

From: Alan Hale (Cllr)
Sent: 18 September 2017 08:22
To: Graeme Stark; PROW
Cc: Lisa O'Brien (Cllr)
Subject: RE: Proposed changes to the Rights of Way network in the parish of Keynsham

APPENDIX 3
Consultation Responses

Dear Graham and PROW,

I have no issue with the suggestion for St Clements Road/Stoney Lane.

However re the Federated Estate proposals, let me share a comment from one of my constituents who resides at [REDACTED]

My email referred to the footpath from the end of Newlands Road, at the a school gate, along the side of the playground and in front of numbers 25 - 33 The Brambles then round the corner leading to the wide cycle path that comes out by my window. On 9/1/17 this final piece was included in correspondence between yourself and David Morgan of Taylor Wimpey (point 10 widening of existing foot way) and would be a further 10m in length. A copy of the notice was, yesterday afternoon, attached to the support for one of the trees, cannot find a reference number but is signed Graeme Stark and closing date for comments is 25th October.

With this, no doubt, going ahead I will say that my disappointment in living next to The Meadows doesn't abate, even with my fence. Benefits for cyclists in Keynsham and encouragement for us all to become one goes on and on. A few more points - the drug exchange on the cycle path hasn't been seen for a couple of months, thank goodness. We did, however, have problems during the school summer holiday with, I'll call them youths, occupying one of the garages in our block and racing up and down the cycle path on an unlicensed motor scooter. There was abuse when questioned and a neighbour eventually contacted the police. She was told the message would be passed on to Keynsham Police and although one police vehicle was seen leaving the parking area and not when the boys were in the garage she heard no more. Again, they have disappeared off the scene. Younger boys tell us that the kick-about field is too bumpy to play football so they continue to play on the grassed areas this side. I have a great harvest of apples this year but have had to deter passers-by and the garage youths from helping themselves. I'm told I am selfish and should be handing the apples out to the needy on benefits! The walls of the changing room are used quite regularly by both boys and men unable to make it home to use their own toilet. Hopefully this won't continue once children are present in the school extension. Finally, the very large tree in the playground corner was originally growing in the school grounds but after new fencing being erected many years ago after an arson attack on the school it found it was outside so this will come down with the widening of the footpath I expect.

Whilst some of my constituent's comments might seem tangential to the question under consultation you should understand that her house was very much a quiet spot until The Meadows was built and then a playing field was installed and then a connection from The Meadows to the school. I can understand that the school needs to be accessible to the new residents, however I am not sure that a widened and thus faster cycle route needs to be the outcome. It is a primary school after all. I believe that parents from The Meadows are successfully accessing the school and I am sure that some children do the journey on their bikes, so I am not really clear as to why such widening has to take place. I believe that it adds a risk of fast cycling thus a risk of personal injury.

If this is agreed despite what I see as an objection from a directly affected resident then we must put some form of calming in to the route. I do not know what the technical term is but what comes to mind is the pair of staggered metal barriers forming a chicane but one that cannot be ridden through at great speed. This might also deter the use of the route by mini motorcycles.

I believe that we have to act responsibly. If there is a intent to deliver what is being consulted on then such calming must form part of it and not just at one point. Such calming will keep residents from The Meadows safe as well as they make use of the route.

*Yours Sincerely,
Alan*

Alan Hale (Cllr) AMRSGB
Keynsham South Ward.

From: Alan Hale (Cllr)
Sent: 23 September 2017 15:36
To: Wendy Robbins
Cc: Lisa O'Brien (Cllr); Graeme Stark
Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Dear Wendy and Graeme,

Thank you for your email (Wendy) and the explanation which I had by time of receipt realised there was a bit of confusion probably not helped by myself.

I believe that Lisa has done a site visit to the Abbots Wood ROW and is satisfied so I am happy to accept her judgement on that. I am also happy to support the ROW at St Clements Road/Stoney Lane.

However it is the activity around the Brambles where there concern is being raised and the rationale given in your email is that it is 'allowing children to cycle to and from school'. The children are already achieving this on their bikes and their scooters. It is to my mind best left alone and then widening and potential use by mini-motorcycles will be less likely so I am in support of my constituent who has raised serious concerns and objection to this project.

