Finally, the loss of green belt land is an incalculable loss to the area.</p>	<p>mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700</p>	



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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high

<b>Ref:</b> 1873/J6	I am writing to oppose the recommendation in the Local Plan that the two Greenbelt areas in South West Keynsham be used as building land for 500/700 houses. The reasons for my opposition are outlined below.	quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>	<p>The building of 500 houses will cause a large amount of environmental damage. My house borders one of the areas allocated for use and it is increasingly evident that the heavy clay soil in the area is unable to cope with large rainfall. Even now Chariton road and the gardens that border these fields are awash with mud and shale when the rain is heavy. Further building would only decrease the ability of the surrounding fields to cope with any large rain fall and increase the danger of local flooding in the upper Keynsham area.</p> <ul style="list-style-type: none"> <li>• The building of 500 houses will ruin the excellent work of the Forestry department in creating a "green oasis" in Keynsham. The two areas earmarked for building land are either side of the forest land developed only in the 10 years. It will be less than 10 years before this area is in ruins due to excessive local use. The squeezing out of this project must not be allowed.</li> <li>• The proposed re-zoning includes access from Queens Charlton road. Referring to this as a "road" is very misleading; it is a lane and is struggling to cope with the increasingly extensive use now. Building access roads will cause more damage (see above) and the amount of work required to make this a suitable access for an 1000+ cars would be far beyond current road building budgets.</li> <li>• Any development should be sensitive to the local facilities. To build so many homes at the furthest point from all local facilities and transport links makes little or no sense. Government policy is to get people out of cars and yet, B&amp;NES policy is to build 500 homes as far from the local railway station as possible.</li> </ul> <p>To summarise I believe the whole site should remain designated as Greenbelt. Also any developments should only be implemented following full consultation with all stakeholders and not until a Green Space Strategy have been completed.</p>	The objection raises no new issues warranting a further modification.	No change.
		The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.	
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<p><b>Ref:</b> 1947/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>It would be fairer to spread the load.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be</p>	<p>No change.</p>

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<p><b>Ref:</b> 2003/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1 A) No acknowledgement of reduction of allotment facilities despite protests being stated.</p> <p>B) No mention of reduction of site area due to access needs of proposed road - St Clements road to new development.</p> <p>C) No acknowledgement of likely increased demand for allotments (permanent waiting list currently).</p> <p>2 Provision of extra facilities for allotment plots.</p>	<p>between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that</p>	<p>No change.</p>

this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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Ref:	Summary of Comment	Proposed Response	Change
2200/J2	<p>I refer to the Inspectors Addendum Report Chapter 9 Policy GDS/1 K2 with reference to Bryant Homes South West Ltd. 2313 B7. Item 4 and the Inspectors recommendation to amend R7.22.I</p> <p>I comment as follows: Just like the previous suggestion of accessing the site via St. Clements Rd. the Council has not fully considered the impact on the local infrastructure. The area has very narrow roads up from the town centre via Albert Rd, Park Rd, St Clements Rd. where residence, at present park their cars on the road, as there is no off-street parking.</p> <p>A housing development serving at least 200 houses must be accessed via a road at least 5.5m wide for a minor access road plus footpaths of mm. 1.5m wide. In this particular case the stone cottages on one side of the road have Basements and therefore a distance of at least 3.0m should be provided to prevent instability of the structure.</p> <p>It is stated that 'evidence is submitted that Park Rd would be a potential means of access'. The Inspector has taken this evidence on face value. This evidence was not made Public and should have been.</p> <p>However it is evident that the width of the existing Lane being used as the proposed access is not wide enough and a large amount of front garden would have to be removed from the properties on the West side of Park Road to achieve the required width. The front gardens at present are small and they have very small rear gardens.</p> <p>It has been established that the Developers have approached the Owner(s) of these properties in a view of purchasing 2m of their front Garden and they have stated that they would not sell as this would make their homes untenable. This would seem the basis of Bryant Homes intentions of persuading the Inspector to change the 'Access route' to this development.</p> <p>The acquisition of 2m of land, which was suggested, would still not provide the necessary width required - about 3 .5m would be required off the front gardens to achieve a road width of 5.5m, so how can the Inspector request changing the access location from the previously suggested St. Clements Rd. when not given the facts regarding the presence of Basements to these homes on one side and restrictions in size of Gardens on the other, which have not been purchased or likely to be purchased.</p> <p>If either of these routes were adopted then these approach roads would need to be made freeways, with no parking facilities, as Commuter, Public Transport and delivery lorries would not be given adequate space. It would be necessary to provide a great deal of road works which would prove very expensive. This would seriously damage the community.</p> <p>Both proposed access routes to this site are therefore unsuitable along with the proposed secondary or emergency access proposed via Parkhouse Lane, off Charlton Rd. The width of this lane is also not wide enough for Emergency Vehicles to access a development of this size...</p> <p>Also, the Inspector may not be aware of Weight restrictions on Charlton Rd ... towards Whitchurch. A site for a Golf Club along this road was refused Planning consent due to unacceptable increases in traffic this would cause along this road, however, this would have been of a lesser extent than the increase in traffic a Development, as the proposed nature, would provide.</p> <p>Other reasons for objecting to building on this site are as I previously listed in 2003. Copy attached ref 2200/B1 which the Council withdrew, along with many others, from its application to the Inspector when it was intended that this site</p>	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. 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should be withdrawn from the LOCAL plan. The Inspector therefore did not have the FULL EXTENT of Public concern Notifications for the Development of this Site, as I for one was not included. As the site was withdrawn from the local plan presumably the Council felt these objections were no longer necessary for submission.

The site itself has many problems, particularly drainage, as there is an underground Spring or high water table as the land is always very wet, in some places even in summer despite the quantity of trees.

When this site was with-drawn from the Local Plan Banes gave assurances that this site would not be considered for Development for at least 20 years.

In conclusion I also challenge the Council. For them to say in their reply to the Inspector that:

'Agree in light of housing shortfall it is necessary to re-instate' the housing requirements to GDS/K2- is contradicting their previous statement that 'the proposal is removed from the Local Plan due to Land being available elsewhere'.

Also, as stated in the revised Deposit 2003- C Green Belt. Item C1.19 states ' However, a change to the Greenbelt is not proposed at Keynsham as for these purposes the dwelling requirement can be accommodated in other ways'.

It is also noted in the Inspectors report (item 5.106.) that the Council had not undertaken a proper review of the Greenbelt Land around Bath and I quote' It is not surprising that the council had no alternative site to offer in place of a release of Greenbelt Land at Keynsham to accord with the Policy of RPG10'

It is not an excuse for Brown field land, for whatever reason, to no longer become available up to 2011 and to use Greenbelt land for housing, which had thousands of objections, to be re-instated 'by the back door' by not giving the Inspector alternatives to consider.

There are alternative sites put forward, some not realistically considered by the Council.

One of these, is land adjacent to Wellsway School and the A4 trunk rd. Local to all Amenities: i.e. Schools, Supermarket, Industrial, Railway, Commuting via Public Transport without causing as much havoc around the existing narrow roads of the Historic town of Keynsham. This site is also much closer to the Sewerage works which would cause less cause less disruption to the infrastructure. See map attached. Some people would say that this suggestion would diminish the Greenbelt between Saltford and Keynsham but this would not be so intrusive if kept within the ribbon of existing housing along the A4. This has so many advantages than the proposed site in the Greenbelt South of Keynsham which can be visibly seen from the Wellsway embankment as the land slopes from west to East.

This would also be located adjacent to a possible future Light rail Link which must be seriously considered, by-passing Saltford, and is badly needed linking Bristol and Bath.

This site could also incorporate a 'Drop off point' for both Primary and Senior schools without causing traffic congestion around the present access roads to the school which has often caused near accidents.

The present Playing fields could also suffice for a playing area, expansion to the schools and Community Use.

The site is within easy access of the existing sewerage works the other side of the railway line.

I and many others therefore submit that the allocation of this Land for Development at GDS/K2 has been inappropriately assessed. The Council has taken an 'easy Option approach' as it owns part of the land towards the west of the site

Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.



themselves or have recently sold it to Developers.  
Further supporting information supplied with objection.

**Ref:** 2200/J3

See representation 2200/J2

**Location** SW Keynsham  
**Keynsham**

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

No change.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2277/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I do not think all 700 of the required houses should be built in one part of south Keynsham.</p>	<p>GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

sustainability criteria and national planning advice, demand for alternative uses etc.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2283/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>No support such as Doctors, Schools - traffic chaos etc. What % will be for housing association or re-housing?</p>	<p>and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The</p>	

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The objection raises no new issues warranting a further modification.

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<b>Ref:</b> 2362/J2	Traffic congestion in the area with about 700 to 1000 cars in the area and using Charlton Road and especially Park Road where there is already a lot of traffic using the trading estate at the end of Park Road.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>		<p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from</p>	

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2386/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The infrastructure of Keynsham cannot possibly sustain or support the number of people who would be living on the proposed site. Also the road into the lower section is not wide enough for another 2000+ cars and buses a day. They have been applying for planning for 25 years and it is always refused: why now? All of the requirements needed, could and should be found on the lower Bristol road into Bath; a brownfield site not greenbelt (so much for the government saying all Brownfield sites used first).</p>	<p>the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2386/J3</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The road access is insufficient/corner of Dunster/Park Road. The infrastructure of Keynsham is inadequate. Park Road cannot take 3000 more movements of cars a day.</p>	<p>detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through</p>	<p>No change.</p>

the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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The objection raises no new issues warranting a further modification.

**Ref:** 2449/J3

**Location** SW Keynsham  
Keynsham

We wish to object to the above proposal on the grounds that the policy GDS.1 proposal K2 was deleted from the revised Deposit Draft 2003 after our original letter of objection. As it did not feature in pre enquiry changes of 2004, we therefore made no further representations to the council. Similarly we did not submit to the public inquiry as we assumed that the proposal was no longer under consideration. Following the inspector's report we now find that not only has the

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the

No change.

proposal been reinstated into the plan but the number of proposed dwellings has been increased from 500 to 700. We believe that this major proposal in green belt land merits public scrutiny with the opportunity for cross examination at a public enquiry. The opportunity for this has been denied by the proposal being deleted at the time of the enquiry and reinstated in an inflated form afterwards. We believe that the inspectors recommendation that the council partially adopts the Plan to allow a Modification Enquiry (if required) provides an opportunity for Proposal K2 to undergo further scrutiny. The objections that we make were set out in our original fetter of Feb 2002 and concern

- The appropriateness of choosing the site when alternative central brown field sites are available.
- The distance from the town shopping centre.
- The impact on traffic flow in the town and surrounding country lanes.
- The impact of a significant increase in car based commuting to the employment centres in Bristol and Bath.
- The impact on the landscape.

2. We believe that the proposed location to the south in green belt fails to follow the EIP Panel's view on the JRSP by failing to carefully integrate the new proposal with the existing town of Keynsham. Similarly, whilst acknowledging a shortfall in proposed housing Land up to 2011 we believe that there are more suitable sites locally available that comply better with PPG3 and other framework policies. The Brownfield sites at St John's Court and Somerdale are far more accessible to current transport infrastructure (fast bus and train links to Bristol and Bath) and Keynsham town centre facilities. The current K2 proposal locates housing far enough away from the centre for proposed residents to use cars as even local journeys will be of the order of a 4Km round trip. Part A will have direct access to Charlton Road but part B will have no access to part A and only access to Park Road already inadequate for modest traffic flow. 700 dwellings would add at least 1000 cars to the local road network even before the surrounding road infrastructure of narrow lanes and controlled traffic management in Keynsham are reached. There would be an increased environmental footprint due to the transport requirements of this location. The additional planning requirements for pedestrian, car and cycle access to Keynsham and upgrading of bus and train infrastructure have not been detailed. Currently bus provision to this area is inadequate for commuters and train availability from Keynsham station is being reduced not increased.

There would be significant landscape impact of this proposal, particularly of Part B which is elevated on the brow of a hillside. Its position would degrade the view from surrounding green belt. To fit 700 dwellings into this compact area will require at least 3 story development. The use of the alternative site of Lays Farm, on the other side of Charlton Road from site A would have less adverse visual impact and easier access to local roads than site S but all other Objections about K2 would still stand. We see the proposal to separate Site A and B with existing woodland as a long term amenity as unrealistic - there will be a degradation with time and pressure to infill will follow.

We object to the restrictions on maintaining the environmentally sensitive Parkhouse Lane boundary being downgraded as potential developers will find "preserving existing boundaries where possible" easily bypassed. This would further worsen the visual impact of the proposed development.

Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as

<b>Ref:</b> 2455/J2	<p>I am writing to request a Modifications Inquiry be held into the above for the following very important reasons: Traffic</p> <p>The proposed 700 units for sites A and B is too many. With this many units there may be between 700-1400 cars or more, either travelling down Chariton Road to join Keynsham High Street, travelling up and down Redlynch Lane and through Chewton Keynsham in an attempt to get to Bath, or joining the A37 at Whitchurch to get to Bristol where the road is narrow and bendy. The right turn out of Redlynch Lane to return to Sites A and B from Chewton Keynsham is perilous because visibility is poor. Redlynch Lane is narrow near the junction with Charlton Road and if more than a few cars are waiting to turn right, no cars can turn left off Charlton Road. The road through Chewton Keynsham is narrow and bendy and not built for heavy use. The bottom of Charlton Road would become a bottleneck (by a pedestrian crossing) causing pollution for pedestrians and the High Street would not be able cope with a higher volume of traffic as it is now. Furthermore, all the traffic wanting to go to Bath would have to turn left at the bottom of Chariton Road and go all the way round the roundabout and come back along the High Street which would surely cause confusion. There is no public transport provision to support such housing expansion as train services to and from Keynsham are set to decrease and site B is a long way from any main road and bus services. Cars trying to reach main roads from Site B would cause much pollution. Site B is also a long way from Broadlands School, the secondary school for that area and also from the High Street and the library and other town facilities.</p> <p>Visibility From Green Belt</p> <p>New houses are not supposed to be visible from the Green Belt and with such high density accommodation proposed, the houses on Site B would almost certainly be</p>	<p>mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700</p>	<p>No change.</p>
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visible from Chewton Keynsham which is completely undesirable both for residents of Chewton Keynsham and the many people who enjoy walking in the valley.

**Suggestions**

Site A does not present too much of a problem being near a main road. If only site A were developed traffic would be much less of a problem. I suggest that Site B would be better located at St Johns Court which is a brownfield site anyway. Access to Bristol from there is much simpler. The High Street and Broadlands school are within walking distance so traffic congestion and pollution would be much reduced. Somerdale would also be more preferable than Site B for similar reasons. I do feel that the proposals as they stand at the moment and their implications have not been properly thought through.

dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2458/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Traffic The proposed 700 units for sites A and B will generate between 700 and 1400 additional vehicles using the local road network. Access from these sites to Keynsham town centre, Bath and Bristol involves using roads that are already overloaded and include single track rural lanes.</p> <p>Keynsham town centre is far enough away for most new residents to want to drive there for access to schools, shops and other public facilities. The bottom of Chariton Rd is already a difficult junction, very busy in rush hours and pedestrians are subject to pollution while using the pedestrian crossing. Existing parking in Keynsham will be inadequate, especially if the St Johns Lane area is developed in addition to sites A and B. To gain access to Bath it is likely that some drivers from site A will use Redlynch Lane and Chewton Keynsham. This is a narrow and dangerous road, especially the junction of R Lane and Chariton Road which can be perilous. This route is already used as a short cut by commuters. It is liable to flooding in wet weather. The route from site B to either Bath or Bristol will require use of residential roads with inevitable increase in air pollution and risk to school children. Access to Bristol will be either via Keynsham town centre, or via the A37 at Whitchurch. Both of these routes are already heavily congested in rush hours. Existing public transport links to these edge-of-town developments are inadequate. We hear that a reduction in scheduled stops at Keynsham station is likely and this would encourage greater use of cars.</p> <p>Visibility from green belt land It is very likely that site B will be visible on the skyline from the Chew Valley at Chewton Keynsham. This is an area of outstanding natural beauty and is a favourite walking route for residents of Keynsham and Salford. Such areas should be preserved for the enjoyment and recreation of local people — especially when local brownfield sites are available.</p> <p>Alternative sites of housing development St Johns Court area in the centre of Keynsham has been a site for potential development for many years, and used as a temporary car park. This is a brownfield site within level walking distance of schools, public facilities and local shops. We understand that it is now very unlikely that a large supermarket will locate at this site. The Somerdale site is also brownfield and close to the town centre. Both of these sites would be much more suitable for housing than sites A or B since they are not only give easy pedestrian access to local facilities, but also within walking distance of the station and main bus routes to Bath and Bristol, and have good road links to the A4. So for all these reasons they would generate less traffic and pollution, whereas sites A and B are car-dependent sites.</p>	<p>quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p>	No change.

