

Comments since the Vision meeting, by zoom, on 10 February 2021

In order of receipt

Thanks for the meeting yesterday and well done for all the preliminary work done by the group.

My comment would be that, given limited resources I would like to see efforts concentrated on improving the Hayes Place area of the plan. The Gore is never going to be a pleasant place to sit and contemplate the world what with heavy traffic, buses etc thundering up and down Wells Way most of the day. The pollution levels there must be very high - perhaps we could check them out - not to mention the 4G mast and the boxes for the various utilities. It is in my opinion a place to hurry through.

On the other hand I believe Hayes Place has huge potential - the plans shown yesterday give some indication of what could be done there - I am happy to help get the process underway - and as your councillor says - the sooner the better

re: Hayes Place - there will undoubtedly be some push back if the number of parking spaces is reduced - an action which would get my vote - so it may be worth carrying out a simple survey to find out who uses the Bear Flat, where they come from and how they got there if we need to evidence our actions.

Any improvement to the road layout on Wells Way to encourage walking and cycling is to be commended but I think we should concentrate on Hayes Place first.

Of course this process throws up yet again the lack of democratic accountability in the City of Bath - if it were parished - as is every major city in the UK - then the Parish Council could begin the process of improvements with a democratic mandate and the ability to raise funds.

thanks again for your work so far.

Peter Andrews

I missed the meeting on Wednesday evening but I did read the notes and slides yesterday. It would be great to attract more foot traffic to the area to grow the community and I had a couple of thoughts that may help.

1, I really like someone's previous comment about making Bear Flat more festive in line with Moorland Road. Some lights, small trees above the shops etc would fix this. Possibly even a Christmas fundraising event selling mulled wine and mice pies. We have held 3 similar events over the years raising money for charity and this has been very successful.

2, Something that works well in other areas to draw more people into the community are street markets. It seems the issue with the shops are the rates and ongoing costs and commitments of rents which is putting new traders off. Street market stalls for local pop up shops could fix this. The

location would need some thought as you would want this amongst the other shops in Bear Flat so that people coming to the area then pop into the local shops. Once a week or once every two weeks could work and this could include local traders, Bear Flat Artists, locals wanting to sell items etc. I'm aware the Bear Flat market is not currently taking place due to Covid but to bring that outside may work really well and coax other local businesses to the area.

3, Staff parking has also been raised and this is an issue for us. Due to the nature of our job public transport just doesn't work and neither does riding a bike due to needing to carry equipment and when back in normal times taxi clients to and from appointments. Having some additional permits for the local businesses would be an excellent solution.

Keith Miles, Andrews Estate Agents

To say I am dismayed with the proposals shown in the PPT presentation is an understatement.

The A367 is one of the few arterial roads in and out of Bath. The traffic will not be reduced by these proposals. Congestion and pollution will only increase. Putting trees in the middle of a main road is a joke. If you want to see why, come for a ride on a bus with me around Bath. Plus taking the lanes for the bus stops out will also create congestion.

The proposals for Hayes Place are also a non starter. Where will vehicles turn round? How will large vehicles navigate through? There is double parking now, these proposals will only make it worse.

I am all for improving the local environment, but people seem to be looking at creating some sort of fantasy land.

If you think I am off the mark or have missed an important point, please let me know. I would be happy to meet with you if the proposals are yours so that you can explain them in more detail.

Charles Phillips

I support the BFA's proposals for the Gore and increased pedestrian crossings.

I am not in support of the BFA's proposals for Hayes Place:

I am a resident of Park Avenue and I regularly use the turning from The Wellsway into Hayes Place. To limit Hayes Place to a single lane of traffic will cause traffic to back up onto the Wellsway as they will have to wait until both oncoming traffic and traffic exiting Hayes Place are clear. It is an exposed filter lane with oncoming vehicles often cutting across it. There is also an issue of access for large vehicles and emergency vehicles.

Hayes Place allows access for 200+ homes, and limited access will cause difficulty for us who use it.

The space doesn't appear wide enough for seating and a mini park as some have suggested. The issues of double parking / deliveries and pedestrian crossing in Hayes Place I think would be resolved with an island to allow for pedestrians to pause in a protected space and would also prevent vans/cars double parking as they would block the entire lane. Loading areas will help the double parking issue. A disabled parking bay for the chemist would also be a good idea.