*Yours Sincerely,
Alan*

Alan Hale (Cllr) AMRSGB
Keynsham South Ward.
Chairman of Keynsham Area Forum
Advocate for Road Safety
Avon Fire Authority Member
Tel: 0117 9837923.

From: Graeme Stark
Sent: 05 October 2017 10:46
To: Alan Hale (Cllr)
Cc: Lisa O'Brien (Cllr); 'james.evans@avonandsomerset.police.uk'; 'jacob.reesmogg.mp@parliament.uk'; [REDACTED]

Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Dear Cllr Hale

Thank you for your emails regarding the proposed changes to the footpath near Castle Primary School. Please accept my apologies for the delay in responding; I have been on leave. I wrote to all the adjacent residents at the start of the consultation period so hopefully all interested parties are aware of the proposals.

These changes are being funded through a s106 contribution and the s106 agreement stated that the funds would only be released to the Council once a certain number of houses had been built; consequently, the Council could not progress these proposals during the earlier phase of the development. Additionally, part of the land affected by this proposal is owned by the absentee landowner who previously built The Brambles development; consequently, the current developer did not have the power to progress these proposals themselves. It is for these reasons that the proposals were not progressed at an earlier stage.

Although some people may already be cycling along the route, it is currently a public footpath and cycling is therefore unlawful. The proposals would ensure that people could continue to cycle along the route but without breaking the law. The intention of widening the path is to avoid conflict between cyclists and pedestrians and to ensure that they aren't forced into the same physical space. This is in line with the Department for Transport's guidance on Cycle Infrastructure Design which states that, save for pinch-points, new routes should generally be at least 3 metres wide with an additional allowance where the route is bounded by vertical features such as fencing.

The physical works would be undertaken by the Traffic & Safety Team. I have spoken to them and they have confirmed that they would monitor use of the route and if the speed of cyclists does pose a risk to pedestrians then they will look at staggered barriers or other traffic calming measures. The T&S Team have also stated that it is not their intention to remove the tree near 25 The Brambles and that the path would narrow at this point.

Both your comments and [REDACTED] comments will be taken into consideration when a decision is made regarding the proposals but if either of you would like to meet on site to discuss the matter please do not hesitate to contact me.

Regards,

Graeme.

Graeme Stark
Senior Officer: Public Rights of Way

From: Graeme Stark
Sent: 23 November 2017 16:25
To: Alan Hale (Cllr)
Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Dear Cllr Hale

The consultation period relating to the proposed widening and upgrading of the route adjacent to Castle Primary School in Keynsham has now concluded.

I was hoping you could clarify your main concerns about with the proposals, so that these can be addressed. I would of course be very happy to meet you on site to discuss the proposals or your concerns.

Regards,

Graeme.

Graeme Stark
Senior Officer: Public Rights of Way

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From: Alan Hale (Cllr)
Sent: 29 November 2017 18:55
To: Graeme Stark
Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Hi Grahame,

My apologies for not responding sooner but lots has been happening.

I know that at least one of my constituents has responded not supporting the proposal and I believe that the route will cause many pedestrians issues as the widening will of course increase cycle speeds and if we are not to have any form of metal chicane then there is little point in taking up your offer of a site meeting.

I hope that no ill will come to any adult of primary school child as a result.

*Yours Sincerely,
Alan*

*Alan Hale (Cllr) AMRSGB
Keynsham South Ward.
Chairman of Keynsham Area Forum
Advocate for Road Safety
Avon Fire Authority Member
Tel: 0117 9837923.*

From: Graeme Stark
Sent: 06 December 2017 10:18
To: Alan Hale (Cllr)
Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Dear Alan

Thank you for your email.

I have spoken to the Senior Engineer: Accessibility & Cycling (who is effectively the applicant/client supporting these proposals) and she has confirmed that, if the proposals went ahead, a metal chicane would not be installed on the route. It was felt that furniture mid-way along the section adjacent to the existing school site would not be in keeping with a route for cyclists and the physical nature of this section means that they would have to slow down at either end in any case. I understand that the route is already used by cyclists and the DfT guidance indicates that widening the route would reduce both risk to path users and conflict between path users. Furthermore, it is likely that signage would be installed to advise all users to use the route with consideration for others.