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2468/J6</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Please see my original representation 2468/B3. It is now intended to install traffic calming and pedestrian measures on Charlton Road. Since the opening of the ring road on Hicks Gate, the volume of traffic has increased dramatically. The proposals will only exacerbate the existing traffic problems.</p> <p>Please see my representation A1 2468/B5. The inspector appears to have totally ignore the drainage problems. The area K2 is currently waterlogged and extensive drainage action is urgently required. I wish to advise you that there is a large Brownfield site at 237 Bath Road, Keynsham. The site of disused green houses and a mushroom shed at 237 Bath Road, Keynsham is a very large area which extends from Bath Road A4 through to Worlds End Lane. This is a far more practical site for development.</p> <p>All the green houses are overgrown and dilapidated. This site would fall in line with</p>	<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

the JRSP requirement and would almost certainly cover the number of houses intended to be built on the site of K2 and is within the urban area.

Further information attached (council's response to representations on the deposit draft 2002)

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network



Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2472/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The proposed modification was not part of the local plan submitted to the inspector and thus has not been subject to proper enquiry since it would significantly alter green belt boundaries and since the transportation aspects, which would be a consequence of building 100 houses have not been addressed, an enquiry should be opened to public discussion.</p>	<p>between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that</p>	

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2511/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Roads and service (schools etc) are already strained and cannot cope with more. It is a disaster that we have now cost our hospital!</p>	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle</p>	<p>No change.</p>

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<p><b>Ref:</b> 2517/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The main reason I say no to this proposal is that Charlton Road could not take all the traffic that these houses would insure.</p>	<p>Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

demand for alternative uses etc.

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<p><b>Ref:</b> 2539/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Schools? Medical Practices? Shops? Water? Bus service? Pollution? Green Belt? Where is the designated area in South Keynsham? Because we (the neighbours) believe it is on the Green Belt. Where is the water coming from? We will need another reservoir! Where are the extra bus services coming from, already the little bus to Whitchurch is stopped? If no buses there will be more cars on the road and so more pollution. Where are the extra shops coming from? More schools where? Where are the extra doctors practices coming from? There is a suggestion that Station Road practice will move to the new health park!</p>	<p>necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a</p>	No change.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

**Ref:** 2545/J3

This would spoil the remaining countryside and would join up Bristol and Keynsham.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites

No change.

**Location** SW Keynsham  
Keynsham

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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Ref:				
2554/J4		TRAFFIC	integrate with the existing urban fabric as well as mitigate the impact of the development.	
Location	SW Keynsham	Traffic congestion would increase enormously if the development of 700 houses were to be approved on these sites in Keynsham. If each new property used only one car it will mean an extra 700 vehicles using the roads in and around the town. In fact it is more than likely that some of these properties will use more than one vehicle.	A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.	
Keynsham		Keynsham already suffers from severe traffic congestion, particularly on the A4, on routes to Bath or Bristol. I therefore fail to see how the Inspector, in her report (Issue 3 (7.107)), can state that "there is no evidence to suggest the impact would result in unacceptable levels of congestion and will have no significant effect on the A4". This begs the question "has the Inspector experienced the current traffic congestion around Keynsham for herself?" Or perhaps she has based her decision on hearsay?	Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.	
		Her response to Issue V (7.110) was to say "I accept Keynsham already experiences a high level of commuting and any increase in residential development could add to that level". This is a direct contradiction of her response to Issue 3 (see above). There is, it seems, also no evidence to suggest the impact (of extra traffic) would not result in unacceptable levels of congestion (as well as extra pollution), although common sense would suggest otherwise.	The objection raises no new issues warranting a further modification.	
		ROADS	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.	No change.
		The roads in Keynsham were not constructed to withstand the ever-increasing amounts of traffic we experience today. The original proposal to use St Clements Road for access to the eastern site was quite rightly rejected because the road was unsuitable. Now the proposal is to use the equally unsuitable Park Road, which is	The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-	

very narrow. Also for any traffic continuing along Park Road into West View Road, it will be confronted by an even narrower road, which then presents a serious traffic hazard at its junction with Chariton Road.

Chariton Road itself is likewise unsuitable for an increase in usage because it narrows, just below the junction with St Ladoc Road, thereby making it difficult for vehicles to easily pass. This also increases the danger to pedestrians using the footpaths on this stretch of road because traffic gets so close to the pavements. It would seem to be recognised that Park Road will provide unsuitable means of access to the eastern site. Why else is it deemed necessary to use Parkhouse Lane for emergency access?

#### PUBLIC TRANSPORT

In her report the Inspector passes comment on the state of public transport, seeming to expect this would be used in preference to private vehicles. I believe her assumptions to be misjudged. She does not seem to have taken into consideration that not everyone works in Bristol or Bath. In fact there are a great many current residents who work outside these central areas, or even further afield, and for whom public transport is not available as an alternative to private vehicle use. It is pure guesswork to suggest there will be an increase in the number of commuters using public transport. There is no evidence to support this belief.

#### SHOPS and PARKING

Despite the Inspector's opinion that Keynsham has a good mix of retail outlets, this is not a view shared by many of its residents. The shops in Keynsham are normally used for day to day items only, or by those who are unable to shop elsewhere. Most people do their main weekly shopping at out-of-town centres or supermarkets. There are already, at certain times, insufficient parking places in Keynsham, a fact which encourages shoppers to go elsewhere. To increase the number of vehicles in the town will cause more congestion and will increase pollution.

#### JOBS

There are already insufficient job opportunities in Keynsham. The vast majority of workers have to commute to employment outside the local area. The number of people living in these proposed dwellings would add to this. Any new workshops would simply replace those already on the site so would have no significant impact on the number of people working locally.

#### WILDLIFE

The proposed developments would result in the loss, or displacement, of much of the wildlife currently found within the area, and that supported by the Abbots Wood Community Forest, when bordered on three sides by buildings, would become increasingly isolated. Indeed, the wood itself would become vulnerable to possible unwanted development in the future.

#### GENERAL

Bath and North East Somerset Council, following due DEMOCRATIC process, have previously rejected these proposals, after having considered the wishes of a large number of local residents. It would appear this same Council has performed a complete U-turn because they were told to re-instate this back into the Local Plan, simply because the land is suitable for development. This should not be the only criterion for developing "Green Belt" land. If this were to be the case there must be a lot more vulnerable land currently in the "Green Belt". Having read the Inspector's report this is the only conclusion I can come to. I have read nothing in the report to convince me that this number of dwellings is needed in Keynsham, or that Keynsham's infrastructure will be able to support such an increase in population. "Green Belt" land is a precious commodity and should be protected whenever

allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a

possible and it is my opinion that B&NES Council should stick to its original decision that site GDS.I/K2 should be deleted from the Local Plan.

new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

**Ref:** 2556/J4

**Location** SW Keynsham  
**Keynsham**

#### TRAFFIC

Traffic congestion would increase enormously if the development of 700 houses were to be approved on these sites in Keynsham. If each new property used only one car it will mean an extra 700 vehicles using the roads in and around the town. In fact it is more than likely that some of these properties will use more than one vehicle.

Keynsham already suffers from severe traffic congestion, particularly on the A4, on routes to Bath or Bristol. I therefore fail to see how the Inspector, in her report (Issue 3 (7.107)), can state that "there is no evidence to suggest the impact would result in unacceptable levels of congestion and will have no significant effect on the A4". This begs the question "has the Inspector experienced the current traffic congestion around Keynsham for herself?" Or perhaps she has based her decision on hearsay?

Her response to Issue V (7.110) was to say "I accept Keynsham already experiences a high level of commuting and any increase in residential development could add to that level". This is a direct contradiction of her response to Issue 3 (see above). There is, it seems, also no evidence to suggest the impact (of extra traffic) would not result in unacceptable levels of congestion (as well as extra pollution), although common sense would suggest otherwise.

#### ROADS

The roads in Keynsham were not constructed to withstand the ever-increasing amounts of traffic we experience today. The original proposal to use St Clements Road for access to the eastern site was quite rightly rejected because the road was unsuitable. Now the proposal is to use the equally unsuitable Park Road, which is very narrow. Also for any traffic continuing along Park Road into West View Road, it will be confronted by an even narrower road, which then presents a serious traffic hazard at its junction with Chariton Road.

Chariton Road itself is likewise unsuitable for an increase in usage because it narrows, just below the junction with St Ladoc Road, thereby making it difficult for vehicles to easily pass. This also increases the danger to pedestrians using the footpaths on this stretch of road because traffic gets so close to the pavements. It would seem to be recognised that Park Road will provide unsuitable means of access to the eastern site. Why else is it deemed necessary to use Parkhouse Lane for emergency access?

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In her report the Inspector passes comment on the state of public transport, seeming to expect this would be used in preference to private vehicles. I believe her assumptions to be misjudged. She does not seem to have taken into consideration that not everyone works in Bristol or Bath. In fact there are a great many current residents who work outside these central areas, or even further afield, and for whom public transport is not available as an alternative to private vehicle use. It is pure guesswork to suggest there will be an increase in the number of commuters using public transport. There is no evidence to support this belief.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

No change.

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Despite the Inspector’s opinion that Keynsham has a good mix of retail outlets, this is not a view shared by many of its residents. The shops in Keynsham are normally used for day to day items only, or by those who are unable to shop elsewhere. Most people do their main weekly shopping at out-of-town centres or supermarkets. There are already, at certain times, insufficient parking places in Keynsham, a fact which encourages shoppers to go elsewhere. To increase the number of vehicles in the town will cause more congestion and will increase pollution.

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**WILDLIFE**

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A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.I/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children’s playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

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The objection raises no new issues warranting a further modification.

**Ref:** 2556/J6  
**Location** SW Keynsham  
**Keynsham**

**TRAFFIC**

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No change.

congestion around Keynsham for herself?" Or perhaps she has based her decision on hearsay?

Her response to Issue V (7.110) was to say "I accept Keynsham already experiences a high level of commuting and any increase in residential development could add to that level". This is a direct contradiction of her response to Issue 3 (see above). There is, it seems, also no evidence to suggest the impact (of extra traffic) would not result in unacceptable levels of congestion (as well as extra pollution), although common sense would suggest otherwise.

#### ROADS

The roads in Keynsham were not constructed to withstand the ever-increasing amounts of traffic we experience today. The original proposal to use St Clements Road for access to the eastern site was quite rightly rejected because the road was unsuitable. Now the proposal is to use the equally unsuitable Park Road, which is very narrow. Also for any traffic continuing along Park Road into West View Road, it will be confronted by an even narrower road, which then presents a serious traffic hazard at its junction with Chariton Road.

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In her report the Inspector passes comment on the state of public transport, seeming to expect this would be used in preference to private vehicles. I believe her assumptions to be misjudged. She does not seem to have taken into consideration that not everyone works in Bristol or Bath. In fact there are a great many current residents who work outside these central areas, or even further afield, and for whom public transport is not available as an alternative to private vehicle use. It is pure guesswork to suggest there will be an increase in the number of commuters using public transport. There is no evidence to support this belief.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the

unwanted development in the future.

GENERAL

Bath and North East Somerset Council, following due DEMOCRATIC process, have previously rejected these proposals, after having considered the wishes of a large number of local residents. It would appear this same Council has performed a complete U-turn because they were told to re-instate this back into the Local Plan, simply because the land is suitable for development. This should not be the only criterion for developing "Green Belt" land. If this were to be the case there must be a lot more vulnerable land currently in the "Green Belt". Having read the Inspector's report this is the only conclusion I can come to. I have read nothing in the report to convince me that this number of dwellings is needed in Keynsham, or that Keynsham's infrastructure will be able to support such an increase in population. "Green Belt" land is a precious commodity and should be protected whenever possible and it is my opinion that B&NES Council should stick to its original decision that site GDS.1/K2 should be deleted from the Local Plan.

Modification MIA3/14, Paragraph A3.18

The proposed modification reinstates the apparent advantages of developing South West Keynsham from the DDLP, but these are not based on fact. Although there are links to Bristol and Bath via public transport, 700 dwellings on these sites would cause major traffic problems on Woollard Lane leading to the A37, Park Road, Albert Road, Coronation Road, West View Road and Chariton Road, as well as many of the smaller roads in the vicinity. None of these roads were designed or are suitable to carry such an increase in traffic. Chariton Road in particular is already hazardous for children, as well as other residents, due to the volume and speed of traffic entering or leaving Keynsham.

In addition, 700 new houses is not sustainable because of the different timescales between the Regional Spatial Strategy, which will introduce a link road to the area no earlier than 2016, and this Local Plan, which proposes to introduce an immediate increase in traffic but with no access support.

There cannot be safe, uncluttered access to the proposed development because of poor access to roads surrounding the area.

The Modification states that the development would contribute to social inclusion and "quality of life" for residents, which I do not believe to be true. Any new development would be a massive, isolated, additional community on the outskirts of Keynsham. This will place extra strain on already stretched resources.

Modification M/A3/15, Paragraph A3.18A

The amendments I am seeking are to reinstate paragraph A3.18A, of the RDDLP, which places emphasis on regeneration of existing sites, thus reducing the need to travel. If the paragraph cannot be reinstated, the spirit of the statements should be maintained. Any development in Keynsham should be carried out in small pockets, keeping the sense of community and promoting social inclusion, as stated in the paragraph in the RDDLP. The proposed development should be deleted in favour of regeneration of brown field sites throughout B&NES, which could be achieved if the arbitrary timescale of 2011 were to be removed.

Modification M/B9/34 Plan Reference GDS. 1/K2

I wish to object to the reinstatement into the Local Plan of Policy GDS.1 1K2, relating to the development of "Green Belt" land south west of Keynsham. I, along with many others, objected to this policy in the Deposit Draft in 2002.

Following due

DEMOCRATIC process Bath & North East Somerset Council agreed with our

likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

objections and this Policy was deleted from the Local Plan. This action was communicated to me in a letter, dated 15 September 2003, from Keith Goodred, Team Leader, Planning Policy at B&NES Council. Also in this same letter was an invitation to withdraw my objection. The actual wording was: "if the Council has made a change to the Plan as a result of your representation and you are satisfied with the change there is now the opportunity for you to withdraw your original objection. The Inspector will only be considering the 2003 Revised Plan policies at the Inquiry (which incorporates policies and proposals which are unchanged from the first Deposit Plan 2002) and so if your objection is met there is no need for you to appear at the Inquiry. The Council will effectively be supporting your case". I understood this to mean that Policy GDS.1/K2, as it had been withdrawn from the Plan, would not therefore be part of the Public Inquiry. I later received a letter, dated 31 October 2006, from Simon de Beer, Team Leader Planning Policy at B&NES Council, informing me that Policy GDS.1/K2 had been reinstated into the Plan as a result of the Inspector's report following the Public inquiry held in 2003. I now believe that I am the victim of a deception by B&NES Council and that I have therefore been denied my Democratic right to have my objection heard at the Public Inquiry.

**Ref:** 2558/J4

**Location** SW Keynsham  
**Keynsham**

**TRAFFIC**  
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Keynsham already suffers from severe traffic congestion, particularly on the A4, on routes to Bath or Bristol. I therefore fail to see how the Inspector, in her report (Issue 3 (7.107)), can state that "there is no evidence to suggest the impact would result in unacceptable levels of congestion and will have no significant effect on the A4". This begs the question "has the Inspector experienced the current traffic congestion around Keynsham for herself?" Or perhaps she has based her decision on hearsay?  
Her response to Issue V (7.110) was to say "I accept Keynsham already experiences a high level of commuting and any increase in residential development could add to that level". This is a direct contradiction of her response to Issue 3 (see above). There is, it seems, also no evidence to suggest the impact (of extra traffic) would not result in unacceptable levels of congestion (as well as extra pollution), although common sense would suggest otherwise.

