

# Keynsham Summary

Bath and  
North East  
Somerset

**Draft  
Core  
Strategy**



Publication Version December 2010

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# What is the Core Strategy?

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The Core Strategy is a key planning policy document for Bath & North East Somerset. It translates aspirations from the Sustainable Community Strategy and the Futures work for Bath, Keynsham and the Somer Valley into an overarching and strategic planning framework for the District, guiding where development is to be permitted, how much we should have, what land should be protected, and how places should change up to 2026.

## Key Issues for Bath and North East Somerset

While the District has many strengths, its outward image conceals a range of economic and social challenges that, left unchecked, will lead to long-term decline. The Core Strategy therefore identifies a range of strategic objectives to address these issues. These include tackling the causes and effects of climate change, protecting and enhancing the District's natural, built and cultural assets, encouraging economic development and meeting housing needs.

## Summary of the District Wide Strategy

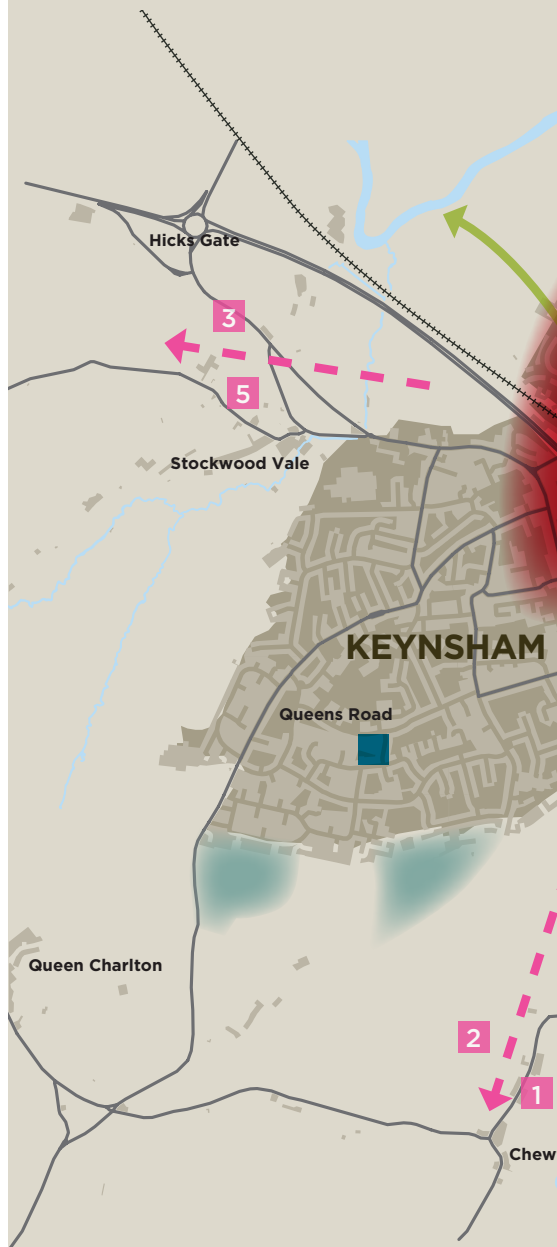
- Promoting sustainable development
- 11,000 new homes and around 8,700 new jobs
- Focusing the majority of growth on brownfield land (land that has been previously developed) within Bath, Keynsham, Midsomer Norton and Radstock
- Pursuing high levels of economic expansion whilst minimising the need for new floorspace (the Council is calling this 'smart growth')
- No changes to the Green Belt
- Requiring development to be resilient and to not contribute to the causes of climate change
- Protecting the District's biodiversity
- Ensuring infrastructure is aligned with new development