Please could you let me know whether you would like the proposals determined under delegated authority by the Group Manager: Highways & Traffic or whether you would like the proposals determined by the Regulatory (Access) Committee.

Regards,

Graeme.

Graeme Stark
Principal Officer: Public Rights of Way

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From: Alan Hale (Cllr)
Sent: 06 December 2017 13:30
To: Graeme Stark
Cc: [REDACTED]
Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Hello Graham,

Thanks for your email.

As you are aware some of my constituents who will be affected by this are not happy and the suggestion that signs will be read and acted upon by cyclists does not fill me with comfort I'm afraid.

The committee you offer has never crossed my radar before but yes I think that the decision should go to such a committee whoever they might be?

Will the likes of [REDACTED] be allowed to address the committee as part of their decision making?

Best wishes.

Yours Sincerely,
Alan

Alan Hale (Cllr) AMRSGB
Keynsham South Ward.
Chairman of Council
Advocate for Road Safety
Avon Fire Authority Member
Chairman of Keynsham Area Forum
Tel: 0117 9837923.

From: Graeme Stark
Sent: 07 December 2017 10:23
To: Alan Hale (Cllr)
Cc: [REDACTED]
Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Dear Alan

Thank you for your email.

The purpose of the Regulatory (Access) Committee is to determine certain applications for legal orders relating to public rights of way. The Committee only sits to determine cases which receive a large number of objections or an objection from a ward member. Consequently, the Committee has not sat since July 2015 and this may be the reason that it hasn't previously crossed your radar. The Chair is Cllr Liz Richardson and the other members are Cllr Douglas Deacon, Cllr David Veale and Cllr Geoff Ward.

The contents of the consultation responses from yourself and [REDACTED] will be included in full so that the Committee can take them into consideration when determining whether a creation order should be made (any personal information which could identify [REDACTED] will be redacted). I can confirm that we haven't receive any other adverse comments regarding the proposals. Anyone wishing to address the Committee can do so by submitting a written statement, or otherwise notifying Democratic Services of the nature of their representations, two clear working days in advance of the meeting. Once the Committee date has been set, I will inform [REDACTED] and yourself and provide you both with the contact details of the appropriate officer in Democratic Services.

Regards,

Graeme.

Graeme Stark
Principal Officer: Public Rights of Way

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From: [REDACTED]

Sent: 16 September 2017 08:49

To: Alan Hale (Cllr)

Subject: Re: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Alan - thank you for this. Most of the correspondence refers to changes in Abbots Wood. My email referred to the footpath from the end of Newlands Road, at the a school gate, along the side of the playground and in front of numbers 25 - 33 The Brambles then round the corner leading to the wide cycle path that comes out by my window. On 9/1/17 this final piece was included in correspondence between yourself and David Morgan of Taylor Wimpey (point 10 widening of existing foot way) and would be a further 10m in length. A copy of the notice was, yesterday afternoon, attached to the support for one of the trees, cannot find a reference number but is signed Graeme Stark and closing date for comments is 25th October.

With this, no doubt, going ahead I will say that my disappointment in living next to The Meadows doesn't abate, even with my fence. Benefits for cyclists in Keynsham and encouragement for us all to become one goes on and on. A few more points - the drug exchange on the cycle path hasn't been seen for a couple of months, thank goodness. We did, however, have problems during the school summer holiday with, I'll call them youths, occupying one of the garages in our block and racing up and down the cycle path on an unlicensed motor scooter. There was abuse when questioned and a neighbour eventually contacted the police. She was told the message would be passed on to Keynsham Police and although one police vehicle was seen leaving the parking area and not when the boys were in the garage she heard no more. Again, they have disappeared off the scene. Younger boys tell us that the kick-about field is too bumpy to play football so they continue to play on the grassed areas this side. I have a great harvest of apples this year but have had to deter passers-by and the garage youths from helping themselves. I'm told I am selfish and should be handing the apples out to the needy on benefits! The walls of the changing room are used quite regularly by both boys and men unable to make it home to use their own toilet. Hopefully this won't continue once children are present in the school extension. Finally, the very large tree in the playground corner was originally growing in the school grounds but after new fencing being erected many years ago after an arson attack on the school it found it was outside so this will come down with the widening of the footpath I expect.