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The roads in Keynsham were not constructed to withstand the ever-increasing amounts of traffic we experience today. The original proposal to use St Clements Road for access to the eastern site was quite rightly rejected because the road was unsuitable. Now the proposal is to use the equally unsuitable Park Road, which is very narrow. Also for any traffic continuing along Park Road into West View Road, it will be confronted by an even narrower road, which then presents a serious traffic hazard at its junction with Chariton Road.  
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No change.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2572/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1. The proposal to remove these two sites A and B from green belt and 'designate' them for development was both substantial and contentious back in 2002, when originally advanced as part of the Draft Plan to go to public inquiry. It was deleted from the Draft Plan prior to the inquiry process, and was therefore not the subject of any public scrutiny in the course of the Inquiry, or any scrutiny in the presence of the parties primarily concerned.</p> <p>2. The proposal continues to be both substantial and contentious. Indeed, all the more so given that the proposed number of housing units has now been increased from 500 to 700.</p> <p>3. On this ground alone, it is submitted that the Inquiry should be re-opened to allow public scrutiny of the Proposed Modification, in the presence of the parties primarily concerned. It would be quite wrong to allow a Modification of this scale to proceed without doing this. Substantive: General</p> <p>4. The author essentially adheres to the representations made by him in February 2002. He develops them as now set out in the paragraphs that follow.</p> <p>5. Although the principle of using some Green Belt land around Keynsham has been established, such land should still not be used until it has been clearly demonstrated that all suitable land of other types ("brownfield" or whatever) within BANES has been used. Even now, the Local Plan does not demonstrate this fact; there is no or no adequate evidence as to how the availability of the other sites previously proposed by BANES has been assessed. Even within the Keynsham area, there are other available (brownfield) sites which would be preferable on most or all counts, viz. St Johns Court and/or Somerdale.</p> <p>6. In selecting sites A and B for development (from those sites identified in the 1999 BANES Local Plan Issues report), the Proposed Modification would select the two sites which:</p> <ol style="list-style-type: none"> <li>(1) Would create the most intrusion into the Green Belt;</li> <li>(2) Are the most remote from the transportation corridor;</li> <li>(3) Are the most remote from Keynsham town centre;</li> <li>(4) Would create the least satisfactory boundary for the town of Keynsham; and</li> <li>(5) Would offer the least integration into the existing town.</li> </ol> <p>Substantive: intrusion into the Green Belt</p> <p>7. As to 3(1) above, site B is in a particularly prominent and conspicuous position, such that development would impact on the surrounding Green Belt.</p> <p>8. Moreover, site B would have extraordinarily limited access. The only apparent means of access would be via Park Road — which is patently inadequate for this purpose.</p> <p>9. Development of sites A and B as separate sites would be uncoordinated and fragmented. If any development is to take place in this area, it should be on a single reduced, but coordinated site (viz. Site A), serviced by Chariton Road as its arterial link. (Charlton Road being patently inadequate for the purpose, but nonetheless the least inadequate road in the vicinity)</p> <p>10. If a further site really is necessary in this (remote) location in addition to site A, the alternative site identified in the 1999 Report at Lays Farm would be better suited to the desired objectives of the Local Plan — whether in substitution or in reduction of Sites A and B. It would be visually far less intrusive; access would be</p>	<p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development</p>	No change.

far better than for site B; it would provide a more coherent and unified development boundary. Alternatively, site A plus another site elsewhere should be used.

Substantive: access and transportation

11. As to 3(2) and (3) above:

(1) Travel from the proposed development sites would require difficult journeys to Keynsham town centre; through Keynsham town centre; from Keynsham town centre to the A4.

(2) The A4 road is already overloaded, to the severe detriment of all road users, including especially all bus services.

(3) The existing train service is inadequate, unreliable, expensive and now in the process of steady reduction as to both frequency and capacity. Moreover, access to Keynsham railway station (whether on foot, by cycle or by car) is difficult and/or unsafe.

(4) Bus services are slow and unreliable. They are subject to the vagaries of the traffic in both Bristol and Bath and along the A4.

And yet the plans now put forward for the development of Keynsham contain no detailed proposals at all (beyond generalised statements) as to how transportation is to be improved. Indeed, it may be that adequate improvement is simply not possible, even with substantial expenditure. In practice, the proposed development would generate pro tanto increases in commuting traffic and congestion (presumably in a ratio of more than one vehicle per new housing unit). New housing should be proximate to the relevant work locations. In contrast, the overwhelming majority of residents on these proposed development sites would work in Bristol or Bath.

12. Moreover, the proposals for mixed residential and commercial development (or whatever) are being advanced with no or no apparent regard to the fact that commercial development would itself generate additional traffic movement.

13. In the result, sites A and B are now being proposed without any or any apparent consideration of the highway implications — both within Keynsham and throughout the surrounding areas. Roads throughout the area are already subject to unsatisfactory levels of rat-running.

Amendments sought to the Proposed Modification

14. The author seeks:

(1) Deletion of the Proposed Modification;

(2) Alternatively, its restriction to site A.;

(3) Reduction of the number of proposed housing units;

(4) A re-opening of the Inquiry to permit due scrutiny of the Proposed Modification.

requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

**Ref:** 2575/J2

**Location** SW Keynsham  
**Keynsham**

The roads are not built to carry the cars that use Charlton Road now. To add another 700+ would be murder, as things are now to get from Longmeadow Road into Charlton Road now - you have to take your life in your hands on the wrong side of the road.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver

No change.

housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2601/J49</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The Inspector made a number of recommendations regarding the provision of housing within the local plan area. Having regard to concerns about a potential significant shortfall in provision, the inspector recommended that amongst others. A large Greenfield site to the south of Keynsham (K2 site) be allocated for development. The inspector considered that Keynsham was in principle a sustainable location for further residential development.</p> <p>Whilst accepting the inspector's general point that Keynsham is an appropriate location in principle for further residential development, the allocation of the K2 site for development is not considered to accord with prevailing planning policy and in particular is contrary to guidance in PPG2. The K2 site is currently Greenfield in nature and is in a highly visible and prominent location on the periphery of the town. There are other sites on the periphery of Keynsham such as the Lays Farm site which are considered to be more suitable to allocate for development to contribute towards meeting the dwelling requirements for the plan period. In this instance there are clear advantages of the lays farm site over the K2 site, including:</p> <ul style="list-style-type: none"> <li>• Defensible topographical barrier to the site (lays farm has a clear ridge to the west of the site which restricts further development and would act as a defensible boundary to development)</li> <li>• Partially previously developed (includes the existing employment area)</li> <li>• Better related to the existing built form and is a natural extension to the town</li> <li>• Sustainable location well located with good access to services and facilities</li> <li>• The Lays Farm site is considered to be of less value in Green Belt terms (especially given it is inherently less open) than the K2 site.</li> </ul> <p>Accordingly, we would propose that the allocation of the K2 site for development within the current plan period be deleted and that further sites which are better related to the urban form of Keynsham and which make less of a contribution in green belt terms, such as lays farm be considered for allocation to meet the current plan period requirements for new housing.</p>	<p>demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be</p>	No change.

required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

<b>Ref:</b> 2656/J2	Traffic congestion. Local facilities. Drainage Problems. Using up Green Belt sites.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p>	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>		<p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p>	
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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2666/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Just because delays have been caused in Bath, they should not just build elsewhere. They should sort out the problems in Bath and build on brownfield sites. I am fed up with dealing with all of Baths mistakes!</p>	<p>the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2676/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I object to the building of 700 dwellings on what was considered a green belt area of land.</p> <p>I believe we should guard against our green belt land being used for housing and we should instead utilise our brown field sites, however long it takes to secure that land for development.</p> <p>I consider the building of 700 dwellings on the above site as being far too high a density. The impact on the surrounding area and on Keynsham in general will be immense.</p> <p>How suitable is the land? I thought there was some criticism in the last few years of developers building on flood plains. A considerable amount of water runs off the portion of land to be developed near my home. Unless this issue is given serious consideration, there are going to be problems in the future.</p> <p>What will be the impact on the existing drains on Chariton Meadow Estate, drains which have given problems in the past?</p> <p>What will be the impact on wildlife? Are there any species that warrant protection? Will there be any consultation or survey carried out with an appropriate organisation? For some years bats have been seen in flight coming into Chariton Meadow Estate from the direction of the proposed site, feeding on flying insects. Where are they roosting?</p> <p>Have the Woodland Trust been consulted on the proposals to build so many dwellings either side of the community forest? I am concerned about the effect the housing and inhabitants will have on the maturing woodland and our continuing enjoyment of it.</p> <p>The proposed site is such an important open space facility for those of us living close by and also others who turn up in cars to take advantage of it. The field, along with the play area, is well used by local children and adults alike. Where shall we go if the area is turned into yet another housing estate?</p> <p>Has consideration been given to providing a play area of an adequate size in amongst the proposed housing? Will there be space for boys to run around and kick a football, which they like to do at present? The play area will need to be increased in size to accommodate the increase in population. Will enough land be available? This is an important area for children and their play area should not suffer for the sake of squeezing the required number of houses in. Has consideration been given to safe access to and from the play area? The present access road is obscured from Holmoak</p> <p>Road at present and I have for some time considered it a hazard. The access road is very close to a sharp bend on Holmoak Road and this bend is, more often than not, restricted in width by cars parked on both sides of the road, sometimes right</p>	<p>detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. 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This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through</p>	No change.

on the bend.

I have major concerns about the increased volume of vehicles on our roads which will result from so many dwellings being provided on the above site. 700 dwellings two, or even three, vehicles per household. Not only will those extra vehicles have an impact in the immediate vicinity, but they will also affect Keynsham town centre itself. Parking is already a problem at times when visiting the shops in the High Street.

The impact of this development on Chariton Road and also the proposed access to the eastern site, close to Castle School/Park Road/St. Clements Road will be considerable.

Access onto Chariton Road from adjoining estates can at present be difficult at times, not just at rush hour. Major consideration will need to be given to this road in regard to safe, efficient access.

I was quite surprised to read a few naïve comments in the previous Inspector's Report in which she stated there was no evidence to suggest the development would result in unacceptable levels of congestion and that the impact on the A4 would be negligible and would have no significant effect on traffic conditions! I wonder how many commuters who travel down Charlton Road to the A4 each working day would agree with those statements.

No doubt, the use of public transport will be put forward as a suggestion to alleviate the added pressure of increased traffic on our roads. There are still going to be a fair number of people who will need to use their vehicles for their day to day business. For the others there will have to be a pretty good transport system in place to entice them to use it.

The proposed roads on the new development will have to be adequate to accommodate double decker buses and provide well sited, safe pick up points. The roads on Charlton Meadow Estate certainly were not constructed to accommodate a bus route. The roads are very often congested with parked cars which causes a problem with the restricted width of the road. Consideration has to be given to access for emergency vehicles. Will the roads on the proposed development be constructed with these points in mind?

There is a suggestion that the residents of the new development may be provided with pedestrian/cycle access to the local shops on Holmoak Road. The whole area around these shops is a hazard at present. Again, cars parked both sides of the road to the front of the shops, again reducing the width of the road considerably and the shops positioned on a bend. There is going to be an impact on increased patronage of these shops, without a doubt, both from increased traffic and safety for pedestrians. particularly for the elderly and children.

I am very concerned about the effect 700 dwellings will have on adjoining established housing and the quality of life for existing residents.

The small cul-de-sacs of houses on the boundary of the proposed site (Chariton Meadow Estate) are not suitable for pedestrian/cycle access from the proposed development. This estate was built as an open plan site and most of the gardens do not have boundary walls or fences. Increased pedestrian traffic will cause problems from dogs, children and general trespass. Our rear access roads on this estate are at present private and too narrow, in most cases, to accommodate through access. If this proposed development goes ahead in the future, I worry what effect it will have on Keynsham and the quality of life for all of us. How much faith can we have in the planners and developers to protect Keynsham from the chaos that could erupt from this proposed plan? I really don't know. We just have to hope our concerns are listened to, now and in the future.

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The objection raises no new issues warranting a further modification.

<b>Ref:</b> 2681/J2	I write with regard to the above and wish to object to proposed modifications on the following grounds;	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>	Traffic If this development is allowed to go ahead there would be the potential for another 1400 vehicles using the roads in and around Keynsham. The roads in Keynsham are already heavily congested and an increase such as this would put an unacceptable strain on these roads. In addition to this there is also the environmental impact a development such as this would have on the surrounding country side. It has been suggested by the inspector that there is no evidence that there would be any significant impact on the A4, I can only imagine that the inspector has not experienced traffic conditions around the Keynsham area. The Inspector then goes on to say that Keynsham does experience high levels on commuting and any increase in residential level could add to that level — this would seem to be a contradiction to her previous statement. Environmental Impact I would like to bring to your attention the impact of such a development on the Abbots Wood Community Forest. The forest has now become well established and supports a wide variety of wildlife, the developments would result in the loss or displacement of much of the wildlife in the area as this would be surrounded by buildings on three sides. This has become a valuable space to the local community and the hard work of a lot of people would have been for nothing. The proposed developments also include the removal of a children's play area. Are we not constantly being advised by those in government the need for our children to exercise, this would contradict that advice as there seems to be plans for any kind of replacement play area. Social Impact A development of this size would have a severe social impact on Keynsham. If one took as an average of three persons to a household on a 700 house development this would mean an additional 2,100 persons. It would not be unreasonable to suggest an increase in crime would be likely and we have yet to see any suggestion on an increase in policing levels in Keynsham. In addition to this Keynsham as a whole does not have a sufficient public transport system to cope with the addition to the population and local services i.e. shops and public services would also be put under strain. On point of local shops we would like to bring to your attention that while Keynsham does have one supermarket most people go outside of Keynsham for their shopping i.e. Asda, Longwell Green and Sainsbury, Brislington. Are there going to be any additions to public services as a result of this development and if so what? General Given the objections raised above I am concerned as to why this development has been concentrated into one area of Keynsham when there are other brown field sites that would be more suitable. As Keynsham does not have sufficient employment opportunities it is not unreasonable to suggest that the majority of the population would be commuting to Bristol or Bath for employment. Finally if this abuse of the green belt is allowed to proceed how long before there is another development and Keynsham becomes swallowed up into Bristol as Stockwood before it has. It is my understanding that Keynsham is in fact Bath and North East Somerset and NOT Bristol.	The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.  A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from	

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2681/J3</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Traffic</p> <p>If this development is allowed to go ahead there would be the potential for another 1400 vehicles using the roads in and around Keynsham. The roads in Keynsham are already heavily congested and an increase such as this would put an unacceptable strain on these roads. In addition to this there is also the environmental impact a development such as this would have on the surrounding country side.</p> <p>It has been suggested by the inspector that there is no evidence that there would be any significant impact on the A4, I can only imagine that the inspector has not experienced traffic conditions around the Keynsham area. The Inspector then goes on to say that Keynsham does experience high levels on commuting and any increase in residential level could add to that level — this would seem to be a contradiction to her previous statement.</p> <p>Environmental Impact</p> <p>I would like to bring to your attention the impact of such a development on the Abbots Wood Community Forest. The forest has now become well established and supports a wide variety of wildlife, the developments would result in the loss or displacement of much of the wildlife in the area as this would be surrounded by buildings on three sides. This has become a valuable space to the local community</p>	<p>the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p>	No change.

and the hard work of a lot of people would have been for nothing. The proposed developments also includes the removal a children's play area. Are we not constantly being advised by those in government the need for our children to exercise, this would contradict that advise as there seems to be no provision in the plans for any kind of replacement play area.

#### Social Impact

A development of this size would have a severe social impact on Keynsham. If one took as an average of three persons to a household on a 700 house development this would mean and additional 2,100 persons. It would not be unreasonable to suggest an increase in crime would be likely and we have yet to see any suggestion on an increase to policing levels in Keynsham. In addition to this Keynsham as a whole does not have a sufficient public transport system to cope with the addition to the population and local services i.e. shops and public services would also be put under strain. On point of local shops we would like to bring to your attention that while Keynsham does have one supermarket most people go outside of Keynsham for their shopping i.e. Asda, Longwell Green and Sainsbury, Brislington. Are there going to be any additions to public services as a result of this development and if so what?

#### General

Given the objections raised above I am concerned as to why this development has been concentrated into one area of Keynsham when there are other brown field sites that would be more suitable. As Keynsham does not have sufficient employment opportunities it is not unreasonable to suggest that the majority of the population would be commuting to Bristol or Bath for employment.

Finally if this abuse of the green belt is allowed to proceed how long before there is another development and Keynsham becomes swallowed up into Bristol as Stockwood before it has. It is my understanding that Keynsham is in fact Bath and North East Somerset and NOT Bristol,

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2682/J7</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>6.1 In summary, the original objections to the Proposal SK2 allocations (February 2002) are sustained in relation to the Proposed Modifications, on the basis that:</p> <ul style="list-style-type: none"> <li>• There may still be alternative sites throughout B&amp;NES that comply more closely with PPG3 and other national and development plan policy frameworks, and which should be allocated and developed first;</li> <li>• There may still be alternative sites in more sustainable locations in terms of accessibility to the existing transportation infrastructure and network;</li> <li>• The proposed Green Belt boundary would be very vulnerable to further development pressure. If land is to be allocated, a single coherent area from the Green Belt would be preferable;</li> <li>• Development of Site B would be (a) highly visible from and visually intrusive within the surrounding Green Belt area and (b) particularly inaccessible;</li> <li>• Transport Criteria 6, 7 and 8 continue to lack detail as to how and why associated pedestrian and cycle route enhancements, improvements to Keynsham Railway Station and improvements to bus services will be delivered; and,</li> <li>• The policy criteria still lack detail in terms of guiding the development proposals. They continue to fail to provide developers and the surrounding communities with adequate certainty as to how it is to be carried out and serviced.</li> </ul> <p>6.2 For these reasons, the Residents of Chewton Keynsham:</p> <p>6.2.1 Request that a Modifications Inquiry be held into Policy GDS.1 Proposal SK2, to allow a full and open exploration of all these issues to take place, and to enable them to participate in this public process as they would have had the proposal been retained in the Revised Deposit Draft Plan;</p> <p>6.2.2 Reserve the option of legal challenge if the above course is not adopted;</p> <p>6.2.3 Submit that development of the proposal site (if any) should be restricted to Site A.</p> <p>6.2.4 Submit that any development of the proposal site should in any event be I subject to provision within the Policy for the local community to be formally included at every subsequent stage of the development process. More particularly, the Development Requirements paragraph of the Policy should be amended to include a passage to the following effect:</p> <p>'...development of the site will only be allowed to proceed on the basis of a co-ordinated strategy for a mixed use development, to involve full and extensive consultation with local stakeholders at every stage of the development process (through Masterplan, Development Brief, Outline and Detailed Planning Submissions), in accordance with the following principles....'</p>	<p>detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through</p>	No change.

the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children’s playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

**Ref:** 2722/J2

**Location** SW Keynsham  
Keynsham

Firstly, it would be a help if this form was in plain English. What are you telling the Keynsham Residents. The people who live in our area cannot understand this form! Are you trying to say the council is planning to build 700 houses on GREEN BELT LAND?  
The residents would like to know if 700 or a great number of houses are to be built. Where is the 3 water coming from? (How much more water will be used from our

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the

No change.

local reservoirs?)