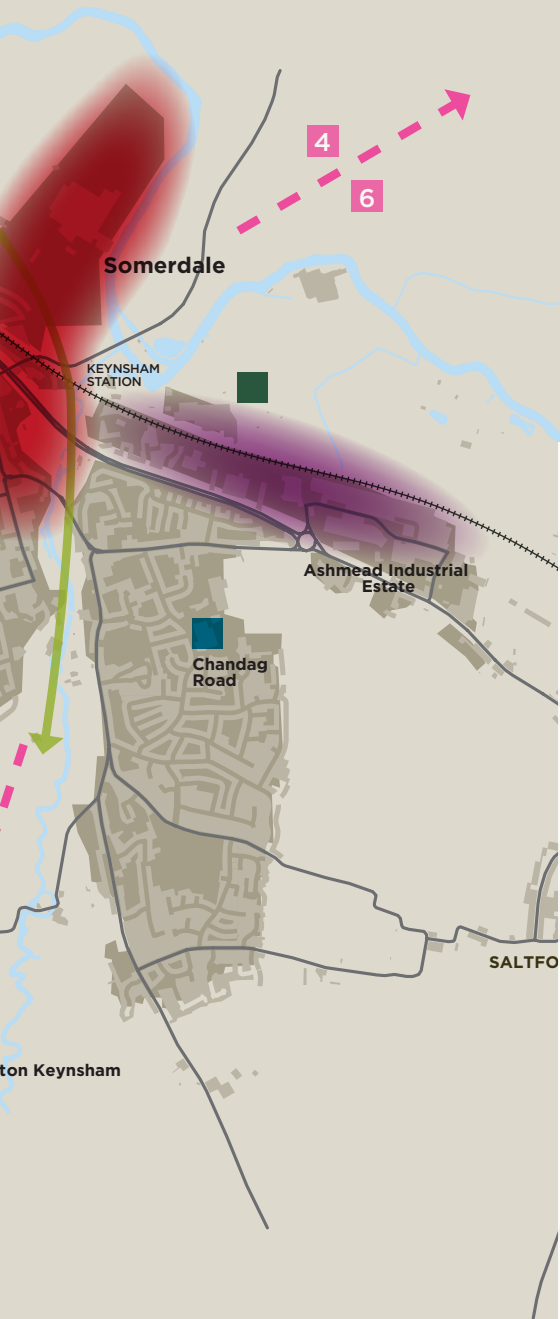
**“Keynsham is a place of great potential. We want to build on the good things and embrace the future”**

*Keynsham Town Plan, 2004*

### Key information














- 1,500 new homes
- 1,500 new jobs
- Maintain Green Belt Boundary
- Enhance green infrastructure
- New high quality, mixed-use quarter at Somerdale
- Provide some larger retail units in the town centre to achieve a more varied mix of retailers which complement the existing successful independent retailers
- Provide for improvements to public transport
- Enhance connectivity between walking, cycling and public transport routes
- Enable renewable energy generation opportunities including a new district heating network





## KEYNSHAM SPATIAL STRATEGY

### KEY

-  Town Centre/ Somerdale Policy Area
-  Core Business Area
-  New Neighbourhood at South West Keynsham (Local Plan Policy K2)
-  Cycle & Walking Links
-  1 Regional Cycle Route 10
-  2 2 Rivers Walking Route
-  3 National Cycle Route 3
-  4 National Cycle Route 4
-  5 River Avon Trail Walking Route
-  6 Monarch's Way Walking Route
-  Green Infrastructure Link
-  Proposed Waste Facility
-  Local Centre

# Summary

## of the strategy for Keynsham

- The key areas of change in Keynsham will be in the town centre and at Somerdale (where the chocolate factory will shortly close with significant implications for the future of the town).
- The strategy maintains the Green Belt boundary surrounding Keynsham, preventing the town from merging with Bristol and Saltford, and helping to preserve its individual character, identity and setting.
- 1,500 new homes will be built to support the economic growth of the town and accommodate a growing population. Approximately 800 of these homes have already been built, have planning permission, or are allocated in the Local Plan.
- 1,500 new jobs will be created primarily by increasing the stock of office floorspace in the town, supporting the vision in establishing Keynsham as a more significant business location. This will help to reduce the current pattern of out commuting and will also help to counteract the closure of Somerdale.
- The role of the town centre and Somerdale as the main focus for business activity will be complemented by the Ashmead Industrial Estate area.
- Improvements will be made to the quality of the public realm within the town centre.
- The historic character and qualities of the town centre will be reinforced and enhanced by development.



# Consultation

The Council has issued its Draft Core Strategy Publication Version for consultation.

## Where can I view a copy?

Copies of the Core Strategy and accompanying documents can be viewed at the following Council offices between the hours of 8.30am to 5.00pm Mondays Thursdays and 8.30am to 4.30pm on Fridays:

- The Guildhall, High Street, Bath, BA1 5AW;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside, Temple Street, Keynsham, Bristol, BS31 1LA

The document can also be viewed on the Bath & North East Somerset Council website [www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy) and at all the public libraries within the District including the mobile libraries.

## How can I comment on the document?

Comments on the Core Strategy can be made in the following ways:

- By completing the representation form online: [www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy)
- By completing the representation form and returning it to us by email: [planning\\_policy@bathnes.gov.uk](mailto:planning_policy@bathnes.gov.uk), or by post: Core Strategy Consultation, Planning Services, PO Box 5006, Bath, BA1 1JG

Comments should be received within the 7 week consultation period which will run from 16th December 2010 3rd February 2011

## Next stages

Providing no significant changes are required following this consultation, the Council anticipates submitting the Draft Core Strategy to the Secretary of State in April 2011 for Examination in autumn 2011.