Sadly, I cannot afford to move.

[REDACTED]

On 05/10/2017 10:45, Graeme Stark wrote:

Dear Cllr Hale

Thank you for your emails regarding the proposed changes to the footpath near Castle Primary School. Please accept my apologies for the delay in responding; I have been on leave. I wrote to all the adjacent residents at the start of the consultation period so hopefully all interested parties are aware of the proposals.

These changes are being funded through a s106 contribution and the s106 agreement stated that the funds would only be released to the Council once a certain number of houses had been built; consequently, the Council could not progress these proposals during the earlier phase of the development. Additionally, part of the land affected by this proposal is owned by the absentee landowner who previously built The Brambles development; consequently, the current developer did not have the power to progress these proposals themselves. It is for these reasons that the proposals were not progressed at an earlier stage.

Although some people may already be cycling along the route, it is currently a public footpath and cycling is therefore unlawful. The proposals would ensure that people could continue to cycle along the route but without breaking the law. The intention of widening the path is to avoid conflict between cyclists and pedestrians and to ensure that they aren't forced into the same physical space. This is in line with the Department for Transport's guidance on Cycle Infrastructure Design which states that, save for pinch-points, new routes should generally be at least 3 metres wide with an additional allowance where the route is bounded by vertical features such as fencing.

The physical works would be undertaken by the Traffic & Safety Team. I have spoken to them and they have confirmed that they would monitor use of the route and if the speed of cyclists does pose a risk to pedestrians then they will look at staggered barriers or other traffic calming measures. The T&S Team have also stated that it is not their intention to remove the tree near 25 The Brambles and that the path would narrow at this point.

Both your comments and [REDACTED] comments will be taken into consideration when a decision is made regarding the proposals but if either of you would like to meet on site to discuss the matter please do not hesitate to contact me.

Regards,

Graeme.

Graeme Stark
Senior Officer: Public Rights of Way

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From: [REDACTED]
Sent: 07 October 2017 19:49
To: Graeme Stark; Alan Hale (Cllr)
Cc: Lisa O'Brien (Cllr); 'james.evans@avonandsomerset.police.uk';
'jacob.reesmogg.mp@parliament.uk'
Subject: Re: Proposed changes to the Rights of Way network in respect of public footpaths
BA27/15 and BA27/16 in the parish of KEYNSHAM

Thank you, Graeme, for this.

The footpath through the Federated Estate down to the school is used by adult cyclists bringing their cycling children to the school and this has gone on for years now. With one father and his two daughters it appears to be a race!

I will wait and see what happens.....

[REDACTED]

On 23/11/2017 16:01, Graeme Stark wrote:

Dear [REDACTED]

I was just wanting to follow up with you regarding the proposals to widen and upgrade the route adjacent to Castle Primary School in Keynsham.

I wasn't sure from your email whether or not you wished your email to be taken as an objection or whether you just wished to be kept informed of progress at this stage. I'd be very grateful if you could let me know and I would of course be very happy to meet you on site if you would like to discuss the proposals or your concerns.

Regards,

Graeme.

Graeme Stark
Senior Officer: Public Rights of Way

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From: [REDACTED]
Sent: 27 November 2017 14:55
To: Graeme Stark; Alan Hale (Cllr)
Subject: Re: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Graeme

Sorry for the delay in replying, I have just returned from holiday on Saturday.

Alan Hale thought my comments on the path widening proposal could be used as an objection. See Alan's email below 15/9/2017.

To be honest, the plans will go ahead no matter what, in my experience. I already have the cycle path from The Meadows to my living room window, no-one in planning bothered to look over the old field fence before making that decision. In my opinion any paths, cycle or foot, should have followed the school extension fence. Too late now to change it. If you are in the area and wish to discuss the proposals I am quite happy to meet you but I am probably the only person along the footpath to have any concerns as to what happens where I live.

Thank you for contacting me again.

[REDACTED]

From: Graeme Stark
Sent: 06 December 2017 10:02
To: [REDACTED]
Cc: Alan Hale (Cllr)
Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Dear [REDACTED]

Thank you for your email.

I would be happy to treat your email as an objection to the proposals and it will be taken into consideration by the Council when determining whether to make a legal order to upgrade and widen the route. Please could you let me know what your concerns are with the proposals so that these can be taken into consideration.

