

MAKING COMMENTS

As your local councillors, we've put together a list of comments we have made during the various consultations .

- OBJECT – South Glos Council should rethink whole strategy in light of the letter of 1 June 2010 from Eric Pickles – they have flexibility and should use it to reduce the housing proposals dramatically;
- OBJECT to the Core Strategy as a whole because it is based on unrealistic and unsustainable housing targets (21,500);
- OBJECT to South Gloucestershire dumping housing on Yate to meet the 5 year land bank gap – we are picking up the tab for the whole area
- URGE South Gloucestershire to start work immediately to quantify the *actual housing need in Yate* ;
- URGE South Gloucestershire to work out what the area *can cope with*;
- OBJECT to rate of build – which is far higher than our town can handle – and well beyond the ability of local young people to purchase;
- Object to the idea this town *needs* 3000 houses – remind them we are already getting new houses at Coopers Yard, Sea Transport Stores and possibly the Waitrose site, so have enough to meet local need;
- Object to the idea that we *can cope with* 3000 houses;
- Object to the fact the table CS15 talks of 2400 houses by 2026, other parts talk about 3000 – the plan needs to be consistent;
- Object to the allocation of land at Brimsham Park;
- Object to the failure to extend the Green Belt extension around the north of Yate;
- OBJECT to the way they are letting developers off parts of their legal agreements

MAKE SURE YOU ALSO SAY WHAT YOUR NEEDS ARE IF IT GOES AHEAD

What sort of details comments should I make?

- Look at the list of issues South Gloucestershire has said need to be tackled;
- Pick out the things you very strongly want and stress how important that are;
- Pick out the things you don't want – and say so;
- If there are things we need that are not mentioned, tell them it needs to go onto the list.
- Object, if you do – but then set out the conditions that must be met if they decide to go ahead (otherwise we could end up with the worst scheme possible)
- STRESS that if development happens, infrastructure, jobs and services must come FIRST
- Traffic
 - Object to the highway chaos it will cause – and their failure to provide for any road improvements
 - for the people in Brimsham Park
 - traffic into and out of the town
 - congestion IN the town
 - Object to the impact on the roads within Brimsham Park
 - Object to the way the road at Peg Hill which will create a barrier between town and countryside, impact on existing houses;
 - Object to trying to provide access to 3000 houses through middle of current residential area too;
 - Stress Tanhouse Lane must stay rural, no traffic from the development – but not at the expense of residents in Brimsham Park – if it happens they need a road solution that does not wreck either Brimsham Park OR the surrounding rural areas.

- Remind them there is no space to improve the roads in the centre of town, so they can't buy their way to a solution for the town centre;
- Remind them of the gridlock mid morning when Station Road was being resurfaced.
- Public transport – stress how important these are, but object to fact they will not necessarily last, so they could be empty promises; and prices could make them unaffordable. Stress the need for :
 - CHEAP transport;
 - the Station improvement ;
 - AND a park and ride in Yate ;
 - AND a decent round Yate bus WITHIN the town;
 - AND cheap buses to hospitals etc.
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- Housing type/density
 - Density too high;
 - Object to fact 'Affordable' housing likely to be almost all social rented, so will do nothing to help our young people buy their own homes;
 - Insist the deals must tie developer to providing at least 35% affordable housing;
 - Object to lack of low cost to buy;
 - Object to lack of – whatever type of housing you think is in short supply ;
 - Comment on type of design you would like.
- Employment
 - Comment that if we stand any chance of coping with the traffic, we need to ensure local jobs for local people – a FULL range of job types – and not low density uses that burn up land and generate heavy lorries on our congested roads;
 - Comment on whether 'home working' is realistic solution.
- Water and Sewage
 - Stress the flood risks here and downstream. Insist they should not be allocating land that is in the 1 in 75 year flood risk for housing OR open space;
 - Object strongly to any suggestion the flood risk bits will be suitable as open space;
 - Sewage - insist all developers share the cost of improving sewers before any houses built;
 - Remind them of downstream flooding problems.
- Facilities
 - Object to the fact we will not get facilities we need – mention which ones YOU care about most;
 - No evidence whatsoever that more houses will bring in more services beyond the direct needs of the new people – it will put more pressure on what we have;
 - Object to the housing going here, given the Frenchay decision means our nearest A&E and hospital will be at Southmead, which can take over an hour to reach between 7-10am and 4-6.30pm
 - Stress it must be a condition we get entertainment including cinema as direct condition of development
 - Explain our town centre is full – there is no room for the extra facilities we would need;
 - Object to the housing going here, given the Frenchay decision means our nearest A&E and hospital will be at Southmead, which can take over an hour to reach between 7-10am and 4-6.30pm;
 - Stress it must be a condition we get entertainment including cinema as direct condition of development .
- Open Space
 - Object to the change in scale of our town, which will put pressure on the open spaces within the town – need more open space than those quota figures – to preserve the sense of being a country town rather than Bristol suburb;
 - Object to the loss of access to the countryside resulting from the urban sprawl (remind them that to the south and west railway lines block our access so north and east are the only ways we can get out to the country);

- Stress need for new open space to adjoin Brimsham Park, and add to it;
- Stress importance of keeping open countryside adjoining the park so it is a seamless join and we can get out from the built areas directly to countryside;
- Stress importance of keeping rising land open
- Importance of corridor from Brimsham to Chipping Sodbury along the Ridge.

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