

HELAA: CALL FOR SITES (JUNE 2020)

SITE	Land North of Bath Road, Keynsham
LANDOWNER	Places for People Strategic Land

BACKGROUND AND SUITABILITY FOR RESIDENTIAL DEVELOPMENT

PfPSL own the freehold of circa. 4ha of land to the North of Bath Road, Keynsham (the site), as outlined on the enclosed land ownership plan. PfPSL is promoting the entirety of the site for residential development, capable of delivering new market and affordable homes in the current plan period (to 2029) and beyond.

The full extent of the site lies within the broad location for Strategic Growth to the north and east of Keynsham, which was identified within the West of England Joint Spatial Plan (JSP) (Policy 7.1 - North Keynsham). Concept masterplanning informing the B&NES Local Plan to 2036 (Winter 2018) (Diagram 24) identified the site for residential development.

The site is situated on the eastern edge of Keynsham, to the north of Bath Road and to the south of **World's End Lane**. The site is currently in agricultural and horticultural use and encompasses land that operates as a commercial nursery (Broadleaze Nursery). The nursery site contains a number of glass structures and ancillary development (e.g. car parking and hardstanding areas). Part of the site currently falls within the Green Belt, with the remainder forming a component of the East Keynsham Strategic Site allocation under Policy KE3a of the adopted Core Strategy, being allocated for employment generating uses. The principle of development on part of the site has, therefore, already been established, and the existing policy context makes provision for such land to be developed for other uses, including residential, where compelling material considerations are identified.

PfPSL has reviewed the emerging employment evidence base informing the preparation of the Local Plan. The conclusions within the evidence base indicate that the employment land safeguarding policy within the Core Strategy is out of date. Policies KE3a and Policy ED2a seek to protect land for light industrial/industrial uses when these sectors are clearly in decline. Growth sectors are not likely to locate readily to Keynsham, with a strong indication that the market would choose to take up space in and adjacent to Bath City, if premises were available. It is also noted that modern industrial and logistics premises are likely to gravitate towards the M4 and Avonmouth areas, which benefit from direct access onto the motorway network.

There is an opportunity in the short term to comprehensively review the employment strategy for the District via the Local Plan Review: focusing employment allocations within the Bath City Sub-Area to directly respond to market intelligence and demand, and to reflect the profile of employment growth sectors within the district. In the event that the emerging evidence base supports the need for some additional employment premises at Keynsham, the Keynsham SDL concept plan (Diagram 24 of the Local Plan Consultation Document Winter 2018) illustrates an opportunity to deliver new employment floorspace to the north of the railway line in areas that are unsuitable for residential uses owing to environmental constraints.

The April 2020 Partial Update Commencement Document recognises that the Council needs to replenish the supply of housing, primarily through the identification and allocation of new sites and review of existing allocations, in order to ensure a continuous five year housing land supply and sufficient supply to meet the overall Core Strategy requirement. The allocated employment land at Keynsham, which has not been delivered in the plan period to date, should be revisited in this context to address the housing shortfall in the plan period. Such an approach would remain consistent with the Core Strategy Spatial Strategy and strategic objectives and is also consistent with the provisions set out in NPPF para. 120.

Residential development on the allocated employment land (and adjoining Green Belt land owned by PfPSL) would not have a significant adverse impact on the highway network as trips associated with the employment uses have

already been factored into the baseline conditions. This principle was agreed between PfPSL and B&NES Council via the Matter 7.1 Statement of Common Ground (June 2019) submitted to the JSP Examination.

PfPSL has progressed a full suite of technical assessments and design work is at an advanced stage. PfPSL has also entered pre-application discussions with the Council in respect of development on the western portion of the site, lying outside of the Green Belt. An initial concept masterplan for the whole site is enclosed. In summary:

- The entire site is capable of delivering around 110-150 homes to include a mix of market and affordable homes alongside site infrastructure and public open space.
- The western portion of the site, lying outside of the Green Belt, is capable of delivering around 55-60 homes.
- The site is capable of delivering two access points on to Bath Road as well as facilitating cycle and pedestrian **improvements to World's End Lane. Development on the site can facilitate the first component of the potential Keynsham Link Road**, including the access from Bath Road (Options 3A and 3C). Consistent with the **Council's** emerging evidence base (Options Assessment Report) the concept masterplan includes a potential roundabout from Bath Road. The potential alignment of the link road extends northwards towards the railway line. Such an approach also provides a clear and defensible new Green Belt boundary between Bristol and Bath. Subject to detailed design, there is potential to move the proposed roundabout and link road to the **east (while remaining within PfPSL's land ownership) when compared to the alignment contained within the Options Assessment Report**. Such an approach would facilitate the most effective and efficient use of land, consistent with the NPPF 2019.
- Development on the site offers the potential to enhance the Grade II listed milestone. PfPSL is exploring the option to relocate the milestone to a more prominent position. This asset is currently set within the boundary hedgerow and is obscured from public view.
- A comprehensive suite of ecological surveys have been undertaken at the site. The masterplan seeks to retain existing hedgerows and vegetation as far as possible and offers the opportunity to enhance biodiversity on the site through a strong green infrastructure network.
- Development on the site is well placed to take full advantage of the existing pedestrian and cycle connections (including the Bath/ Bristol Cycle Path) and existing public transport infrastructure (including the railway Station) providing connections to Keynsham Town Centre and the Bath and Bristol Urban Areas. The opportunity exists **to further improve pedestrian and cycle connectivity, including to World's End Lane.**
- The concept masterplan has had full regard to the alignment of the underground gas main and associated easements. Investigations undertaken to inform development on the site confirm that the underground gas main does not represent a significant constraint to development and can be accommodated within the masterplan for the site.
- Noise associated with Bath Road can be mitigated within the development without compromising high quality design.

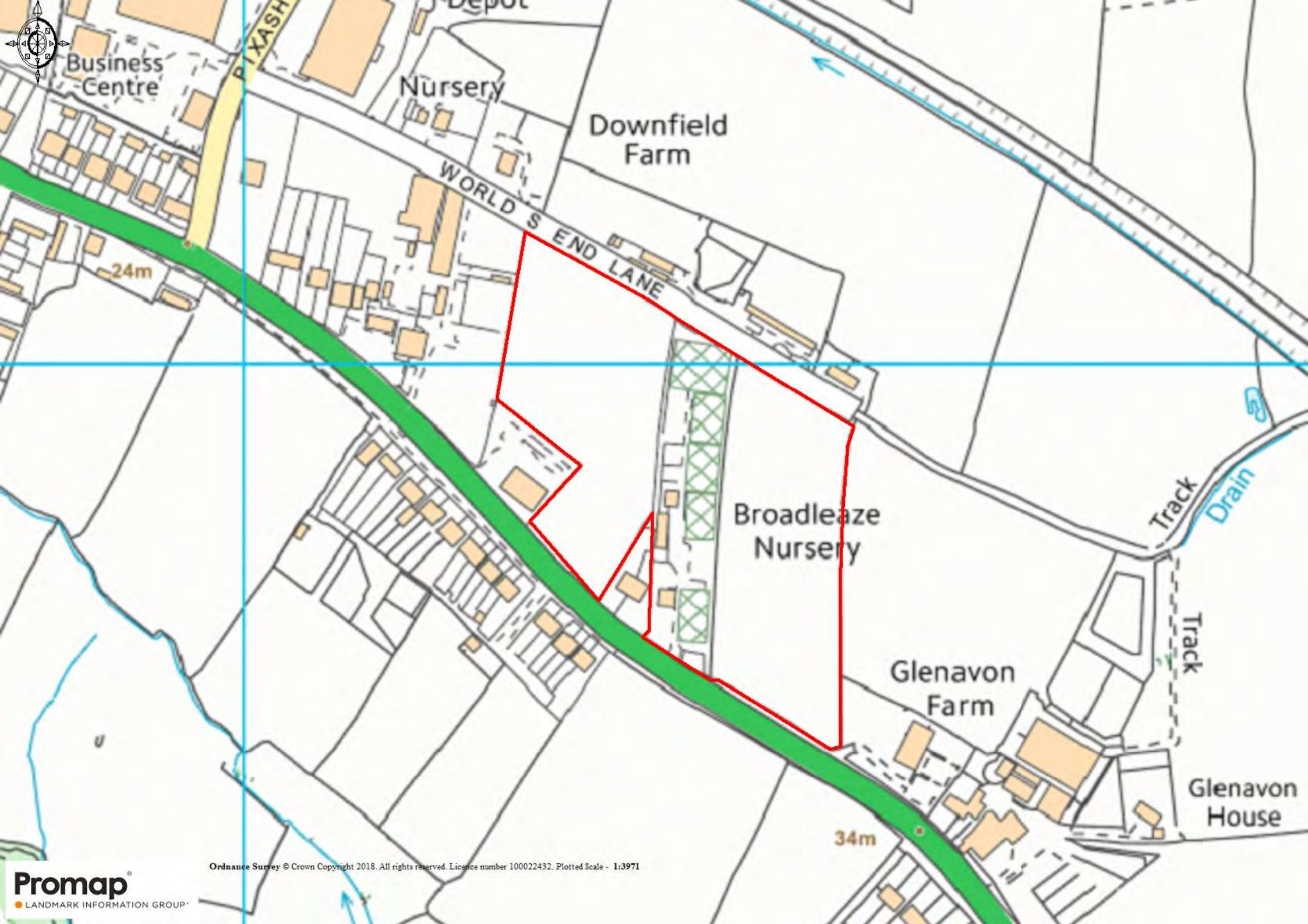
Keynsham is located strategically between the urban areas of Bristol and Bath on key transport routes (road, rail, and cycle) making it one of the most sustainable settlements for strategic growth in the District. The residential market within Keynsham remains strong and attractive to buyers and renters, reflecting its strategic location between the two main urban areas and good access to transport links. While the JSP was withdrawn from examination, the evidence base made clear that development at north and east Keynsham represents the most sustainable solution for meeting the needs arising within the Bath Housing Market Area, in addition to unmet housing needs arising from Bristol City. Exceptional circumstances have been demonstrated through the JSP to release land from the Green Belt in the B&NES administrative area. PfPSL made detailed submissions on this matter during the JSP Examination Hearings (Matter 7.1).