Will there be a good transport service on the new estate? Where will there be a play ground for children? Where will the new residents shop? If they travel by car, how much more pollution will there be? Where will the new schools be built - if not, how will the new children get to a school? Primary or secondary? Where will the doctors come from - are you planning extra surgeries? What about policing? We hardly see the police now, how much more pressure will there be put on services. There is no transport onto the South West Estates on a Sunday - sort our more transport for the people now! How much will you put up from council tax to support amenities?

Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as



Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2749/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Depletion of open spaces - insufficient amenities to serve the high influx of residents, plus traffic congestion with at least 700 vehicles if only one per household.</p>	<p>mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700</p>	

dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2753/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Infrastructure, i.e. roads, schools, shops, car parking.</p>	<p>quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p>	<p>No change.</p>

		<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<p><b>Ref:</b> 2764/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>There is not the infrastructure for this amount of development.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be</p>	<p>No change.</p>

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2787/J3</p> <p><b>Location</b> SW Keynsham Keynsham</p>	<p>The volume of traffic in Charlton Road is now so high since the ring road at Hicks Gate opened - it is used as a rat run and takes an unacceptable time to enter it from Holmoak/Longmeadow Road. The area suggested is mainly clay underfoot, drainage is almost non-existent and continually flooded. The roads in the area are saturated with parked vehicles at night. Additional traffic would make life unbearable. I strongly oppose development on this site.</p>	<p>between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that</p>	

this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2825/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>There are quite a few points that need to be addressed concerning this proposed new, very large, housing development on land that was until not so many years ago, designated as green belt land. In fact neither my wife or I cannot remember being informed or hearing of a local consultation on the change of the area from green belt to land available for development.</p> <p>We both realise that there is great pressure on the existing housing stocks, and of the need to provide more housing in our area, which both of us agree the need for, but to put all the area's needs into one block is not a good idea.</p> <p>You are going to put together another dormitory housing estate to serve people who are most likely to work in Bristol or Bath as the work situation around Keynsham will not support these extra families. This means that most people will need to travel to work, and as we all know public transport is expensive and unreliable and doesn't run on Sundays, so most households will have one or two cars. Having seen no plans, I am assuming that access roads will either lead out onto the main Chariton road, which at the moment is used as a main access route from south west Bristol, or into existing housing estates, both of which seems unsatisfactory to my knowledge of the local traffic dangers.</p> <p>By splitting up the number of houses into several smaller developments you can spread out the traffic load into more manageable units.</p> <p>We are also concerned as to whether any thought has been given to the extra load all the houses will put on to the local infrastructure i.e. schools, Doctors, shops, care services for the elderly etc, all of which are stretched to provide a good service at the moment.</p> <p>Provision should be considered to providing facilities for teenagers and young adults to keep them from being a nuisance and getting into trouble because there is nothing for them to do.</p> <p>It is not just providing extra housing you have to look for, you have to consider seriously a complete local life package for all the residents of Keynsham.</p>	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle</p>	No change.



Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2834/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I strongly object to your proposals. The roads are too congested and very overcrowded now. The proposed land has very bad drainage and the parking now is very bad due to limited parking and too many cars. You have left the children with no where to go if you take their playground away.</p> <p>2. My reasons are the same as above, you are taking away my scenic views. Our gardens will be waterlogged and destroyed due to heavy rain and bad drainage. The roads cannot cope with the traffic. You need to sort this before adding to the problem of more houses.</p>	<p>Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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<p><b>Ref:</b> 2847/J3</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Charlton Road will be unable to handle the extra traffic that this development will generate. At peak times we have difficulty gaining access from Woodland Close to Charlton Road due to present volume of traffic. With another potential 2000 cars a day it will become even more dangerous from our access point and others, even with the proper modifications. Also the loss of play/sports area by Charlton Road will be catastrophic.</p>	<p>necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a</p>	

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The objection raises no new issues warranting a further modification.

**Ref:** 2903/J2

**Location** SW Keynsham  
Keynsham

- 1. 2001 - 500 houses planned on Green Belt land declined. 2006 - 70 houses, what has changed to support application locally? Nothing.
- 1. Bus service (first) Expensive, unreliable, no Sunday service, "3 A Bus" to support extra needs, totally inadequate existing route not bus friendly.
- 1. Develop Castle primary and already under performing school. SEN centre for

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites

No change.

BANES, with very little support already to meet needs.

1. Access from Park Road/Charlton Road is bad now. It will become worse with 1000+ cars
1. Local facilities/shops are substandard now - how will it support 700 houses? More charity shops?
2. Decline building totally for 700 as basis/ reasons for 2001 decline of 500 has not changed and only got worse

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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<b>Ref:</b> 2917/J7	If houses are spread throughout the area of Keynsham it will spread the load for traffic amenities - schools, shops, buses. If houses are put in South Keynsham only, the infrastructure of the town will suffer as a result. They need to be spread out.	<p>integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-</p>	

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<p><b>Ref:</b> 2937/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Don't think should use Green Belt. Also the roads and Schools won't be able to cope. What will happen to Abbots Wood?</p>	<p>new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p>	<p>No change.</p>



Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2961/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1. Inadequate public transport currently i.e. first is a private company not public therefore no control</p> <p>1. Shops/local facilities are currently poor i.e. charity shop culture</p> <p>1. Schools - Development of a struggling school, currently 230 pupils to 400 plus.</p> <p>1. Access issues from Charlton Road and Park Road, Emergency Services issues.</p> <p>1. Develop playing field on land that floods in Winter, "flood plan"</p> <p>1. Pedestrian/cycle access created to access</p> <p>1. General shop at Holmoak Rd for 700 houses.</p> <p>1. Railway station contribution to something run by "private company" not "public" - no control.</p> <p>1. Part time local emergency service structure. Now, issues worsen with 700</p>	<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

houses, 1000+ people.  
2. Decline building 700 houses totally. Reason/basis for 2001 500 house decline same with local support and infrastructure worse now than 5 years ago.

Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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<p><b>Ref:</b> 2961/J3</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The reasons are no different to those in 2001, in fact, resources and infrastructure to support such housing levels are now even worse than before. BANES provides poor services now, god knows what another 700 houses will do. The people who make decisions are no doubt not effected by this plan. If BANES wanted to build on Foxhill or Western Riverside, the block could have sorted out, but South Keynsham is easy option.</p>	<p>likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement.</p>	<p>No change.</p>

In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3023/J20</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>This site is unsuitable to sustain 700 houses. The roads are not suitable for extra traffic towards Keynsham on the A37. Keynsham town centre is already over-crowded and parking limited. I doubt the Keynsham infrastructure can sustain such an increase. The site is too far from the A4 for people to walk - this means an additional car journey to get to the main bus route.</p> <p>The site at Manor Road, Saltford provides a very good alternative for houses which would relieve the need for so many at Keynsham. From Saltford site there are good road (A4) and access to schools, doctors, library, shops etc by foot. Main bus route to Bristol and Bath is within easy walking distance. Children can walk/cycle to Secondary school. Using this site would decrease pollution without any significant damage to the environment.</p>	<p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site</p>	No change.

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3063/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The Inspectors Report published on 17th May 2006 recommended the erosion of 20.2 Ha's Greenbelt Land to allow the construction of 700 Houses. The grounds for this decision appeared to be that this was the least bad of alternatives for greenbelt sacrifice. In making this recommendation, the Inspector did not make reference to the many deficiencies of this particular site, which were well aired in a previous public meeting in 2002.</p> <ul style="list-style-type: none"> <li>• Despite proximity to Keynsham centre, the location will overwhelm the immediate transport infrastructure. Particularly, it is not well placed to access the A4 road and train corridor. Previous developments do not appear to have been planned with such an expansion in mind.</li> <li>• Infrastructure such as drains, water supply and schools is insufficient to cope with an expansion of such a size.</li> <li>• Employment for the influx of new residents does not exist in Keynsham</li> <li>• The development will highly visible from many surrounding areas.</li> <li>• Has the council ascertained that there are no alternative sites within BANES which comply more closely with PPG3 (Government Policy on Greenbelt), and which are more sustainable from a transport perspective?</li> </ul>	<p>GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

The fundamental problem is that policy M/A2/8, proposing the new para 2.12A, paragraph 5 is misplaced. Keynsham should not, as a matter of policy, be regarded as the overspill housing location for Bath, sandwiched as it is between Bath and Bristol.

I am of the opinion that there has been insufficient exposure to these modifications, and some further public inquiry is required before these changes become mandated.

sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3098/J67</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1) We object to the site area proposed for the South West Keynsham development site in that it excludes a significantly located, yet small parcel of land at Parkhouse Farm. We contend that the Local Planning Authority has ignored the circumstances relating to the misconception by the Local Plan Inspector that the site covered a larger area than that intended by the Objector seeking allocation of the Parkhouse Farm site. We contend that a decision not to allocate Parkhouse Farm along with the other K2 sites is taken for expediency purposes rather than, as should be the case, the proper planning of the area to provide a cohesive and sustainable land allocation.</p> <p>2) The facts of the case are as follows:</p> <p>a. The Inspector misunderstood the boundaries of the site being promoted by George Wimpey Strategic Land in that she considered that the Woodland Trust land was included within the omission site.</p> <p>B. Following discussions with the Objector, the Council decided not to approach the Inspector to seek clarification on her views despite the Planning Inspectorate inviting this.</p> <p>C. The refusal to seek the Inspector's clarification on whether, had she realised that the Woodland Trust land was not included within the omission site, would she have recommended the Parkhouse Farm site as part of the K2 allocation.</p> <p>3) The K2 sites as they stand are made up of two separate elements to the east and west of the Woodland Trust land and Parkhouse Farm. As such there is no opportunity to provide a logical and cohesive development by linking the two parcels which would maximise the opportunity and provide good design.</p> <p>4) The Council's reluctance to go back to the Inspector appears to be based purely on a concern that the clarification which may be provided by the Inspector may require re-opening of the Local Plan Inquiry. Firstly we believe that the Inspector did not understand the evidence being put forward by George Wimpey Strategic Land in that she assumed that the omission site included the Woodland Trust land, and secondly she failed to address the opportunity presented to her to omit the Parkhouse Farm site from the Green Belt and include it within the K2 site for allocation for mixed-use development.</p> <p>5) The Objectors wrote to the Planning Inspectorate in August 2006 asking for clarification as to whether the Inspector would have recommended differently on the omission site had she realised the Woodland Trust land was not included in the objection for development purposes. It was clear from the response to that letter, dated 23 August 2006 that the Council are not obliged to follow the Inspector's</p>	<p>and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>Disagree that the Inspector misunderstood the boundaries for the site being promoted by the Objector. It is clear that the Proof of Evidence presented by the Objector included the land managed by the Woodland Trust. It states that the omission site from Green Belt is a 11 ha site and could accommodate approximately 350 dwellings. Whilst the Objector's proof did not make a distinction between the different areas within the suggested omission site, the Council's proof (B&amp;NES 49.5) described the constituent parts of the objection site as Abbots Wood and the land around and including Parkhouse Farm. The inspector had an opportunity to consider the separate constituent parts and recommended to retain the site within the Green Belt.</p> <p>The objection raises no new issues warranting a further modification.</p>	



recommendations if they disagree with any of them and it is for the Council to interpret the Inspector's recommendations. The Inspectorate went on to advise that it is only the Local Planning Authority who can seek clarification from the Inspector, however Bath and North East Somerset Council Officers declined to seek that clarification. We suggest this was because it would have taken up too much time to enable the Council to achieve their timetable for proposing Modifications and also to escape from having to undertake Strategic Environmental Appraisal of the Plan.

6) It is disingenuous of the Council to take the stance of not wanting to re-open the Local Plan Inquiry at this late stage as the Council wasted some considerable time by delaying publication of Part 1 of the Inspector's Report which set out her findings related to housing land provision and individual allocations, as far back as October 2005. At that time the Council had ample time to seek the Inspector's clarification on her recommendations as far as the Parkhouse Farm land was concerned.

7) It is our view that including Parkhouse Farm within the allocation would be a 'de minimus' change to that recommended by the Local Plan Inspector and would provide the Local Plan with a more logical allocation to which a sensible urban design strategy could be applied. Indeed the Inspector in her response to Bryant Homes South West Limited has recommended a link between the two K2 sites in her recommendation that a new clause be inserted in the policy for a new pedestrian and cycle route to be provided along Parkhouse Lane. This link would more logically run as a continuous link through the site from east to west, allowing permeability and access. The attached Development Concept prepared for the objector, shows how this route would knit together the two disparate K2 land parcels, forming a cohesive urban design solution to the development area.

8) We do not consider that the Local Plan Inquiry would need to be re-opened to propose the Parkhouse Farm site as part of the wider K2 allocation as this was proposed by the objectors and was considered at the Local Plan Inquiry and by the Inspector.

#### Modification Sought

9) We seek the following changes to the Proposed Modifications:

a) The land at Parkhouse Farm, as identified in the attached plan, should be included within the K2 site allocation shown on the

Proposals Map

b) The land at Parkhouse Farm should be excluded from the green Belt

c) Policy GDS.1/K2, South West Keynsham, should be amended as follows:

"K2 South West Keynsham — Site area 23 ha

Development requirements:

Site in three sections separated by Community Woodland:

Part A 8.5 ha east of Charlton Road, Part B 11.7 ha west of St Clement's Road and

Part C 2.2 ha north of Parkhouse Lane and south of the Community Woodland. Site

requirements are for A, B and C combined and development of any site will only be allowed to proceed on the basis of a co-ordinated strategy for a mixed-use development in accordance with the following principles:

1) About 800 dwellings (about 500 delivered in the Plan period).

2) At least 1.5 ha of land for business uses (Use Class BI), including the replacement of existing workshops.

3) Vehicular access from Charlton Road (Site A) and Park Road (Site B). A new pedestrian and cycle route to be provided along the main spine road through the site and along Parkhouse Lane, the latter will also serve as an emergency access.

- 4) Pedestrian links to the adjoining Woodland Trust woodland and countryside and between sites A, B and C.
- 5) General traffic management measures to mitigate impact on surrounding road network.
- 6) Enhancement of pedestrian and cycle routes to Keynsham town centre and railway station.
- 7) A contribution towards improvements to Keynsham railway station of an appropriate scale and kind.
- 8) A contribution towards improvements to bus services to the three parts of the site, Keynsham Town Centre, Bristol and Bath of an appropriate scale and kind.
- 9) Improvements to Castle Primary School to meet the demand arising from the K2 development.
- 10) Provision of a community meeting place located adjacent to school together forming a community focal point.
- 11) Provision of at least two small scale local convenience shops provided with residential accommodation above; and to form part of the community focal point and possibly at Parkhouse Farm site.
- 12) Provision of direct pedestrian/cycle access from Site A to shops at Holmoak Road.
- 13) Retention of existing hedgerows where possible, especially along Parkhouse Lane.
- 14) Provision of children's playing space.
- 15) Provision of a playing field.
- 16) Protection of the Woodland Trust woodland.
- 17) Incorporation into the layout of a scheme to accord with the Forest of Avon guidelines, to include the provision of on and off-site planting".

Also attached supporting maps.

