

Core Strategy - Post-submission changes with respect to a contingency for housing.

A great deal of effort has gone into producing what is a thorough, consistent and robust Core Strategy. The proposal to add a contingency with respect to housing undermines all the work that has gone into this document.

The suggestion that this contingency should be at Hicks Gate is flawed on a number of counts:

- The site is greenbelt and we should resist its 'concreting over' at all costs.
- Similarly we should resist the loss of good agricultural land at a time when we are concerned about the future of food supplies.
- Any development on that site is likely to result in people commuting from there into Bristol - it will have no beneficial effects for either Keynsham or Bath, where the real need exists for more housing.
- The A4 at Hicks Gate is already severely congested at peak times and development there will only add to atmospheric pollution.
- If Bristol were to go ahead with their contingency, this proposal would see the urban sprawl extend to the boundary of Keynsham.
- In no way could this be described as 'sustainable development'.

The Core Strategy as it stands represents a prime example of "localism". We should not allow ourselves to be dictated to by an Inspector.

The Keynsham Civic Society strongly recommends that the Council rejects the addition of this housing contingency.

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