

M49 Link Road FAQs

What are the next steps for the scheme?

A planning application will be submitted to the Local Planning Authority later in 2022.

Where can I see the plans?

Detailed plans for the new M49 Link Road will be available to view on the Local Planning Authority's online portal. A link will be available and publicised once a planning application has been submitted.

Why is planning permission needed for the new link road?

The Central Park Western Approach distribution park has been built under two historic planning permissions, one dating back to the 1950s, and before the M49 was built. Therefore, to build the link road a current and relevant planning application is needed, which will consider the changing landscape, ecology and infrastructure of the area.

How can I have my say?

A planning application will be submitted to the Local Planning Authority later this year for the new M49 Link Road. This will include a period of public consultation, where members of the public and stakeholders will be able to look at plans and provide feedback. The Local Planning Authority will advertise this consultation when it is launched.

When will construction work start?

It is anticipated that construction work will start in 2023, however, this could be subject to change. We will keep the community updated on the project as it progresses.

Why can't the work start earlier?

The council doesn't own the land that the link road will be built on therefore we need to complete the processes that enables the council to purchase the land. This includes agreements for the temporary use of some land for a works compound and access over privately owned land to build the road.

In addition to securing land, the council has to complete a full design of the scheme. Some aspects of the design require independent checks and approvals. Road Safety Audits are

also necessary. These checks are required on all major schemes to ensure the scheme is technically correct, safe for public use and minimise future maintenance costs

How long will it take to build the new link road and when will it open?

It is expected to take around two years to design and build the new link road. It is anticipated the new link road will open in 2024 but this date could be subject to change.

The new link road will be built over areas of poor ground, including some areas where the ground has been subject to previous landscaping. As the ground will naturally hold high volumes of water during wet periods it is necessary to stabilise and drain the land before an embankment and road can be built. This stabilisation process will take a number of months.

Who is carrying out the work?

The new link road will be designed and built by the council's Streetcare Service and appropriate specialist partners. Streetcare has extensive construction experience working on projects including: Cribbs Patchway Metrobus Extension, Great Stoke Roundabout, Wraxall Road and Charfield Station.

What route will the construction vehicles use?

This is to be determined as part of the design. However, it is anticipated that the M49 motorway slip roads will not be used for site access. Staff responsible for the building phase of the work are directly involved in the design of the scheme and we will ensure that all construction traffic is directed via the most appropriate, available routes.

How much will the new link road cost?

Exact costs of the new link road and associated infrastructure will not be known until design work is complete and the engineering complexities of the scheme are fully understood.

Why isn't the developer paying for the new link road?

SDLL has stated that they do not believe they're obligated to build the link road.

South Gloucestershire Council and the Department for Transport have come together to deliver the link road between the M49 and the Central Park Western Approach distribution park as quickly as possible, unlocking the significant benefits that it will bring to South Gloucestershire, local communities and the wider region.

Will you need to Compulsory Purchase any land for the new link road? If so, why?

Third party land is required for the building of the new link road, and we hope to secure the required land through negotiations with landowners. However, Compulsory Purchase Orders (CPOs) may be required.

Why will it take so long before the new link road can open?

Building the new link road is a complex project. To begin with, the council does not own all the land needed for the new road, which means land needs to be bought from third party landowners. These negotiations can take time and may require Compulsory Purchase Orders (CPOs).

The plans for the new road also need to be approved by the Local Planning Authority. Historical planning permissions for existing development in the area do not take into consideration the M49, which was not built at the time of the permissions being granted.

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