**Ref:** 3108/J3

**Location** SW Keynsham  
**Keynsham**

I object to the proposed development in South West Keynsham as it will cause damage to the environment with increased traffic, pollution, light pollution and the usual problems that arise on housing estates. It will have a damaging effect on the wild life and natural fauna in the area, and the increased use of the lanes and by ways in the area will lead to further environmental damage. The proposed modifications should be withdrawn.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

No change.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West

Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the

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<p><b>Ref:</b> 3108/J5</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I object to the proposed modification as I believe that this development will result in increased pressure on Council services, the emergency services, water electricity employment and recreation. These services are already under strain and if additional facilities are to be provided, this will result in further development threatened on the Green Belt areas around Keynsham.</p> <p>The amendment requires the withdrawal of this proposed development from the local plan.</p>	<p>Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt</p>	<p>No change.</p>

			land in the JRSP.	
			<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<b>Ref:</b>	3108/J7	I object to the proposed development in South West Keynsham on the grounds that there will be an increase of probably up to one thousand additional cars in this area, with an increase in population and noise. The proposed access along Park Road and on to Charlton Road are unsuitable. The increase in traffic will lead to further congestion on the roads and in particular on the A4 and A37. The A4 is already congested for most of the day and as the occupants of this development are unlikely to work or even shop in Keynsham, there will be increased congestion on these routes.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the	No change.
<b>Location</b>	SW Keynsham Keynsham			

Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3108/J8</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I am personally opposed to any additional development in Keynsham as I feel that little or no benefit will arise for the town. I am opposed to the proposal to build 700 houses in South Keynsham for the following reasons.</p> <ol style="list-style-type: none"> <li>1. The development is on Green Belt land and I cannot see the point of having a green belt policy if it can be overlooked for the benefit of developers.</li> <li>2. If the development is allowed to go ahead, a precedent will be set for more development in the future, with further erosion of the green belt and the danger of the area between Bristol and Bath being completely built up.</li> <li>3. The proposal will have a damaging effect on the environment. The whole surrounding countryside will be affected and the rural nature of our town will be destroyed.</li> <li>4. As a result of this proposed development, there will probably be up to one thousand additional cars in the area leading to an increase in pollution and congestion. The inspector's report indicates that she appears to think that there will be little effect on the A4 and A37 but how she reaches this conclusion I do not understand.</li> <li>5. The proposed development will be an additional strain on the services in the area, the emergency services, doctors, water and electricity. There could also be demand for local shops and entertainment and therefore further demands for such facilities. Public transport would have to be improved and I doubt very much if the train and bus services will be improved by the present operators.</li> <li>6. The facilities occupying the new houses are unlikely to come from the immediate local area. They probably will not work in Keynsham or even shop in Keynsham. Although I understand that provision is to be made for first time buyers and young families who are unable to afford accommodation in this area. I doubt that many of the new dwellings will in fact be allocated for such purpose.</li> </ol>	<p>South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative</p>	No change.

brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.



Ref:	3133/J2	The objection raises no new issues warranting a further modification.	
<b>Location</b>	SW Keynsham <b>Keynsham</b>	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.	No change.
	<p>The proposed modification reinstates the apparent advantages of developing S.W Keynsham from DDLP but these are not based on fact. Although there are links to Bristol and Bath via public transport, 700 houses on this site would cause major traffic problems on woodland lane leading to the A37, Park Rd, St Clements Rd and Charlton Rd, none of which are suitable to carry such an increase in traffic. Charlton Rd in particular is already hazardous for children and residents due to the volume of traffic coming into Keynsham. The Park Rd access to Site B is severely restricted to single access, only bordered by no pedestrian accesses to listed cottages. Due to current difficulties, many delivery vehicles have had to turn back before reaching their destinations. There are no parking restrictions in this area and it has already been so obscured that construction workers while working on a small adjacent site, have resorted to leave their vehicles in the Park Road/Dunster Road area, adding to its congestion. A considered alternative route such as demolishing houses in Dunster road and bringing through a link road to site B will not work since all existing access routes within the congested zone are already burdened by parked vehicles.</p> <p>In addition the current services, such as drainage, will be overlooked and to carry the increased capacity from 700 dwellings will require major works that would extend throughout that part of Keynsham causing disruption to existing roads for years to come.</p> <p>No possible considerations for any development should be given until an adequate supporting infrastructure is in place.</p> <p>The construction of 700 new houses is not sustainable because of the different timescales between the Regional Special Strategy that will introduce a link road to the area no earlier than 2016, and this local plan which would introduce increasing traffic with no access support.</p> <p>The modification states that the development would contribute to social inclusion and 'quality of life' objectives for residents. This is not true. The new development would be a massive, isolated extra community on the outskirts of Keynsham, placing strain on already stretched resources. Keynsham must be developed in a sustainable and sympathetic manner to maintain the strong sense of community in the town. Tight housing with an inadequate support for social needs and communications will only exacerbate the problems with the community and serious consequences affecting the elderly, emergency services and crime can only result. The amendments I am seeking are to reinstate Paragraph H3.18A from the RDDLP which places emphasis on regeneration of existing sites, thus reducing the need to travel. If the paragraph cannot be reinstated, the spirit of the statements should be maintained. Development of Keynsham should be carried out in small pockets and where the local infrastructure has the spare capacity, keeping the sense of community and promoting social inclusion as stated in the paragraph from the RDDLP. This proposed development, in its current form, should be dismissed in favour of regeneration of brown field sites throughout BANES, that can be done if the arbitrary timescale of 2011 were to be removed.</p> <p>It does appear that the proposal to develop this land is a perfect case for opportunism by the council where the local farmer is determined to sell his agricultural holding as building land to a predestined developer for nothing more than greed, and who has made a very foul effort to force the local community in supporting his application.</p>	<p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development</p>	

<b>Ref:</b> 3153/J2			
<b>Location</b> Keynsham Keynsham	<p>I am writing further to my letter of 2002 to object yet again to your proposal to build a substantial housing estate on land adjacent to Charlton Road. Having lived at Poplars Cottage since 1996 with family connections in the eighteen years prior to that I have witnessed how the passage of time has altered the number of vehicles using this dangerous road.</p> <p>The dangers can be borne out by the fact that our boundary wall has been repaired seven times through major impacts in as many years.</p> <p>There have been many other crashes particularly on the bends to which police records will testify. The course of the road has not been altered in fifty years but still it is expected to carry today's volume of traffic which will be made worse when at least on more car per house will be added to an already overloaded system. That the proposed number of houses is to be raised from 500-700 with an infrastructure that is already at Capacity in ludicrous.</p>	<p>requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national</p>	No change.

			<p>planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This same site was allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011.</p> <p>Any developer will be required to comply with the development requirements stipulated in the Local Plan (Site GDS.1/K2) which reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development. A transport assessment will also need to be provided as part of any planning application.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p>	
<b>Ref:</b>	3154/J3	Access, parking, green belt encroachment, places for children to play, a way of getting more council tax to help re-coup the Bath Spa Project fiasco.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives,</p>	No change.
<b>Location</b>	SW Keynsham <b>Keynsham</b>			

sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3159/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>700 new homes in the area of Keynsham is too many. The road structure would not be able to accommodate the extra traffic and the roads are incapable of being improved. Charlton Road will not see a reduction in traffic until the final link of the ring road is in place some time after 2016.</p> <p>I support the need for 500 new homes in Keynsham but believe they need to spend over a number of sites.</p>	<p>and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The</p>	<p>No change.</p>

Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

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**Ref:** 3170/J2

**Location** SW Keynsham  
**Keynsham**

I wish to object to the potential development of up to 700 houses on green belt land to the South of Keynsham from Chariton Road to Park Road.

At present this is one of very few peaceful environments that can be enjoyed by dog walkers and nature lovers as well as one of few playing fields for children in the South of Keynsham. To remove this would be detrimental to children who want to play outside safely as well as residents who enjoy this tranquil area.

I understand there is a need for further housing but believe the best way to do this is to establish smaller sites which would integrate with Keynsham as a town, rather than impact so heavily on a single area with corresponding traffic congestion and strain on local resources.

In addition 700 new houses is not sustainable because of the different timescales between the Regional Special Strategy which will introduce a link road to the area no earlier than 2016, and this local plan which would introduce increasing traffic with no access support.

700 houses on this site would cause major traffic problems on Woollard lane leading to the A37, Park Road, St Clements Road and Charlton Road, none of which are suitable to carry such an increase in traffic. Charlton road in particular is already hazardous for children and residents due to the volume of traffic coming in to Keynsham.

Keynsham's local amenities are currently stretched and a potential further 2800 people would overstretch them. As an example secondary schools are already oversubscribed in the town and parking is an increasing problem.

As a Keynsham resident with the best interest of the town at heart I feel strongly that planners should listen to the views of residents and support our view that:

- 1) The Woodland Trust Land and surrounding Green belt should be protected
- 2) There cannot be safe uncluttered access to the proposed development because of poor access to roads surrounding the area
- 3) Keynsham must be developed in a sustainable and sympathetic manner to maintain the strong sense of community in the town. We do not want a 'bolt-on' estate sat on the edge of Keynsham.

I hope the views of residents are taken into consideration when making the final decisions on this important matter.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

No change.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3446/J23 /s</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Taylor Woodrow Developments Limited support the allocation of South West Keynsham in the Proposed Modifications. The allocation of this land accords with Recommendation R7.22 of the Local Plan Inspector's Report.</p> <p>The Inspector's Recommendation was based on a wide ranging assessment of planning policy, consideration of housing land supply and alternative sites at Keynsham and elsewhere in the District. In particular she identified:</p> <ul style="list-style-type: none"> <li>- a need to increase the overall level of housing provision (Recommendation R5.1)</li> <li>- the amount of land allocated for residential development (Recommendation R5.13);</li> <li>- an acute shortfall of housing completions arising from the likely implementation of a number of sites listed in the Revised Deposit Local Plan (Recommendation R5.16);</li> <li>- that provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Structure Plan policies 2, 9 and 16 (Recommendation R1.12); and</li> <li>- South West Keynsham (the 'K2 site') provides the location best able to meet the criteria for the release of Green Belt land in the Structure Plan (Recommendation R7.22).</li> </ul> <p>The Inspector considered that:</p> <ul style="list-style-type: none"> <li>- development would be seen against the backdrop of the existing area and would not intrude into the strategic gap between the town and the edge of Bristol and</li> </ul>	<p>the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>



there would remain a significant open area sufficient to prevent any harmful coalescence;

- no evidence exists to suggest that the impact on either the local road network or the A4 would result in an unacceptable level of congestion;
- the site is within easy reach to the railway station and a frequent bus services operates in the local area. An increase in population would re-enforce the viability of providing bus services to this area in turn relieving the level of impact on the roads; and
- development in this location will help support existing services and facilities whilst contributing to new provision.

The development principles listed in the Policy will contribute to achieving the positive aspects identified by the Inspector. These principles are noted. These accord with the Inspector's Addendum Report and Recommendation R7.22.1 and are being used to inform the masterplanning exercise.

The need for a co-ordinated approach to the development of Site A and Site B is acknowledged. Good progress is already being made in bringing forward the site. Taylor Woodrow Developments Limited, who control a substantial element of the site have been working in conjunction with the Council as part landowner and Local Planning Authority to develop a masterplan document to guide the submission of an application(s). This masterplan document will ensure the co-ordinated approach referred to as appropriate by the Inspector in her Addendum Report and support the submission of future planning application(s).

The circumstances that prevailed at the time of the Local Plan Inquiry regarding the suitability of the site have not altered in the intervening period. However, and as set out in representations concerning Proposed Modifications M/A4/20 and M/B7/5, strategic housing requirements in the emerging RSS for the West of England and in the Plan area are greater than the level previously contained in RPG10 and reflected by the Local Plan Inspector. Moreover, more recent evidence in the form of the 2003 based Household Projections suggests that the overall level of housing could be higher still upon the confirmation of RSS. Taken together, this evidence further supports the basis upon which South West Keynsham was recommended for allocation by the Local Plan Inspector and there exists no sustainable argument that this land is not required for development.

Without prejudice to Taylor Woodrow Developments Limited's support for the re allocation of South West Keynsham, the capacity of the site within the Plan Period – as prescribed in criterion 1 of Policy GDS1 .K2 - is the subject of objection. This is dealt with in a detailed representation in respect of Proposed Modification M/B7/25.

<b>Ref:</b>	3446/J24 /s	Taylor Woodrow Developments Limited support the proposed modification to the Proposals Map to allocate land at South West Keynsham for mixed use development and similarly to alter the Green Belt boundary in this location. The allocation of this land and alteration to the Green Belt accords with Recommendation R7.22 of the Local Plan Inspector's Report.	Support noted.	No change.
<b>Location</b>	SW Keynsham <b>Keynsham</b>			
<b>Ref:</b>	3698/J1	The Town Council objected to the inclusion of 400 dwellings on this site as there are not the sustainable jobs in the town to support a development of this size. This will encourage more outward community putting strain on already overcrowded suburban streets. The proposed modification increases the number of dwellings and therefore the original objection is reinstated	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages.	No change.
<b>Location</b>	SW Keynsham <b>Keynsham</b>			

Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3701/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I wish to object to the potential development of up to 700 houses on green belt land to the South of Keynsham from Charlton Road to Park Road.</p> <p>At present this is one of very few peaceful environments that can be enjoyed by dog walkers and nature lovers as well as one of few playing fields for children in the South of Keynsham. To remove this would be detrimental to children who want to play outside safely as well as residents who enjoy this tranquil area.</p> <p>I understand there is a need for further housing but believe the best way to do this is to establish smaller sites which would integrate with Keynsham as a town, rather than impact so heavily on a single area with corresponding traffic congestion and strain on local resources.</p> <p>In addition 700 new houses is not sustainable because of the different timescales between the Regional Special Strategy which will introduce a link road to the area no earlier than 2016, and this local plan which would introduce increasing traffic with no access support.</p> <p>700 houses on this site would cause major traffic problems on Woollard lane leading to the A37, Park Road, St Clements Road and Charlton Road, none of which are suitable to carry such an increase in traffic. Chariton road in particular is already hazardous for children and residents due to the volume of traffic coming in to Keynsham.</p> <p>Keynsham's local amenities are currently stretched and a potential further 2800 people would overstretch them. As an example secondary schools are already oversubscribed in the town and parking is an increasing problem.</p>	<p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use</p>	No change.

As a Keynsham resident with the best interest of the town at heart I feel strongly that planners should listen to the views of residents and support our view that:

- 1) The Woodland Trust Land and surrounding Green belt should be protected
- 2) There cannot be safe uncluttered access to the proposed development because of poor access to roads surrounding the area
- 3) Keynsham must be developed in a suitable and sympathetic manner to maintain the strong sense of community in the town. We do not want a "bolt-on" estate sat on the edge of Keynsham.

I hope the views of residents are taken into consideration when making the final decisions on this important matter.

including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3787/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The proposed building plans do not take account of the poor road links to the areas. The local roads can not support the increase in local traffic that would come with such a build. The main road link to this area already has residential and schools on the road side the increase in traffic would have major effect upon this areas.</p>	<p>emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will</p>	<p>No change.</p>

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<p><b>Ref:</b> 3787/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>There is limited green / recreation land available to local residents, this land has been set aside for such use for some time now. Further consideration should be given to not using this land as this is the only open space in this area that is set aside for recreational use.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been</p>	<p>No change.</p>

investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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<p><b>Ref:</b> 3787/J3</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Consideration should be give to the use of "brown field" sites that have already had building works on then. Green belt land should remain as such and should not be built upon.</p>	<p>development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

<p><b>Ref:</b> 3788/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1) Additional noise pollution to a protected area of Keynsham 2) Environmental impact 3) The road infrastructure in Keynsham is not sufficient for current housing levels.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from</p>	<p>No change.</p>
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<b>Ref:</b>	3788/J2	Parking in town is a joke. Anybody over the age of 65 can get a disabled sticker and park wherever they like on the high street. Pollution, environmental impact, parking etc.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p>	No change.
<b>Location</b>	SW Keynsham <b>Keynsham</b>			

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3807/J3</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p><b>TRAFFIC</b></p> <p>Traffic congestion would increase enormously if the development of 700 houses were to be approved on these sites in Keynsham. If each new property used only one car it will mean an extra 700 vehicles using the roads in and around the town. In fact it is more than likely that some of these properties will use more than one vehicle.</p> <p>Keynsham already suffers from severe traffic congestion, particularly on the A4, on routes to Bath or Bristol. I therefore fail to see how the Inspector, in her report (Issue 3 (7.107)), can state that "there is no evidence to suggest the impact would result in unacceptable levels of congestion and will have no significant effect on the A4". This begs the question "has the Inspector experienced the current traffic congestion around Keynsham for herself?" Or perhaps she has based her decision on hearsay?</p> <p>Her response to Issue V (7.110) was to say "I accept Keynsham already experiences a high level of commuting and any increase in residential development could add to that level". This is a direct contradiction of her response to Issue 3 (see above). There is, it seems, also no evidence to suggest the impact (of extra traffic) would not result in unacceptable levels of congestion (as well as extra pollution), although common sense would suggest otherwise.</p> <p><b>ROADS</b></p> <p>The roads in Keynsham were not constructed to withstand the ever-increasing amounts of traffic we experience today. The original proposal to use St Clements Road for access to the eastern site was quite rightly rejected because the road was unsuitable. Now the proposal is to use the equally unsuitable Park Road, which is very narrow. Also for any traffic continuing along Park Road into West View Road, it will be confronted by an even narrower road, which then presents a serious traffic hazard at its junction with Chariton Road.</p> <p>Chariton Road itself is likewise unsuitable for an increase in usage because it narrows, just below the junction with St Ladoc Road, thereby making it difficult for vehicles to easily pass. This also increases the danger to pedestrians using the footpaths on this stretch of road because traffic gets so close to the pavements. It would seem to be recognised that Park Road will provide unsuitable means of access to the eastern site. Why else is it deemed necessary to use Parkhouse Lane for emergency access?</p> <p><b>PUBLIC TRANSPORT</b></p> <p>In her report the Inspector passes comment on the state of public transport, seeming to expect this would be used in preference to private vehicles. I believe her assumptions to be misjudged. She does not seem to have taken into</p>	<p>detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through</p>	No change.

consideration that not everyone works in Bristol or Bath. In fact there are a great many current residents who work outside these central areas, or even further afield, and for whom public transport is not available as an alternative to private vehicle use. It is pure guesswork to suggest there will be an increase in the number of commuters using public transport. There is no evidence to support this belief.  
SHOPS and PARKING

Despite the Inspector’s opinion that Keynsham has a good mix of retail outlets, this is not a view shared by many of its residents. The shops in Keynsham are normally used for day to day items only, or by those who are unable to shop elsewhere. Most people do their main weekly shopping at out-of-town centres or supermarkets. There are already, at certain times, insufficient parking places in Keynsham, a fact which encourages shoppers to go elsewhere. To increase the number of vehicles in the town will cause more congestion and will increase pollution.