Phil Jackson

[in response to BFA reply]

Thank you for the update. It is great to hear of plans to make the area more appealing and of better use, it is heartening that people are spending their time and effort in making our neighbourhood better.

I look forward to hearing how the proposals develop. Good luck!

Phil

I have recently been made aware of your vision for Bear Flat document and wish to raise my concerns regarding proposals in particular the suggestion for Hayes Place.

According to your own vision brief - vehicle access needs to be retained, however the proposals and illustrations show a heavily reduced access to roads and large residential area leading from Hayes Place. I can see numerous problems with access including emergency vehicles, waste trucks and day-to-day deliveries.

We currently have a small narrowing of the road at the top of the Holloway to the benefit of the Bear Cafe. I understood this to be a temporary measure due to the current climate, and hope that this measure helps the business to continue during these difficult times. However it can cause significant bottle neck for traffic, so further and long term measures can only add to this problem.

The 'vision' which shows a narrowing of the road at Hayes Place will also see increased waiting times and congestion (and pollution) at the junction with the main road. I personally would not like to eat/drink and socialise in a heavily polluted and busy junction.

I would suggest the vision maybe better focused on installing designated loading bays, monitored and enforced short term parking. The 'yellow box' area at the junction between Hayes Place and the Wellsway is often blocked by traffic, and a system to help improve the flow of traffic into and out of Hayes Place would be welcomed. The current 'Vision' proposal would have the opposite effect and cause further problems.

I do support your ideas to tidy up the gore and pedestrian access. I feel a roundabout is unnecessary and would cause more harm than good, but maintained public artwork is always welcomed.

Ben Eason-Blake

Had a quick look at what you are proposing and I think the Bloomfield Road junction can be reconfigured into a CYCLOPS junction which would work really well here.

<https://www.google.com/amp/s/cities-today.com/uks-first-cyclops-junction-opens-in-manchester-to-boost-bike-safety/amp/>

Adam Reynolds

I joined the BFA meeting and was impressed by the thought and work put in to explore how the area could be improved.

Local resident

Just to look at Hayes Place, the thought of Beechen Cliff Road not accessing Hayes Place would help materially, but is there an acceptable solution for residents of that road ? If one way, either way would surely result in no reduction in overall traffic, so the better solution would be to have no exit or entrance to Hayes Place. There may be a fault in my memory here, because that would require a roundabout at the junction of Chaucer with Beechen Cliff - not a large roundabout , but a mini . There would be clear signs stating that entrance to BCR is for residents only , delivery vehicles , and emergency vehicles. There would then have to be a turning point at the end or at the bend of BCR . Forgive me if that does not work , but it could be looked at ?

Secondly, staff parking should be reserved at the start of the Holloway or on Bruton - number plate recognition only.

Thirdly , the whole point of the exercise - Bear Flat needs more retail and a post office, as well as ambience. It is ridiculous that there is no PO unless we trek/ drive miles . Something is wrong with the PO model, surely ?

Gareth Bunn

I just wanted to say how brilliant the slides are. I'm afraid I don't have any new ideas but anything like the drawings in slides would be fantastic.

Please do send a call out for any volunteers when you need them.

Oh I did have one idea- I wondered if it would be useful to put some information, a little information board about each poet at the bottom of each of the roads named after the poets. And perhaps a female counterpart too? Would be a nice reason for people in town to come up and do the 'poets trail' and stop and have a coffee and a shop.

Helena Miscioscia

I would add my concern to those that are sad to see the closure of The Silver Bear - it's a shame that the Bear Flat feels more and more like a few shops along a fast road. The loss of the PO was a disaster - the one in the Moorland Road is woefully slow. Widcombe seems to be thriving by contrast with the recent addition of a good butcher and the thriving Social Club. It is a shame that the Bear is so run down - we could do with a set up like the Lounge on Moorland Road.

Can the master plan have any influence over/ ambition for retail mix and community facilities - I guess this is dependent on land lords. A row of estate agents does not feel like a community centre! Friday night rant over ... thanks for all your efforts.

Nicky Moorey