



Joint Local Access Forum (JLAF)

for Bath & North East Somerset, Bristol City and South Gloucestershire

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Ray Newbigin, Chairman of the JLAF. Robin Winfield, Vice Chairman of the JLAF.
Ron Phelps, Deputy Chairman

Reference: S:\Prow\JLAF\JLAF Meetings,Business\JLAF14 upto JLAF15\2008-05-02 JLAF Planning Application Response 0800884FUL .doc

Mr Neil Harvey
Planning Services
Trimbridge House
Trim Street
BATH
BA1 2DP

This letter constitutes formal advice from the Joint Local Access Forum (JLAF) for Bath & North East Somerset, Bristol City and South Gloucestershire.

Bath & North East Somerset, Bristol City and South Gloucestershire Councils are required, in accordance with section 94(5) of the Countryside and Rights of Way Act 2000, to have regard to relevant advice from this forum in carrying out its functions.

Friday, 2nd May 2008

Dear Mr Harvey,

Planning Application 08/00884/FUL: Chew Valley Lake Walking and Cycle Route, Walley Lane, Chew Magna

I am writing to you as Chairman of the Joint Local Access Forum (JLAF) for Bath & North East Somerset, Bristol City and South Gloucestershire. The JLAF is a statutory body with members of who have a variety of interests, including those of land managers and of walkers, cyclists and equestrian users as well as a Councillor from each of the three Councils. Bath & North East Somerset Council has a statutory obligation to have regard to the JLAF's advice.

I am writing to express the JLAF's support of this planning application.

This follows the JLAF's consideration of the proposal of a route surrounding Chew Valley Lake at recent meetings, and letters to the Cabinet Member for Customer Services pressing for this route to be completed. We are therefore encouraged by this planning application for part of the route. We hope that Bath & North East Somerset Council with its partners and Bristol Water will continue to construct the remainder of the path around the whole of the Lake in the very near future.

This route exemplifies sustainable development and meets the requirements of Government Guidance given in PPG 13 and PPG 17. Please also refer to advice given in our Position Statement

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The JLAF is a statutory body established by the three councils shown below, to provide advice as to the improvement of public access to land in the area of Bath & North East Somerset, Bristol City and South Gloucestershire for the purposes of open-air recreation and enjoyment of the area. Its views do not necessarily represent those of the three councils.



on Local Development Frameworks that I have enclosed with this letter. The route will provide a resource for local schoolchildren and will bring benefits for health and increase the potential for tourism income.

The JLAF advise that routes should be open to all users wherever possible in order to increase the opportunities for all users. Opportunities for disabled users should be considered at all times. This accords with the vision of the three Councils' adopted Joint Rights of Way Improvement Plan.

We would be grateful if this advice can be considered at every stage of this application's progress and that you inform us of the result.

Yours sincerely,

Paper copy signed

Mr Ray Newbigin, Chairman of the Joint Local Access Forum (JLAF)

pp Mr Robin Winfield, Vice Chairman of the JLAF

pp Mr Ron Phelps, Deputy Chairman of the JLAF

Enclosure.

Copy to:

Councillor Les Kew, Chair of Development Control Committee, Bath & North East Somerset Council.

Councillor Charles Gerrish, Cabinet Member for Customer Services, Bath & North East Somerset Council.

Adrian Clarke, Nick Jeans and Alison Sherwin, Transportation Planning, Bath & North East Somerset Council.

Margaret Wilson, JLAF Member and Chew Valley resident.

John Grimshaw and Mark Tucker, Sustrans

JOINT LOCAL ACCESS FORUM (JLAF) POSITION STATEMENT ON LOCAL DEVELOPMENT FRAMEWORKS (LDF)

Planning general

- all developments must adhere to the guidance given in PPG 13 (particularly paragraphs 4, 24 and 75 to 80) and to PPG 17 (particularly to paragraphs 24, 25, 32 and 33);
- the authority should take steps to ensure that all Rights of Way are adequately protected in the event of development proposals;
- attention must be paid to road safety where development is proposed. This is particularly important when pedestrian, cycle and horse routes use or cross vehicular routes;
- recognise that 21.9% of households in the area covered by the Joint Local Transport Plan do not own a car, see page 31;
- ensure that the future for tourism is protected.

Functional walking and cycling

- maximise opportunities for walking and cycling within communities This would accord with the Government health agenda and sustainability proposals;
- identify strategic walking and cycling routes within communities and ensure these link to surrounding rural areas and the rights of way network;
- ensure new development proposals include safe and high quality provision for cycling and walking routes linking housing to schools, shops, employment areas and recreational and sports facilities;
- seek to develop circular routes within and around communities and settlements to encourage healthier lifestyles and minimise car use;
- encourage opportunities to develop, facilitate and promote the National Cycle Network and its integration with other forms of transport;
- give adequate consideration to the requirements of those with mobility needs in the design of new walking and cycling routes, and in the improvement of existing routes.

Rights of Way

- recognise the contribution of the Rights of Way network to health, tourism and sustainability;
- Adequately protect the rights of way network in the event of development proposals;
- ensure new housing developments link to the rights of way network, where appropriate;
- seek to improve the safety for rights of way users where routes meet or run alongside busy or dangerous roads;
- seek to create a network of circular routes around settlements to increase usage;
- explore the integration of transport links with rights of way, particularly strategic long distance routes;
- seek opportunities to expand provision through the Common Agricultural Policy in rural areas and other funding mechanisms;
- increase opportunities for strategic routes along former railways and canals;
- recognise other routes, such as Unclassified County Roads, and their contribution to recreational opportunities;
- expect that new routes will be multi-user routes, suitable and open for the use of all non-motorised users.

Other recreational space

- Facilitate access to open countryside and registered commons as identified under the Countryside and Rights of Way Act 2000 and highlight the opportunities this affords for recreation;
- draw attention to permissive and dedicated access opportunities on farmland and in the Forestry Commission woodlands;
- recognise the importance of green space, green linkages, playing fields and other similar areas and protect these from development;
- map and indicate legal lawful uses of green space areas within the plan area;
- seek to develop green recreational areas within new housing and employment sites.

Other issues

- identify, facilitate and promote opportunities for water recreation;
- identify, facilitate and promote opportunities for horse riding.

This is the advice of the JLAF as agreed at its meeting on the 6th March 2008