**JOBS**

There are already insufficient job opportunities in Keynsham. The vast majority of workers have to commute to employment outside the local area. The number of people living in these proposed dwellings would add to this. Any new workshops would simply replace those already on the site so would have no significant impact on the number of people working locally.

**WILDLIFE**

The proposed developments would result in the loss, or displacement, of much of the wildlife currently found within the area, and that supported by the Abbots Wood Community Forest, when bordered on three sides by buildings, would become increasingly isolated. Indeed, the wood itself would become vulnerable to possible unwanted development in the future.

**GENERAL**

Bath and North East Somerset Council, following due DEMOCRATIC process, have previously rejected these proposals, after having considered the wishes of a large number of local residents. It would appear this same Council has performed a complete U-turn because they were told to re instate this back into the Local Plan, simply because the land is suitable for development. This should not be the only criterion for developing “Green Belt” land. If this were to be the case there must be a lot more vulnerable land currently in the “Green Belt”). Having read the Inspector’s report this is the only conclusion I can come to. I have read nothing in the report to convince me that this number of dwellings is needed in Keynsham, or that Keynsham’s infrastructure will be able to support such an increase in population. “Green Belt” land is a precious commodity and should be protected whenever possible and it is my opinion that B&NES Council should stick to its original decision that site GDS.I/K2 should be deleted from the Local Plan.

the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

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The objection raises no new issues warranting a further modification.

**Ref:** 3808/J3

**Location** SW Keynsham  
**Keynsham**

**TRAFFIC**

Traffic congestion would increase enormously if the development of 700 houses were to be approved on these sites in Keynsham. If each new property used only one car it will mean an extra 700 vehicles using the roads in and around the town. In fact it is more than likely that some of these properties will use more than one vehicle.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the

No change.

Keynsham already suffers from severe traffic congestion, particularly on the A4, on routes to Bath or Bristol. I therefore fail to see how the Inspector, in her report (Issue 3 (7.107)), can state that "there is no evidence to suggest the impact would result in unacceptable levels of congestion and will have no significant effect on the A4". This begs the question "has the Inspector experienced the current traffic congestion around Keynsham for herself?" Or perhaps she has based her decision on hearsay?

Her response to Issue V (7.110) was to say "I accept Keynsham already experiences a high level of commuting and any increase in residential development could add to that level". This is a direct contradiction of her response to Issue 3 (see above). There is, it seems, also no evidence to suggest the impact (of extra traffic) would not result in unacceptable levels of congestion (as well as extra pollution), although common sense would suggest otherwise.

#### ROADS

The roads in Keynsham were not constructed to withstand the ever-increasing amounts of traffic we experience today. The original proposal to use St Clements Road for access to the eastern site was quite rightly rejected because the road was unsuitable. Now the proposal is to use the equally unsuitable Park Road, which is very narrow. Also for any traffic continuing along Park Road into West View Road, it will be confronted by an even narrower road, which then presents a serious traffic hazard at its junction with Chariton Road.

Chariton Road itself is likewise unsuitable for an increase in usage because it narrows, just below the junction with St Ladoc Road, thereby making it difficult for vehicles to easily pass. This also increases the danger to pedestrians using the footpaths on this stretch of road because traffic gets so close to the pavements. It would seem to be recognised that Park Road will provide unsuitable means of access to the eastern site. Why else is it deemed necessary to use Parkhouse Lane for emergency access?

#### PUBLIC TRANSPORT

In her report the Inspector passes comment on the state of public transport, seeming to expect this would be used in preference to private vehicles. I believe her assumptions to be misjudged. She does not seem to have taken into consideration that not everyone works in Bristol or Bath. In fact there are a great many current residents who work outside these central areas, or even further afield, and for whom public transport is not available as an alternative to private vehicle use. It is pure guesswork to suggest there will be an increase in the number of commuters using public transport. There is no evidence to support this belief.

#### SHOPS and PARKING

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Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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## WILDLIFE

The proposed developments would result in the loss, or displacement, of much of the wildlife currently found within the area, and that supported by the Abbots Wood Community Forest, when bordered on three sides by buildings, would become increasingly isolated. Indeed, the wood itself would become vulnerable to possible unwanted development in the future.

## GENERAL

Bath and North East Somerset Council, following due DEMOCRATIC process, have previously rejected these proposals, after having considered the wishes of a large number of local residents. It would appear this same Council has performed a complete U-turn because they were told to re instate this back into the Local Plan, simply because the land is suitable for development. This should not be the only criterion for developing "Green Belt" land. If this were to be the case there must be a lot more vulnerable land currently in the "Green Belt"). Having read the Inspector's report this is the only conclusion I can come to. I have read nothing in the report to convince me that this number of dwellings is needed in Keynsham, or that Keynsham's infrastructure will be able to support such an increase in population. "Green Belt" land is a precious commodity and should be protected whenever possible and it is my opinion that B&NES Council should stick to its original decision that site GDS.I/K2 should be deleted from the Local Plan.

mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

**Ref:** 3877/J1

**Location** SW Keynsham  
**Keynsham**

I object to the density of the housing and the fact that the land is greenbelt. Brownfield sites in and around Keynsham to be used. The fields act as a soakaway for rain. The high street has been known to flood and there are pockets of water when rain is heavy. The traffic on Charlton Road can be heavy now - 700 extra houses will mean 700 or more extra cars. I propose a reduction in the number of houses and a study of drainage and flooding before anything is done.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

No change.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700



dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high

<p><b>Ref:</b> 3877/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Too much traffic for Charlton Road. Fields act as a soakaway at the moment to avoid the high street flooding. Drains on federated estate not capable of taking any more water. Destruction of Abbey Wood, surrounded by housing. What about Wellsway?</p>	<p>quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p>	<p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p>		
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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3878/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I wish to register my objections to the above, proposed housing development, on two sites to the south west of Keynsham.</p> <p>These sites are poorly placed for development, in my opinion, in quite a number of ways.</p> <p>I. The general amenities in this area are poor, shops, working places, schools and general road transportation to this green field area, leave a lot to be desired. It is certainly too far out from Keynsham for people to walk to the shops, travel by car would either be via Chariton Road (already over used and difficult or impossible to improve) or by a new road to Park Road or even St Clements Road both too small and already congested for extra hundreds of vehicles.</p> <p>2. An elevated site, which will deteriorate the green belt vista from all directions.</p> <p>3. Traffic and transportation to work place. This will be either to Bristol or Bath. The</p>	<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

first route will be either into Keynsham and into Bristol via A4, already chronically congested or through Whitchurch and into Bristol via Wells Road again an overused road. If travelling towards Bath, again via Keynsham town centre and A4 to Bath, a very slow, congested and abysmal journey or perhaps a shorter route via Redlynch Lane dropping into Chewton Road and village, a tortuous, narrow and 'rat run' lane already. With any more traffic a possible death trap waiting to happen.

4. There are always other possible sites, which do not seem to have as many inherent problems i.e. St John's Court, Somervale, Pixash Lane area, or even Longlands Farm, Wellsway.

I can only urge you to reconsider this ill conceived plan, to seek the public's opinion, and to use some common sense and find more suitable area or areas for the needed affordable housing that BANES needs to provide.

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3901/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>CPRE's view is that development in the Greenbelt should be avoided, unless there are very special circumstances. CPRE has seen the rationale put forward in the modifications for siting additional housing in Keynsham rather than elsewhere in the authority's area, however would question whether Keynsham does indeed have the infrastructure to cope with 700 more houses anywhere: the A4 and A37 are beyond capacity, the train service to Bath and Bristol is less than ideal and there is no employment potential for 700 households in so there will be an increase in people travelling into Bath and Bristol. There appears to be a risk that Keynsham and its environs will be turned into a convenient "dumping ground" for extra housing and, as there is insufficient space within Keynsham, they will just keep moving into the Green Belt, which CPRE opposes. The Parish Councils have, to our knowledge, been given no opportunity to express views (although it is recognized that they will have been sent a hard copy of the documentation). It therefore seems appropriate to:</p> <ul style="list-style-type: none"> <li>• Consider what planning conditions need to be in place to support additional housing in Keynsham (with assurances that such conditions would be enforced)</li> <li>• Reconsideration of where any such housing should be sited, if it confirmed that it can be supported (with full consultation of both Keynsham and other affected parishes)</li> </ul> <p>The CPRE is keen to be involved in discussion on the siting of further housing in the B&amp;NES area, and in particular the challenges around sustainable development to balance the employment, transport, housing and countryside needs in the area.</p>	<p>between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that</p>	

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4016/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>It is our belief that the proposed modification will :-</p> <ul style="list-style-type: none"> <li>- Restrict our view to the rear of our property</li> <li>- We will be overlooked by other properties (an invasion of our privacy)</li> <li>- Will increase traffic on an already congested road (Park Road)</li> <li>- Will raise issues of road safety for young families.</li> <li>- Local play groups/schools/high street etc. Won't cope with increased demand.</li> <li>- Traffic at rush hour is already intolerable.</li> </ul>	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle</p>	<p>No change.</p>

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4017/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1. I don't think you should use greenbelt land for building when brownfield sites (Somerdale) are available 2. Little thought appears to have been given to access and transport.</p> <p>(a) K2 is over a mile from the station and further from the A4. People will not walk, they'll drive and cause additional congestion on Charlton Road</p> <p>(b) From K2B, the only access or exit will be through the already-congested Park Road or St Clements Rd into Albert Rd</p> <p>(c) any driver wishing to avoid central Keynsham will take Redlynch Rd into Chewton Keynsham, and turn left for access to the Wellsway along Chewton Rd. outside my house, two-way traffic is impossible, or at least impossible without slowing to a crawl, so this will lead to problems. Or they'll turn right for Bath and have to go through Compton Dando, which is also narrow, winding and difficult to pass</p> <p>(d) the rail services have already been downgraded this week with less capacity for the services out of Keynsham to Bristol. There are rumours of further cuts, so the Inspector's talk of good railway services rings hollow. Similarly, when she talks of fast road routes to Bristol and Bath, I find it difficult to believe she has ever driven the A4 or A37 at rush hour. And to use the A4 park and ride means new residents</p>	<p>Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>



will have to drive through Keynsham centre to the Hicks Gate roundabout, already horribly congested.

So, in summary,

- hands off the greenbelt! use brownfield, especially since its closer to station and A4

- do not use K2B without good road access - if you must have housing there, add Lays Farm instead, which has access to Charlton Rd

- stop railway cuts if you're going to build 700 more houses in Keynsham

- avoid adding to traffic through Chewton Keynsham and Compton Dando

and in any case, you should have an enquiry to allow people to voice an opinion: I spoke to 3 people living in Park Road/St Clements Rd area, and none had heard of the K2B proposal

demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4018/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I wish to object to the proposed Modification M/B9/33 of the Local Plan as highlighted in the Proposed Modifications 2006 Document.</p> <p>I write to express my grave concerns about the proposed development of 700 houses on the two plots of land a/. East of Chariton Road and b/. West of St Clements Road Keynsham.</p> <p>BANES should take into account PPG3 and other National Guidelines of development of Green Belt land, and fully consider all other potentially suitable sites for this development before green Belt land is lost to Housing.</p> <p>I accept that housing is required and as an Authority I understand BANES has an obligation to fulfil its objectives in providing new accommodation. However, I believe BANES should examine fully all other sites before committing this land to Housing. I believe the two sites proposed do not have adequate infrastructure to successfully serve the proposed housing. The proposed housing will not be taken up entirely by the local community of Keynsham. It will become principally a dormitory area for both Bath and Bristol Employment as well A4 London Corridor. As a consequence, there will be considerable additional traffic, either heading through Keynsham or in the other direction through substandard country roads towards Whitchurch and Bristol. The proposed Housing does not come with any suggestions of how the local Road/Rail network will accommodate this additional burden. With today's emphasis on public transport and rail travel, how does the positioning of the proposed development fit with a sustainable public transport system? The proposed site will only encourage the use of private motor vehicles through Keynsham and its surrounding country lanes.</p> <p>BANES should also take into account this Modification of the Local Plan will have on Green Land between Keynsham and surrounding villages. This green space is vital to the separate identities of town and country living. Erosion of green space is to be avoided unless absolutely every last alternative has been explored and dismissed. The countryside is a quintessential feature of English life. It really should be protected and only used for housing if no other option is available. I am not convinced BANES have explored every other suitable alternative. I suggest that we should have a Modifications Enquiry held to consider GDS.1 POLICY SK2 to ensure we examine all the aspects and issues of the matter as if the proposed Housing had been retained within the REVISED DEPOSIT DRAFT PLAN.</p> <p>I would also like to record my surprise and dismay that such a momentous development could be considered under a "modification of the Local Plan". Surely as an affected homeowner I should have been consulted directly? As a Council Tax payer I should have had a letter from BANES drawing my attention to such major</p>	<p>necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. 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landscape changing plans in the vicinity of my home? A local meeting, of which I was not aware, has apparently taken place. I was not given notice that such an important issue was being discussed. I very much hope it is not too late for the ramifications of the proposed Modification of the Local plan to be thoroughly aired in public with all sides able to present their views in a coherent and constructive manner. Such a forum should be in the form of a Local Enquiry and I urge BANES to consider this as an appropriate step forward for all concerned.

substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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The objection raises no new issues warranting a further modification.

**Ref:** 4019/J1

**Location** SW Keynsham  
Keynsham

Charlton Keynsham is serviced by narrow lanes in an area of outstanding beauty. Road usage of late through the village has reached alarming and dangerous proportions. Establishing 700 new dwellings in K2 site A and B could introduce some 1000 extra cars in an area where public transport is marginal. Keynsham is inaccessible on foot and the Railway Station is too far away. This development

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites

No change.

threatens the whole of this part of Chew Valley in a regional area which is serviced by the A4174 and a motoring network that can best be exploited by development outside the Bristol ring road.

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to

<b>Ref:</b> 4021/J1	<p>1) The proposed modification reinstates the apparent advantages of developing South West Keynsham from the DDLP. But these are not based on fact. Although there are links to Bristol and Bath via public transport, 700 houses on this site would cause major traffic problems on Park Road, St Clements Road and Chariton Road, none of which are suitable to carry such an increase in traffic. Chariton road is already hazardous for children and residents due to the volume of traffic coming in to Keynsham. Park Road and St Clements Road in particular, run through established residential areas and are totally unsuitable for the pressure of additional vehicular traffic from the proposed developments.</p> <p>In addition 700 new houses is not sustainable because of the different timescales between the Regional Special Strategy which will introduce a link road to the area no earlier than 2016, and this local plan which would introduce increasing traffic with no access support.</p> <p>There cannot be safe uncluttered access to the proposed development because of poor access to roads surrounding the area</p> <p>The modification states that the development would contribute to social inclusion and 'quality of life' objectives for residents. This is not true. The new development would be a massive, isolated, extra community on the outskirts of Keynsham, placing strain on already stretched resources. Keynsham must be developed in a sustainable and sympathetic manner to maintain the strong sense of community in the town.</p> <p>2) The amendments I am seeking are to reinstate paragraph A3.18A from the RDDLP which places emphasis on regeneration of existing sites thus reducing the need to travel. If the paragraph can not be reinstated, the spirit of the statements</p>	<p>integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-</p>	

should be maintained. Development of Keynsham should be carried out in small pockets, keeping the sense of community and promoting social inclusion as stated in the paragraph from the RDDLP. The proposed development should be dismissed in favour of regeneration of brown field sites throughout B&NES which can be done if the arbitrary timescale of 2011 were to be removed.

allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a

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<p><b>Ref:</b> 4021/J2</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>A. Totally unsuitable access roads through residential areas. These roads are grossly over crowded already.</p> <p>B. Use of land designated as green belt.</p> <p>C. A further strain on already stretched resources.</p>	<p>new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p>	No change.