Regards,

Graeme.

Graeme Stark
Principal Officer: Public Rights of Way

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From: [REDACTED]
Sent: 08 December 2017 09:14
To: Alan Hale (Cllr); Graeme Stark
Subject: Re: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

Graeme and Alan

It does not surprise me that you have received no other comments regarding the widening of the footpath in front of Castle School. Apart from a family renting one of the properties, everyone else is out at work during the school delivery/pick-up times and will therefore not be affected by either the construction work or any outcome. With my house, being the end of the terrace, I have the joys of the already widened path at the side of my garden, the extremely annoying cycle path from The Meadows to my window and with further widening to accommodate school traffic I know I will continue to be annoyed. My comments although 'taken on board' by your Committee are unlikely to make any difference to proposed plans. I note none of the Committee are from Keynsham, however if there should be a site visit I am quite happy to speak to them even though my concerns will sound quite trivial. My main concern is who will take advantage of the widened paths i.e the motor scooter lads from the summer holidays, speed limits, not staying on the cycle path but using the footpaths between our homes to access Newlands Road etc.

it will happen anyway. Signs are not necessarily a deterrent as we have found here! I think it is best to carry on as you intend. I currently have quite a few health problems and have been told to try and not get involved, a difficult thing for me but it has to be done! Thank you, Alan. We always seem to be angry at something here in this corner of the Federated Estate. The Keynsham Forum meeting on anti-social behaviour in the town was very interesting. Hopefully that problem can be solved. I will write to our MP as you suggested. Not getting 'involved' of course.

[REDACTED]

From: Graeme Stark
Sent: 08 December 2017 16:27
To: [REDACTED]; Alan Hale (Cllr)
Subject: RE: Proposed changes to the Rights of Way network in respect of public footpaths BA27/15 and BA27/16 in the parish of KEYNSHAM

■

Dear [REDACTED]

Thank you for your email and for clarifying your concerns. I will keep you updated with any developments but if in the meantime you have any queries please do let me know.

Regards,

Graeme.

Graeme Stark
Principal Officer: Public Rights of Way

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From: Lisa O'Brien (Cllr)

Sent: 15 September 2017 12:27

To: Graeme Stark

Cc: Alan Hale (Cllr)

Subject: Re: Proposed changes to the Rights of Way network in the parish of Keynsham

Graham, good afternoon. Ref first proposal- I notice that what appears to be the garden of number 11 Newlands road would be encroached upon. Had the home owner consented?

Ref the second proposal, which leads off Stoney Lane, Park Road, I think it is an excellent idea as on many occasions the borders at the side substantially encroach onto the path(containing nettles and briars!). However, where would the additional width come from? The existing boundaries and therefore could this adversely impact on the privacy of adjacent properties?

Regards

Lisa

Cllr Lisa O'Brien

B&NES Keynsham South

From: Graeme Stark
Sent: 15 September 2017 13:22
To: Lisa O'Brien (Cllr)
Cc: Alan Hale (Cllr)
Subject: RE: Proposed changes to the Rights of Way network in the parish of Keynsham

Dear Cllr O'Brien

Thank you for your email.

Although it looks like the bridleway would cut across the garden of 11 Newlands Road, I can confirm that their boundary will be unaffected by these proposals. Their garden tapers to the north and what will be the western boundary of the bridleway is already the western boundary of the pre-existing footpath which will be upgraded. It does look rather drastic on a map but fortunately that is just the shape of the garden. Nevertheless, I have written to the owner/occupier of 11 Newlands Road and the other properties which abut the route to consult them on the proposals.

The St Clements Road link will just formalise the route which already physically exists. Although the legal width of the path will be two metres, this is to ensure that if the hedges encroach on the path we have the power to get them cut back to a width of 2 metres as they are at the moment. The surfacing on the ground will stay the same width as at present and the path won't be surfaced over the whole two metres. Consequently, there will be no need to move any boundaries or widen the path.

I hope this helps to clarify the situation but if you've got any queries please do not hesitate to contact me.

Regards,

Graeme.