The site would form a logical first phase of development within the Keynsham Strategic Growth Area, taking advantage of its location on the transport corridor (A4 Bath Road) and existing sustainable transport modes, with the added

potential to facilitate delivery of the first phase of the suggested link road and access. The site is well placed to take full advantage of the existing public transport (rail and bus services), walking and cycle routes between Keynsham and the Bath and Bristol urban areas.

PfPSL is committed to working proactively with the Council and the surrounding landowners in helping to deliver a north and east Keynsham growth area through the review of the development plan and to resolving the housing delivery challenges being faced in the latter part of the current plan-period. The land owned by PfPSL is capable of coming forward as a first phase of residential development in advance of strategic infrastructure. The site is available, deliverable and is suitable in its entirety for allocation as a residential development site as part of any Local Plan review.

Enc: Landownership Plan
Concept masterplan
Constraints and Opportunities Plan
Statement of Common Ground (June 2019)



Business Centre

Nursery

Downfield Farm

WORLD S END LANE

Broadleaze Nursery

Glenavon Farm

Glenavon House

Track

Track

Drain

24m

34m

Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432. Plotted Scale - 1:3971



Footpath link to
World's End Lane

Existing hedgerow
retained

Glenview
Glencoe

Potential
future
link road

E1
sub-station

POS

World's End Lane

PFS

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Existing property
potentially retained

