

Objection reasons for 1,300 new houses in Saltford's Green Belt!



In responding to the B&NES Options Consultation for the new Local Plan, residents should give clear planning reasons why the two options under consideration (500 houses in West Saltford and 800 houses in South Saltford) and a new school would be inappropriate.

This guide from Saltford Environment Group is to help you make an effective response.

The B&NES Council consultation runs until **5pm 8th April**, so make sure you get your response in well before then.

Online responses are preferred by B&NES but you can send in a postal response (see advice on postal responses at the end of this guide).

1. Go to bathnes.gov.uk/localplanoptions
2. Select **Keynsham, Saltford, Hicks Gate and Whitchurch Village (Area 2)** – this is also known as Chapter 6.
3. Under the heading **Keynsham and Saltford: Site options**
 - (i) Select **West Saltford** (and follow screen instructions for answering questions) then scroll down to
 - (ii) Select **South Saltford** (“ “ “ “ “ “ “ “)

Do respond to both of the Saltford Options. Please note that B&NES will not see or use feedback, if a respondent adds their comments about other policies, sites or options that are not given in the correct Chapter where the questions have been set.

Firstly, you are strongly encouraged to support SPC's landscape designation request by also commenting on the following section that can be found above the Saltford options :-

Keynsham and Saltford: Area overview :-

I strongly support Saltford Parish Council's request for a protective landscape designation for Saltford's Green Belt. Since 2017, the loss of open landscape to new or forthcoming developments between Keynsham and Saltford, for example the Hygge Park, Withies Green, and Pixash Lane Recycling Centre expansion developments, means that the remaining reduced green open landscape and in particular the Green Belt surrounding Saltford is now of even greater value to the local community and to wildlife, not less.

West Saltford and South Saltford Site Options

You can use these points in answering the relevant questions posed by B&NES for each option (i.e. repeat for the West Saltford and South Saltford option consultation questions). Use your own words where you can :-

This scale of development is very inappropriate for a rural village.

The character of Saltford would be changed, narrowing the important open landscape gap between Saltford and Keynsham.

The Green Belt is meant to keep land permanently open, prevent urban sprawl and the merging of communities.

There are no exceptional circumstances to take this land out of the Green Belt. Saltford's Green Belt helps safeguard the countryside from encroachment.

Continued overleaf...

Safeguarding the countryside from encroachment was a major reason given by the Secretary of State in 2014 when he REFUSED planning permission for up to 99 dwellings on Saltford's Green Belt south of Manor Road. He described that as “an unacceptable reduction of the Green Belt in that area” that is now dwarfed by the new proposals.

In 2014 the Secretary of State identified harm to the Green Belt's openness and “considerable harm” to the Green Belt's purpose of “preventing encroachment into the countryside” when he refused planning permission for 99 dwellings south of Manor Road. There are no exceptional circumstances to change that assessment.

Access for residents to our riverside areas during sunny warm weekends and holiday periods is already reduced by high visitor numbers. Losing local green space and footpaths to development will cause considerable harm to the health and wellbeing of residents whilst increasing demand for a limited resource. The overall increased demand for the remaining open green space will place further harmful pressure on local wildlife habitat.

The Bath Road A4, cannot take more housing. Recent new housing developments have resulted in prolonged periods of heavy traffic congestion during peak times and when roadworks, an accident or vehicle breakdowns occur. This harms the economy and makes local travel increasingly difficult and unreliable for important journeys including to the GP, school collections, employment, etc.

The narrow lanes between Keynsham and Saltford used for rat-running to avoid congestion on the Bath Road A4 will become less safe or usable for walkers and cyclists (including school children).

Saltford's Green Belt rich mix of habitat for nature is important for a wide-ranging richness of wildlife. In the ecological emergency it should be protected and enhanced, not built on.

Observing wildlife in the open countryside is important for the health and wellbeing of residents and visitors. Such a loss of access and habitat for wildlife to development as proposed by the West or South Saltford options will cause considerable harm.

Losing agricultural land to development would show a lack of foresight and be irresponsible.

South Saltford response (only): The traffic generated by this proposed development option would need to pass through existing residential roads.

South Saltford response (only): To build houses either side of Longwood and put a road through this long-standing woodland would ruin this important local wildlife habitat and be contrary to B&NES Council's planning policies due to Longwood's protective NE2a landscape setting designation.

South Saltford response (only): To remove Saltford Golf Club's land that is used as a practise and coaching area for golfers of all ages and abilities for a new housing development would represent a serious loss of recreational facilities whilst diminishing the club's parkland setting.

POSTAL RESPONSES

If you want to send in a postal response make sure you keep to B&NES Council's requirements :-

Read the sections you want to comment on. Write your comments, using a **separate piece of paper** for each new Site or Policy Option. State clearly on each separate comment which paragraphs of the Local Plan Options document your comment refers to. Attach any additional printed documents or evidence to the comment it refers to, and also write the paragraphs you are referring to on the document.

Leaving plenty of time to make sure they arrive before the closing date (8 April), mail your comments to: Planning Policy, B&NES Council, Manvers Street, Bath BA1 1JG.

This leaflet is also available on SEG's website so that you can copy and use text if you wish. SEG's website can help keep you up-to-date with the draft Local Plan process.