Graeme Stark
Senior Officer: Public Rights of Way

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From: Anne Leach
Sent: 21 September 2017 16:09
To: Graeme Stark
Subject: RE: Proposed changes to the Rights of Way network in the parish of Keynsham

Dear Graeme

My comments are:

1. The additional land required (points A to B) is currently a school site and will need Secretary of State consent for this strip of land (69m²) to be disposed of out of school/education ownership. I have contacted the Education Funding Agency School Assets Team for advice on how we go about this but until consent is given I cannot confirm that the fence can be moved and the land transferred into Highways asset portfolio.
2. I would need confirmation that the cost of moving the fence will not fall to either the school or the Schools Capital Team budgets and will be met by Highways.
3. There is a pedestrian access gate at point A which will also need to be moved to allow the widening of the path. The pedestrian access gate is next to the vehicle access and any changes to incorporate the cycle path would need to make sure that the pedestrian and vehicle access to the school is acceptable to the school and the Schools Capital Team. There could be a significant cost associated to moving the gates.

We would support creating the cycle path as shown as it will benefit children's safe routes to school but cannot fund these works and will need the correct consents to transfer the strip of land.

Kind regards.
Anne

[Edit: Anne Leach - School Assets Project Manager]

From: Martin Baker
Sent: 26 September 2017 14:50
To: Graeme Stark
Subject: RE: Proposed changes to the Rights of Way network in the parish of Keynsham

Hi Graeme

Thanks for these. I was aware of the first proposal as Alison Sherwin has been in touch about it. We've no objections as long as the school are happy with this but to facilitate I think we will need to put in place an appropriation of the relevant strip of land. Fortunately as this isn't currently open space it shouldn't need advertisement although I will check with SCOT team whether there is any question of needing secretary of state's consent as currently held for Education. Hopefully shouldn't be a problem!

As far as the second proposal is concerned it seems sensible however as no Council property assets appear to be affected I don't think we need to formally comment.

Regards

Martin

Martin Baker, Property Records Co-ordinator
Property & Project Delivery (Asset Management Group)
Bath & North East Somerset Council
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From: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>
Sent: 22 September 2017 15:34
To: Graeme Stark
Subject: Proposed changes to the Rights of Way network in the parish of Keynsham

Dear Graeme,

Thank you for your letter dated 13th September 2017 (Your Ref: GS/) concerning the creation of new public rights of way in Keynsham.

Having reviewed the information provided we do not have any specific comments to make other than please can we continue to be kept informed as this matter progresses so that we can ensure the ongoing delivery of new homes at The Meadows, off Park Road is co-ordinated with the rights of way works. The co-ordination of the various work streams, specifically the adoption of the public highway and transfer of the POS areas to the management company are an important factor for the successful delivery of the new homes.

Thanks in anticipation.

Yours faithfully,
Philip Court

Philip Court BSc (Hons) MCIQB | Technical Director | Chartered Construction Manager | Taylor Wimpey Bristol
Ground Floor, 730 Waterside Drive, Aztec West, Almondsbury, BS32 4UE
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From: [REDACTED]
Sent: 25 October 2017 19:38
To: Graeme Stark
Subject: Re: Proposed changes to the Rights of Way network in the parish of Keynsham

Dear Graeme

I have inspected the routes in the two proposals and agree that they are in order . The only query I have is on the first proposal where the bridleway from C south changes direction SSW to D – that section of bridleway did not link up on the ground. There are car park spaces on both sides of that section but it may well be that the developer has work still to do there.

Regards

[REDACTED]

[Edit: The Ramblers' Area Footpath Secretary]

From: [REDACTED]
Sent: 21 November 2017 18:13
To: Graeme Stark
Subject: Re: Somerdale and South Keynsham

Dear Graeme,

I went to see the proposed new bridleway today. I cannot see it being used as a bridleway but you may know more about the presence of horses in that area.

In any case, I heartily support the principle of new paths being made all purpose so support this proposal.

To get to the route I walked along Parkhouse Lane. It is in an appalling state. Are there plans to improve it. Section 106 money would be well spent to improve this amenity for the residents of the new houses. There is even a grand set of steps leading down to the lane from the estate but nobody in their right mind would walk along there for pleasure. It is almost unwalkable, and unridable by horse or bicycle. It is a pity it is not a bridleway to link up with the track to Chewton. We can but dream.