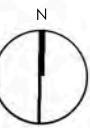
New roundabout

New
vehicular
access

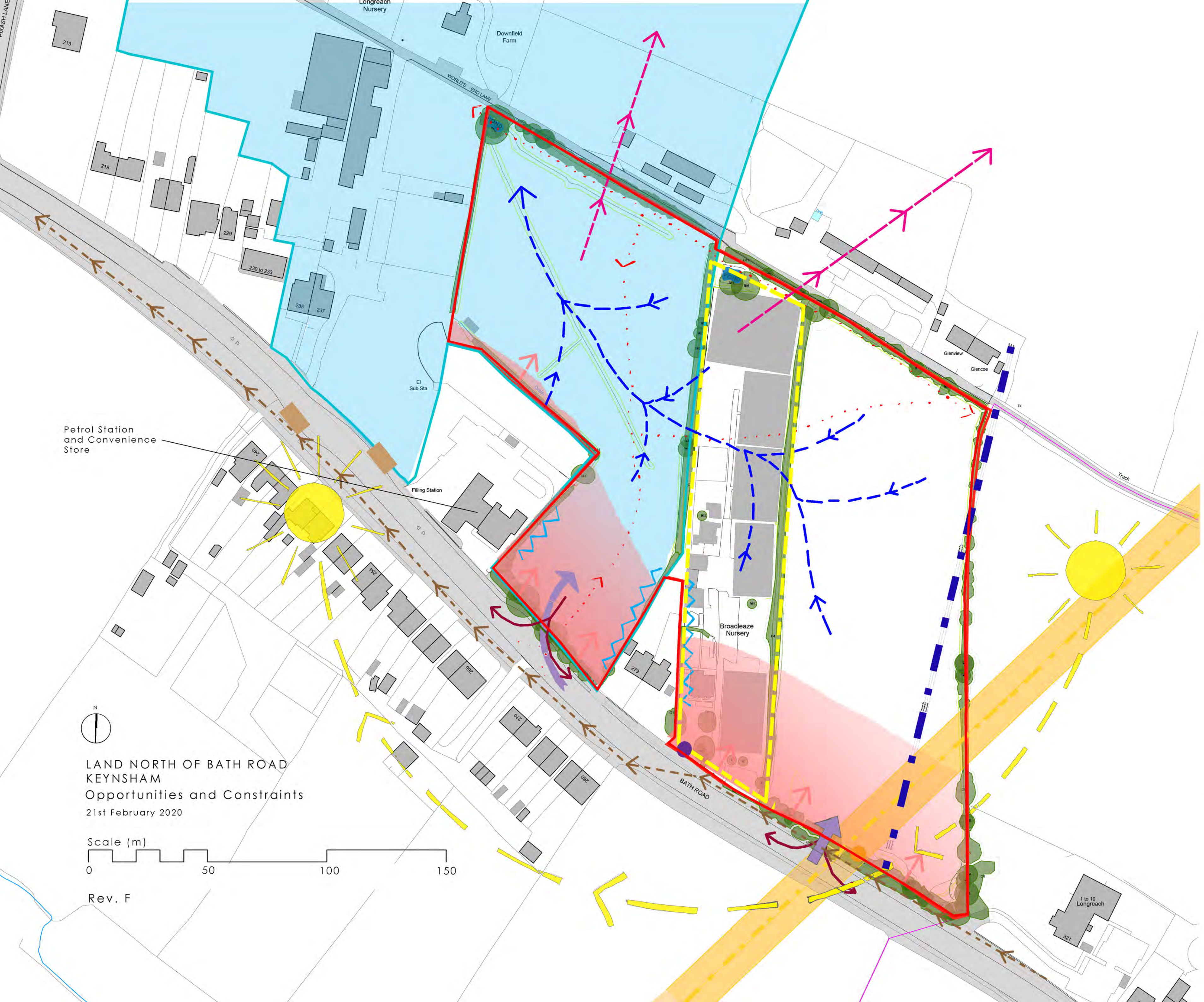
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Longreach

-  Site Boundary
-  Development Plots
-  Swale
-  Listed existing milestone repositioned
-  Proposed realigned position of Green Belt



LAND NORTH OF BATH ROAD
KEYNSHAM
Proposed Masterplan
7th January 2019
Rev. B



- KEY**
- Future link road
 - Potential Vehicular Access Points
 - Vehicle Egress Points
 - Run Off
 - Sun Pattern
 - New Screening
 - Hedges/Screening
 - Possible Cycle Path
 - Views
 - Buildings Removed
 - Site Boundary
 - Strategic Land allocation for employment
 - Existing Nursery Site
 - Nursery Access Point
 - Bus stops
 - Gas Pipeline & Exclusion Zone
 - Overhead power lines
 - Listed Milestone
 - Foul Sewer
 - Pond
 - Internal Noise - enhanced mitigation req

Petrol Station and Convenience Store



LAND NORTH OF BATH ROAD
KEYNSHAM
Opportunities and Constraints
21st February 2020



Rev. F