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4022/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1. We object to urban sprawl for environmental reasons. The proposed plans for 'about' 700 houses on the outskirts of Keynsham would mean that about 1000 cars would be using Charlton Road and smaller country roads in the area. Charlton Road is already a 'rat run' to Bath and at times the 2 bridges near Chewton Place are congested. The views from the valley would also be spoilt at this point.</p> <p>2. Houses at Brownfield sites (Somerdale and St Johns Court) are close to all the amenities, including bus stops and the train station for commuters travelling to Bath, Bristol and beyond.</p>	<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.



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<p><b>Ref:</b> 4291/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1. I am only objecting as this is the first notification I have seen of any type and I would like to see my options if/when my business is interrupted.</p> <p>2. As above - options? E.g. .. Where will I go to? How much will I be compensated? Etc.</p>	<p>likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement.</p>	No change.

In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

<b>Ref:</b> 4292/J1	I feel that Park Road is far too narrow and heavily populated to take on any more traffic. We also have a School entrance which become heavily congested at certain times of the day and in effect the road becomes a one way system with parking on both sides of the road. I am also concerned about flooding that may occur if building is to go ahead. I'm sure you are aware that after heavy rain the end of Park Road becomes a small river and the drains (particularly the one at the top of Coronation Avenue) often overflow with human effluent. If this is being allowed now, what will it be like when two extra homes are built?	The objection raises no new issues warranting a further modification.	No change.
<b>Location</b> SW Keynsham <b>Keynsham</b>		The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.	
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		A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site	

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<p><b>Ref:</b> 4293/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Objections -</p> <ol style="list-style-type: none"> <li>1. Too many houses in one area - share around Keynsham, Saltford.</li> <li>2. Traffic problems. Particularly in view of new Health Park to be built on grounds of Keynsham hospital.</li> <li>3. Pressure on services such as Schools, GP's, Community Medical Service.</li> </ol>	<p>GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives,</p>	No change.

sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4322/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The shops we have are not suitable to cater for more family's. We need a bigger supermarket. Get rid of charity shops and also estate agents. We need a D.I.Y. shop, electrical items, bedding and household, and more children's clothes shops. Keynsham high street has reached rock bottom.</p>	<p>and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

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**Ref:** 4323/J1

**Location** SW Keynsham  
Keynsham

Too many houses built on green belt land - spoil countryside. Roads would have trouble coping with all the extra traffic. Keynsham cannot take an extra 700 houses.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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			<p>the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<b>Ref:</b>	4324/J1	Massive overload in one area. Yet another ! Up and once it's done, we are stuck with it and the problems that it will cause.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p>	No change.
<b>Location</b>	SW Keynsham <b>Keynsham</b>			

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4325/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Roads couldn't cope!! Spoiling green belt? Or green outlook - Keynsham will become a city!</p>	<p>detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through</p>	<p>No change.</p>

<b>Ref:</b>	4326/J1	Traffic congestion. Environmental and quality of life concerns.	the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.  A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.  A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.  Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.  The objection raises no new issues warranting a further modification.	No change.
<b>Location</b>	SW Keynsham <b>Keynsham</b>		The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the	

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<p><b>Ref:</b> 4327/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The area cannot sustain 700 houses, the roads around are congested already. Schools in the area are not capable of dealing with the number of children. The building of these houses in this one area will create one massive housing estate which will have a detrimental effect on our lives.</p>	<p>mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700</p>	

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high



Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4328/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The land required not only for the housing far too great, but the infrastructure (roads etc).</p>	<p>quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p>	<p>No change.</p>

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4329/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Recycle is the "in" word now - lets also recycle 'old land' brown field sites (as was the old Odeon cinema in Keynsham and many other sites) and leave the open land for everyone to enjoy. Small is beautiful and communities thrive - big developments grow big problems for the future. I really appreciate the open area of woodland which is kept beautifully by the council for walkers and children beyond our houses - please don't destroy this lovely peaceful area.</p>	<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	
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both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network

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<p><b>Ref:</b> 4330/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Not enough Schools, GP's etc. Charlton Road already clogs with traffic at peak times, 700+ more cars will create chaos.</p>	<p>between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that</p>	

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4331/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I think that 700 houses is too many and I also understand they are taking units away and peoples livelihood with it as it will be too expensive to stay.</p>	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle</p>	<p>No change.</p>

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4332/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I feel that there is not a good enough infrastructure to support the building of 700 houses in this area.</p>	<p>Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

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<p><b>Ref:</b> 4333/J1</p> <p><b>Location</b> SW Keynsham Keynsham</p>	<p>The road capacity is not capable of dealing with the amount of traffic that this will generate.</p>	<p>necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a</p>	

substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.

Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

**Ref:** 4334/J1

**Location** SW Keynsham  
Keynsham

I have lived in Keynsham since 1996 and find that turning right from Longmeadow Road to enter Charlton Road (en route to town) is always a matter of timing i.e. to judge the speed of traffic. Especially when parked vehicles in Charlton Road obscure traffic flow from town. I have been driving for 50 years - a veteran motorist thus to have any volume of traffic to or trying to join the flow would be a

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites

No change.

hazard. In particular, where there are bends in the road and hedges.

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4335/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I would saturate the area. Should be shared.</p>	<p>integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-</p>	

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4336/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	We do not have the infrastructure.	<p>new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p>	No change.

<b>Ref:</b>	4337/J1	To build on play areas used daily and to high levels is scandalous. I have lived in this area for the majority of my life and following the birth of my Son I was looking forward to him being able to use what is already basic facilities but if this is taken, I fear the end of Keynsham's low crime level and will move. In addition, the destruction of green belt and increase of traffic both road and conveniently air, is I feel a blatant disregard for the environment, safety and quality of life.	<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.
<b>Location</b>	SW Keynsham Keynsham		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the</p>	

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Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4338/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The traffic would be horrendous! It is bad enough trying to cross Charlton road to catch a bus at the moment. I cannot imagine what it would be like if we had more people living up the road.</p>	<p>likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
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<p><b>Ref:</b> 4339/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<ul style="list-style-type: none"> <li>- Congestion on local roads including Charlton Lanes.</li> <li>- Pressure on local schools. Schools already closing i.e. temple street.</li> <li>- Ruining local beauty sites, walks and wildlife will be under threat.</li> </ul>	<p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site</p>	No change.

			<p>GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<b>Ref:</b>	4340/J1	We left the concrete of Bristol to live in an affordable house adjacent to the countryside, especially appreciated by our one year old Son. This blot on the landscape would make us consider moving again. Build these house in Prescott's constituency.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives,</p>	No change.
<b>Location</b>	SW Keynsham <b>Keynsham</b>			

sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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<p><b>Ref:</b> 4341/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Access onto Charlton Road is already bad and crossing even in designated areas, dreadful. Policing the area is already bad with groups of youths hanging around local shops etc. Facilities for the extra population would have to improve and BANES won't provide that. Also, the countryside will be destroyed.</p>	<p>and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The</p>	

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

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<p><b>Ref:</b> 4342/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Should be spread around at various sites to reduce the environmental effects of new houses, traffic, school places etc.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from</p>	<p>No change.</p>
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			<p>the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<b>Ref:</b>	4343/J1	Too many in one area to be able to cope.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p>	No change.
<b>Location</b>	SW Keynsham <b>Keynsham</b>			

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in

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<p><b>Ref:</b> 4344/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>These roads cannot take the extra traffic weight - especially St Clements. All the suggested build land is very boggy. Local schools are already very full.</p>	<p>detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through</p>	<p>No change.</p>

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<b>Ref:</b>	4345/J1	Access to site by Park Road is too narrow. How many industrial units are being built? What sort of property is being built? If 700 houses are built, how many extra cars. Keynsham high street cannot cope now, what about Schools? Also water, electricity, gas.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the	No change.
<b>Location</b>	SW Keynsham Keynsham			

Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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<p><b>Ref:</b> 4346/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Cars are driven like they are on a race track in Park Road. Also being a major bus route. Also parked cars on the road, with little parking available.</p>	<p>mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700</p>	

dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 4347/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<ol style="list-style-type: none"> <li>1. 700 houses in the space available would mean very 'dense' development.</li> <li>2. 'Dense' development would mean a large proportion would be low cost housing. This side of Keynsham should be balanced up with the other side by introducing some more expensive houses.</li> <li>3. Charlton Road is already problematic - this would definitely create more problems.</li> <li>4. The new School for South Keynsham is being built for 210 pupils - isn't this short sighted in view of these proposals?</li> <li>5. Access roads would have to be from the 'valley side' of the area which has no clear route to the high street/A4 and/or Charlton Road - already a dangerous road.</li> <li>6. Having lived here for 37 years, we expected there to be some development in the future - but 700 houses - NO!</li> </ol>	<p>quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p>	No change.
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<p><b>Ref:</b> 4348/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>The proposed modification reinstates the apparent advantages of developing South West Keynsham from the DDLP. But these are not based on fact. Although there are links to Bristol and Bath via public transport, 700 houses on this site would cause major traffic problems on Woollard lane leading to the A37, Park Road, St Clements Road and Charlton Road, none of which are suitable to carry such an increase in traffic. Charlton road in particular is already hazardous for children and residents due to the volume of traffic coming in to Keynsham. The Park Road access to Site B is severely restricted to single access only bordered by no pedestrian accesses and listed cottages. Due to current difficulties many delivery vehicles have had to turn back before reaching their destinations. There are no parking restrictions in this area and it has already been observed that construction workers while working on a small adjacent site have resorted to leave</p>	<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

their vehicles in the Park Road/Dunster Road area adding to its congestion. A considered alternative route such as demolishing houses in Dunster Road and bringing through a link road to site B will not work since all existing access routes are within the congested zone already burdened by parked vehicles.

In addition the current services such as drainage will be overloaded and to carry the increased capacity from 700 dwellings will require major works that would extend throughout that part of Keynsham causing disruption to existing roads for years to come.

No possible consideration for any development should be given until an adequate supporting infrastructure is in place.

The construction of 700 new houses is not sustainable because of the different timescales between the Regional Special Strategy that will introduce a link road to the area no earlier than 2016, and this local plan which would introduce increasing traffic with no access support.

The modification states that the development would contribute to social inclusion and 'quality of life' objectives for residents. This is not true. The new development would be a massive, isolated, extra community on the outskirts of Keynsham, placing strain on already stretched resources. Keynsham must be developed in a sustainable and sympathetic manner to maintain the strong sense of community in the town. Tight housing with an inadequate support for social needs and communications will only exacerbate the problems with the community and serious consequences affecting the elderly, emergency services and crime can only result. The amendments (am seeking are to reinstate paragraph A3.18A from the RDDLP which places emphasis on regeneration of existing sites thus reducing the need to travel. If the paragraph cannot be reinstated, the spirit of the statements should be maintained. Development of Keynsham should be carried out in small pockets and where the local infrastructure has the spare capacity, keeping the sense of community and promoting social inclusion as stated in the paragraph from the RDDLP. This proposed development, in its current form, should be dismissed in favour of regeneration of brown field sites throughout B&NES that can be done if the arbitrary timescale of 2011 were to be removed.

It does appear that the proposal to develop this land is a perfect case for opportunism by the Council where the local farmer is determined to sell his agricultural holding as building land to a predestined developer for nothing more than greed and who has made every fowl effort to force the local community in supporting his application.

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

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<p><b>Ref:</b> 4349/J1</p> <p><b>Location</b> SW Keynsham Keynsham</p>	<p>Whilst walking the dog in Abbots Wood, we noted the 'notice' from BANES that the facilities could be removed at any time - then a surveyor spent a number of days 'working' in the top two BANES fields.</p> <p>Obviously people will always need new homes and perhaps we sound selfish in trying to protect the Keynsham we have. Keynsham has a lovely setting by the river and surrounded by fields etc and a focal point with our busy high street. It is quite unique when compared to say, Stockwood etc. I think we fear Keynsham losing its individuality if it runs into Queen Charlton towards Stockwood. It would be so sad to spoil Keynsham with another big housing estate flooding this part of Keynsham if it could be spread over other parts as well.</p>	<p>between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that</p>	<p>No change.</p>

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a

Ref:	4350/J1	further modification.	
<b>Location</b>	SW Keynsham <b>Keynsham</b>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle</p>	No change.
	<p>&gt; There are not enough facilities within Keynsham</p> <ul style="list-style-type: none"> <li>• Doctors - There is already a three day wait to see a Doctor, and for smear tests you can have to wait up to two months.</li> <li>• Dentists - I have found it increasingly difficult to find a dentist in the Keynsham area let alone get appointment. I have found that I am having to look further a field like Stockwood and Whitchurch.</li> <li>• Schools - The schools in Keynsham are all ready over subscribed and have to deal with students coming in from Saltford, Stockwood, Whitchurch and the other surrounding villages.</li> <li>• Services - Keynsham only holds a small fire station and ambulance station. This would stretch the already over worked units.</li> <li>• Police - Keynsham only operates a small, non 24 hour police station that is already unable to deal with the demands made of it. When the police were called to this area earlier this year because of fighting in the local public house (The Charlton) it took them over an hour to arrive.</li> <li>• Buses - Have you ever travelled into Bristol on the 7.55am 349 Abus from Keynsham, it is already packed to over flowing and after the first stop on Charlton road you will be lucky to get a seat let alone on the bus at all.</li> </ul> <p>&gt; The effect on the Area</p> <p>Pollution - If the expected amount of houses are built you will have to double that figure for the amount of cars, because on average each house will have two cars.</p> <ul style="list-style-type: none"> <li>• Crime - More housing will equal more crime, at the moment Keynsham is a pleasant and fairly safe place to live, but the more people living here will equal a rise in local crime.</li> <li>• Charlton Road - This road has been re-surfaced countless times in the passed few years and has become a danger to cross. With new housing comes more traffic and the main road though Keynsham will not cope.</li> </ul> <p>Statement</p> <p>I have lived in Keynsham all my life and love the area in which I live, it is a quiet and peaceful area. The field behind the Charlton Meadows estate are loved by everyone in the area and are used regularly by the people who live here and by others, it is a pleasant place to walk, to go running, take dogs out, picnics, and for children to play. The Park and the Surrounding fields are needed by Keynsham and the people who live in it. If they are lost to yet another over bearing housing estate Keynsham will lose its simple unique quality.</p>		

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<p><b>Ref:</b> 4351/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I am most concerned about the building of 700 houses in this area. My wife and myself moved here 2 years ago on the understanding that there would not be any building on this area in the near future. I think we have been misled by the council. What trust have we in our governing body, those plans must have been set over many years not letting the public know. I know the plans will go ahead but we must stick together to reduce the amount of houses to be built here.</p>	<p>Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

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The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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<p><b>Ref:</b> 4352/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>Thank you for officially letting local people know about the possibility of 700 new houses being built on our doorstep.</p> <p>In 1967, after our deposit on 8 Pine Court was paid, we learnt to our horror that 'The Charlton' was to be built on the site where four houses were proposed. This pub arrived on our new estate because Wellsway people did not want it there and petitioned strongly (and successfully!) against its proposal.</p> <p>Is there to be a similar occurrence? I have no objection to some housing being available in South Keynsham, but hope that the whole of Keynsham shares the proposals.</p>	<p>necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a</p>	No change.



			<p>substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<b>Ref:</b>	4353/J1	My main concern with this is the effect it will have on the train services to Keynsham. Very few trains stop at Keynsham through the day and this can be a great problem for commuters like me. The trains to Temple Meads are sometimes so crowded that one can't get on in the morning. The train service from Keynsham to Bath in the mornings will be even worse from	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites	No change.
<b>Location</b>	SW Keynsham Keynsham			

December only stopping at Keynsham once an hour! My husband works in Bath and has to drive as the trains are so unsatisfactory. Unless public transport is greatly improved, the 700 extra houses will put an unbearable burden on the trains at Keynsham. Could I also point out that there is not enough parking at Keynsham train station which puts a strain on the residential roads nearby. How on Earth are we supposed to get to work and back these days? The trains are infrequent and packed, the buses are slow and crowded, and driving is clearly not an option with the traffic and lack of parking in Bristol. Sometimes I feel like returning to London where at least we have the tube.

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<b>Ref:</b> 4354/J1	It should be shared equally around Keynsham as it would over crowd the federated area whilst the Wellsway site would remain unaffected (again). Also we have	integrate with the existing urban fabric as well as mitigate the impact of the development.	
<b>Location</b> SW Keynsham	wildlife which would be destroyed, ramblers that will disappear and dog walkers will be forced to go elsewhere. The green belt would turn into a concrete jungle. The infrastructure will cost an absolute fortune to which the council tax will escalate, when we are already paying for a white elephant in Bath.	A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.	
<b>Keynsham</b>		Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.	
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<p><b>Ref:</b> 4355/J1</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>There are other sites which could take some of these houses i.e. the land at the back of the high street, which has been derelict and an eyesore for years. Also a strip of land at Pixash Lane was sold off a few years ago to a developer that could also be used. I am also concerned about the loss of the park and football pitches. The council says it will relocate them but can we trust them to do this? The field next to the park has skylarks nesting on it. These birds are becoming much rarer now, are the council going to destroy this habitat? I am sure the RSPB would be interested.</p> <p>Would any of these houses be low cost as many young people in Keynsham can not longer afford even the cheapest house in this area.</p>	<p>new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p>	No change.