[REDACTED]

[EDIT: British Horse Society's local representative]

From: Robin Plumley <Robin.Plumley@bristolwater.co.uk>
Sent: 03 October 2017 17:15
To: Graeme Stark
Cc: Development Services
Subject: Proposed changes to the Rights of Way network in the parish of Keynsham
Attachments: Abbotswood, Keynsham.pdf; St Clements Court, Keynsham.pdf

Dear Graeme

Thank you for your email of 14 September.

Please find attached a copy of the ordnance survey sheet upon which we have marked the sizes and approximate positions of our mains, which are normally laid with 900 mm of cover. Should you propose to carry out any excavation in the vicinity of our apparatus please contact our Customer Services Helpline, on telephone number 0345 702 3797, preferably five working days prior to starting work, and ask to speak to a Network Distribution Technical Manager or Network Administrator.

The information given shows the approximate location of our 4" CI diameter main in the footpath at the end of Newlands Road which is affected by your creation of a bridleway between C and D. This main is protected by Section 158 of the Water Act and Section 85 of the NRSWA under which we reserve the right of vehicular access along the length of the pipeline at all times. You should ensure that no reduction in cover or increases in ground levels, more than 200mm over our pipeline, take place nor the introduction of any rigid surfacing.

We confirm that we have no objection to the proposed order of new footpaths between A-B, D-F or G-H. Also from C-D so long as the above requirements are adhered to.

Regards

Development Services

Bristol Water plc

Bridgwater Road | Bristol | BS13 7AT | United Kingdom

Direct 0117 963 8277 | **Email** Development.Services@bristolwater.co.uk | **Web** <http://www.bristolwater.co.uk>

Graeme Stark
Bath & N. E. Somerset Council
Guildhall
High St
Bath
Avon
BA1 5AW

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 07/10/2017

Our Ref: XX_XX_3FWP_037913

Your Ref: parish of Keynsham (jh)

RE: Formal Enquiry, BS31 1LA, hanges to the Rights of Way network in the parish of Keynsham

Thank you for your enquiry which was received on 07/10/2017.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is no record of apparatus in the immediate vicinity of your enquiry.

Cadent and National Grid therefore have no objection to these proposed activities.

The contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Ltd, National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Ltd, NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

From: NRSWA <NRSWA@sky.uk>
Sent: 15 September 2017 10:21
To: Graeme Stark
Subject: Sky Telecommunications Services Ltd Plant Enquiry - PEN-17-09-1775 : Bath and North East Somerset Council - Keynsham

Attention: Graeme Stark - Bath and North East Somerset Council

Dear Sir/Madam,

RE: Keynsham

Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by these works.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us.

If you would like to submit your plant enquiries electronically, please send them to nrswa@sky.uk

Please be advised that our fax number has changed to 0207 032 3252.

Regards

NRSWA Department

Network Infrastructure and Planning
SKY Telecommunications Services Ltd
70 Buckingham Avenue
SLOUGH
SL1 4PN

T +44 (0) 207 032 3234/250

F +44 (0) 207 032 3252

E nrswa@sky.uk

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From: Burgess, Ella <ella.burgess@sse.com> on behalf of Asset Data
<Asset.Data@sse.com>
Sent: 15 September 2017 09:59
To: Graeme Stark
Subject: RE: Proposed changes to the Rights of Way network in the parish of Keynsham

Good Morning,

Thank you for your email enquiry

We do not have any network records within the area requested as the site location is out of our distribution area.

Please contact Western Power Distribution on 0800 096 3080 for there records.

Kind Regards



Ella Burgess

Asset Data Team

T: +44(0)1256 337 294

Internal: 23294

E: ella.burgess@sse.com

Asset Data Team, Daneshill Depot, Faraday Road,
Basingstoke, Hampshire, RG24 8QQ

www.ssen.co.uk



From: Ramanikanthan, Jayakanth <Jayakanth.Ramanikanthan@atkinsglobal.com>
Sent: 21 September 2017 04:51
To: Graeme Stark
Subject: RE: Proposed changes to the Rights of Way network in the parish of Keynsham

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team
T: 01454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed



This response is made only in respect to electronic communications apparatus forming part of the Vodafone: Fixed electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:

Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



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