<b>Ref:</b>	4356/J1	We are all aware of the boundaries and the location of the site, for an extra 700 houses in South Keynsham. The number of houses planned for the site can only be reduced to an acceptable level if priority is given to the preservation of the woodland on the site in its entirety. The retention of the children's play area at Holmoak Road and an allocation of land for the future expansion of Castle School. Special attention should also be given to the construction of affordable housing on this site.	<p>A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.
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The objection raises no new issues warranting a further modification.

### Modification: M/B9/34 - Include Land at South West Keynsham on Proposals Map

<b>Ref:</b> 2554/J5	<p>I wish to object to the reinstatement into the Local Plan of Policy GDS.1 /K2, relating to the development of "Green Belt" land south west of Keynsham. I, along with many others, objected to this policy in the Deposit Draft in 2002. Following due DEMOCRATIC process Bath &amp; North East Somerset Council agreed with our objections and this Policy was deleted from the Local Plan. This action was communicated to me in a letter, dated 15 September 2003, from Keith Goodred, Team Leader, and Planning Policy at B&amp;NES Council. Also in this same letter was an invitation to withdraw my objection. The actual wording was: "If the Council has made a change to the Plan as a result of your representation and you are satisfied with the change there is now the opportunity for you to withdraw your original objection. The Inspector will only be considering the 2003 Revised Plan policies at the Inquiry (which incorporates policies and proposals which are unchanged from the first Deposit Plan 2002) and so if your objection is met there is no need for you to appear at the Inquiry. The Council will effectively be supporting your case".</p> <p>I understood this to mean that Policy GDS. 1/K2, as it had been withdrawn from the Plan, would not therefore be part of the Public Inquiry.</p> <p>I later received a letter, dated 31 October 2006, from Simon de Beer, Team Leader Planning Policy at B&amp;NES Council, informing me that Policy GDS. 1/K2 had been reinstated into the Plan as a result of the Inspector's report following the Public Inquiry held in 2003.</p> <p>I now believe that I am the victim of a deception by B&amp;NES Council and that I have therefore been denied my Democratic right to have my objection heard at the Public Inquiry.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use</p>	No change.
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<p><b>Ref:</b> 2556/J5</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I wish to object to the reinstatement into the Local Plan of Policy GDS.1 /K2, relating to the development of "Green Belt" land south west of Keynsham. I, along with many others, objected to this policy in the Deposit Draft in 2002. Following due DEMOCRATIC process Bath &amp; North East Somerset Council agreed with our objections and this Policy was deleted from the Local Plan. This action was communicated to me in a letter, dated 15 September 2003, from Keith Goodred, Team Leader, and Planning Policy at B&amp;NES Council. Also in this same letter was an invitation to withdraw my objection. The actual wording was: "If the Council has made a change to the Plan as a result of your representation and you are satisfied with the change there is now the opportunity for you to withdraw your original objection. The Inspector will only be considering the 2003 Revised Plan policies at the Inquiry (which incorporates policies and proposals which are unchanged from the first Deposit Plan 2002) and so if your objection is met there is no need for you to appear at the Inquiry. The Council will effectively be supporting your case".</p> <p>I understood this to mean that Policy GDS. 1/K2, as it had been withdrawn from the Plan, would not therefore be part of the Public Inquiry.</p> <p>I later received a letter, dated 31 October 2006, from Simon de Beer, Team Leader Planning Policy at B&amp;NES Council, informing me that Policy GDS. 1/K2 had been reinstated into the Plan as a result of the Inspector's report following the Public Inquiry held in 2003.</p> <p>I now believe that I am the victim of a deception by B&amp;NES Council and that I have therefore been denied my Democratic right to have my objection heard at the Public Inquiry.</p>	<p>emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.</p> <p>A Master Plan will be prepared to guide the comprehensive development of the site which will</p>	No change.

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 2558/J5</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I wish to object to the reinstatement into the Local Plan of Policy GDS.1 /K2, relating to the development of "Green Belt" land south west of Keynsham. I, along with many others, objected to this policy in the Deposit Draft in 2002. Following due DEMOCRATIC process Bath &amp; North East Somerset Council agreed with our objections and this Policy was deleted from the Local Plan. This action was communicated to me in a letter, dated 15 September 2003, from Keith Goodred, Team Leader, and Planning Policy at B&amp;NES Council. Also in this same letter was an invitation to withdraw my objection. The actual wording was: "If the Council has made a change to the Plan as a result of your representation and you are satisfied with the change there is now the opportunity for you to withdraw your original objection. The Inspector will only be considering the 2003 Revised Plan policies at the Inquiry (which incorporates policies and proposals which are unchanged from the first Deposit Plan 2002) and so if your objection is met there is no need for you to appear at the Inquiry. The Council will effectively</p>	<p>be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.</p> <p>A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

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I understood this to mean that Policy GDS. 1/K2, as it had been withdrawn from the Plan, would not therefore be part of the Public Inquiry.  
I later received a letter, dated 31 October 2006, from Simon de Beer, Team Leader Planning Policy at B&NES Council, informing me that Policy GDS. 1/K2 had been reinstated into the Plan as a result of the Inspector's report following the Public Inquiry held in 2003.  
I now believe that I am the victim of a deception by B&NES Council and that I have therefore been denied my Democratic right to have my objection heard at the Public Inquiry.

investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

A traffic Study was undertaken for the Council prior to the original allocation of land for housing at South West Keynsham in 2002. This examined the likely impact of development on the road network between the sites and the A4 and A37, and it was demonstrated that with reasonable mitigation works

Respondent Details	Summary of Comment	Proposed Response	Change
<p><b>Ref:</b> 3098/J66</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>1) We object to the site area proposed for the South West Keynsham development site in that it excludes a significantly located, yet small parcel of land at Parkhouse Farm. We contend that the Local Planning Authority has ignored the circumstances relating to the misconception by the Local Plan Inspector that the site covered a larger area than that intended by the Objector seeking allocation of the Parkhouse Farm site. We contend that a decision not to allocate Parkhouse Farm along with the other K2 sites is taken for expediency purposes rather than, as should be the case, the proper planning of the area to provide a cohesive and sustainable land allocation.</p> <p>2) The facts of the case are as follows:</p> <p>a. The Inspector misunderstood the boundaries of the site being promoted by George Wimpey Strategic Land in that she considered that the Woodland Trust land was included within the omission site.</p> <p>B. Following discussions with the Objector, the Council decided not to approach the Inspector to seek clarification on her views despite the Planning Inspectorate inviting this.</p> <p>C. The refusal to seek the Inspector's clarification on whether, had she realised that the Woodland Trust land was not included within the omission site, would she have recommended the Parkhouse Farm site as part of the K2 allocation.</p> <p>3) The K2 sites as they stand are made up of two separate elements to the east and west of the Woodland Trust land and Parkhouse Farm. As such there is no opportunity to provide a logical and cohesive development by linking the two parcels which would maximise the opportunity and provide good design.</p> <p>4) The Council's reluctance to go back to the Inspector appears to be based purely on a concern that the clarification which may be provided by the Inspector may require re-opening of the Local Plan Inquiry. Firstly we believe that the Inspector did not understand the evidence being put forward by George Wimpey Strategic Land in that she assumed that the omission site included the Woodland Trust land, and secondly she failed to address the opportunity presented to her to omit the Parkhouse Farm site from the Green Belt and include it within the K2 site for allocation for mixed-use development.</p> <p>5) The Objectors wrote to the Planning Inspectorate in August 2006 asking for clarification as to whether the Inspector would have recommended differently on</p>	<p>development could be accommodated satisfactorily. In preparation for the proposed reinstatement of this allocation the original study has been updated and its conclusion confirmed. Details of the necessary mitigation works will be included in detailed Transport Assessment which will have to accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

the omission site had she realised the Woodland Trust land was not included in the objection for development purposes. It was clear from the response to that letter, dated 23 August 2006 that the Council are not obliged to follow the Inspector's recommendations if they disagree with any of them and it is for the Council to interpret the Inspector's recommendations. The Inspectorate went on to advise that it is only the Local Planning Authority who can seek clarification from the Inspector, however Bath and North East Somerset Council Officers declined to seek that clarification. We suggest this was because it would have taken up too much time to enable the Council to achieve their timetable for proposing Modifications and also to escape from having to undertake Strategic Environmental Appraisal of the Plan.

6) It is disingenuous of the Council to take the stance of not wanting to re-open the Local Plan Inquiry at this late stage as the Council wasted some considerable time by delaying publication of Part 1 of the Inspector's Report which set out her findings related to housing land provision and individual allocations, as far back as October 2005. At that time the Council had ample time to seek the Inspector's clarification on her recommendations as far as the Parkhouse Farm land was concerned.

7) It is our view that including Parkhouse Farm within the allocation would be a 'de minimus' change to that recommended by the Local Plan Inspector and would provide the Local Plan with a more logical allocation to which a sensible urban design strategy could be applied. Indeed the Inspector in her response to Bryant Homes South West Limited has recommended a link between the two K2 sites in her recommendation that a new clause be inserted in the policy for a new pedestrian and cycle route to be provided along Parkhouse Lane. This link would more logically run as a continuous link through the site from east to west, allowing permeability and access. The attached Development Concept prepared for the objector, shows how this route would knit together the two disparate K2 land parcels, forming a cohesive urban design solution to the development area.

8) We do not consider that the Local Plan Inquiry would need to be re-opened to propose the Parkhouse Farm site as part of the wider K2 allocation as this was proposed by the objectors and was considered at the Local Plan Inquiry and by the Inspector.

Modification Sought

9) We seek the following changes to the Proposed Modifications:

a) The land at Parkhouse Farm, as identified in the attached plan, should be included within the K2 site allocation shown on the

Proposals Map

b) The land at Parkhouse Farm should be excluded from the green Belt

c) Policy GDS.1/K2, South West Keynsham, should be amended as follows:

"K2 South West Keynsham — Site area 23 ha

Development requirements:

Site in three sections separated by Community Woodland:

Part A 8.5 ha east of Charlton Road, Part B 11.7 ha west of St Clement's Road and

Part C 2.2 ha north of Parkhouse Lane and south of the Community Woodland. Site

requirements are for A, B and C combined and development of any site will only be

allowed to proceed on the basis of a co-ordinated strategy for a mixed-use

development in accordance with the following principles:

1) About 800 dwellings (about 500 delivered in the Plan period).

2) At least 1.5 ha of land for business uses (Use Class BI), including the replacement of existing workshops.

- 3) Vehicular access from Charlton Road (Site A) and Park Road (Site B). A new pedestrian and cycle route to be provided along the main spine road through the site and along Parkhouse Lane, the latter will also serve as an emergency access.
- 4) Pedestrian links to the adjoining Woodland Trust woodland and countryside and between sites A, B and C.
- 5) General traffic management measures to mitigate impact on surrounding road network.
- 6) Enhancement of pedestrian and cycle routes to Keynsham town centre and railway station.
- 7) A contribution towards improvements to Keynsham railway station of an appropriate scale and kind.
- 8) A contribution towards improvements to bus services to the three parts of the site, Keynsham Town Centre, Bristol and Bath of an appropriate scale and kind.
- 9) Improvements to Castle Primary School to meet the demand arising from the K2 development.
- 10) Provision of a community meeting place located adjacent to school together forming a community focal point.
- 11) Provision of at least two small scale local convenience shops provided with residential accommodation above; and to form part of the community focal point and possibly at Parkhouse Farm site.
- 12) Provision of direct pedestrian/cycle access from Site A to shops at Holmoak Road.
- 13) Retention of existing hedgerows where possible, especially along Parkhouse Lane.
- 14) Provision of children's playing space.
- 15) Provision of a playing field.
- 16) Protection of the Woodland Trust woodland.
- 17) Incorporation into the layout of a scheme to accord with the Forest of Avon guidelines, to include the provision of on and off-site planting".

Supporting maps also attached.

**Ref:** 3807/J4

**Location** SW Keynsham  
**Keynsham**

I wish to object to the reinstatement into the Local Plan of Policy GDS.1 /K2, relating to the development of "Green Belt" land south west of Keynsham. I, along with many others, objected to this policy in the Deposit Draft in 2002. Following due DEMOCRATIC process Bath & North East Somerset Council agreed with our objections and this Policy was deleted from the Local Plan. This action was communicated to me in a letter, dated 15 September 2003, from Keith Goodred, Team Leader, and Planning Policy at B&NES Council. Also in this same letter was an invitation to withdraw my objection. The actual wording was: "If the Council has made a change to the Plan as a result of your representation and you are satisfied with the change there is now the opportunity for you to withdraw your original objection. The Inspector will only be considering the 2003 Revised Plan policies at the Inquiry (which incorporates policies and proposals which are unchanged from the first Deposit Plan 2002) and so if your objection is met there is no need for you to appear at the Inquiry. The Council will effectively be supporting your case".

I understood this to mean that Policy GDS. 1/K2, as it had been withdrawn from the Plan, would not therefore be part of the Public Inquiry.

I later received a letter, dated 31 October 2006, from Simon de Beer, Team Leader Planning Policy at B&NES Council, informing me that Policy GDS. 1/K2 had been reinstated into the

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.

No change.

Plan as a result of the Inspector's report following the Public Inquiry held in 2003. I now believe that I am the victim of a deception by B&NES Council and that I have therefore been denied my Democratic right to have my objection heard at the Public Inquiry.

The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 – 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

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<p><b>Ref:</b> 3808/J4</p> <p><b>Location</b> SW Keynsham <b>Keynsham</b></p>	<p>I wish to object to the reinstatement into the Local Plan of Policy GDS.1 /K2, relating to the development of "Green Belt" land south west of Keynsham. I, along with many others, objected to this policy in the Deposit Draft in 2002. Following due DEMOCRATIC process Bath &amp; North East Somerset Council agreed with our objections and this Policy was deleted from the Local Plan. This action was communicated to me in a letter, dated 15 September 2003, from Keith Goodred, Team Leader, and Planning Policy at B&amp;NES Council. Also in this same letter was an invitation to withdraw my objection. The actual wording was: "If the Council has made a change to the Plan as a result of your representation and you are satisfied with the change there is now the opportunity for you to withdraw your original objection. The Inspector will only be considering the 2003 Revised Plan policies at the Inquiry (which incorporates policies and proposals which are unchanged from the first Deposit Plan 2002) and so if your objection is met there is no need for you to appear at the Inquiry. The Council will effectively be supporting your case".</p> <p>I understood this to mean that Policy GDS. 1/K2, as it had been withdrawn from the Plan, would not therefore be part of the Public Inquiry.</p> <p>I later received a letter, dated 31 October 2006, from Simon de Beer, Team Leader Planning Policy at B&amp;NES Council, informing me that Policy GDS. 1/K2 had been reinstated into the Plan as a result of the Inspector's report following the Public Inquiry held in 2003. I now believe that I am the victim of a deception by B&amp;NES Council and that I have therefore been denied my Democratic right to have my objection heard at the Public Inquiry.</p>	<p>accompany any future planning applications.</p> <p>Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc.</p> <p>The Inspector has assessed the various sites being put forward by objectors in and around Keynsham and recommended the land at South West Keynsham (SWK) should be investigated for re-allocation as mixed use scheme for up to 700 dwellings. This site was previously allocated in the 2002 version of the Local Plan for a mixed use including 500 dwellings but was deleted when it was considered that there were sufficient alternative brownfield sites to meet the housing requirement. In light of the housing shortfall, it is proposed that this allocation is re-instated. The site will be required even if more rapid progress is made on the Bath Western Riverside site in the Plan period than anticipated and housing completions are at the higher end of the 450 - 600 range by 2011. The Inspector concluded that the provision of a substantial level of residential development through the release of a Green Belt site in Keynsham</p>	No change.

accords with Policy 16 of the JRSP and the site at South West Keynsham provides the location that best meets the criteria for the release of Green Belt land in the JRSP.

A Master Plan will be prepared to guide the comprehensive development of the site which will be subject to public consultation. Any developer will be required to comply with the 17 development requirements stipulated in the Local Plan (Site GDS.1/K2) which include improvements to Castle Primary School to meet the demand arising from the development; provision of a community meeting place, two convenience shops and a children's playing space on each of the two parts of the site. The Woodland Trust woodland will be protected. The development requirements reflect the need to integrate with the existing urban fabric as well as mitigate the impact of the development.

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Whilst the allocation of SWK entails a change to the Green Belt, it provides the opportunity to develop a new residential community which exemplifies high quality of design and sustainable development principles. It complements the objectives of the emerging Keynsham Vision in supporting local services and supplying affordable housing.

The objection raises no new issues warranting a further modification.

**Modification: M/B9/38 - Modifications to GDS.1/NR2 - Radstock Railway Land**