

Bath & North East Somerset Green Space Strategy (2015-2029)

**Bath & North East
Somerset Council**

Green Space Area Profile: Keynsham



Report produced on behalf of Bath and North East Somerset Council by Ethos Environmental Planning

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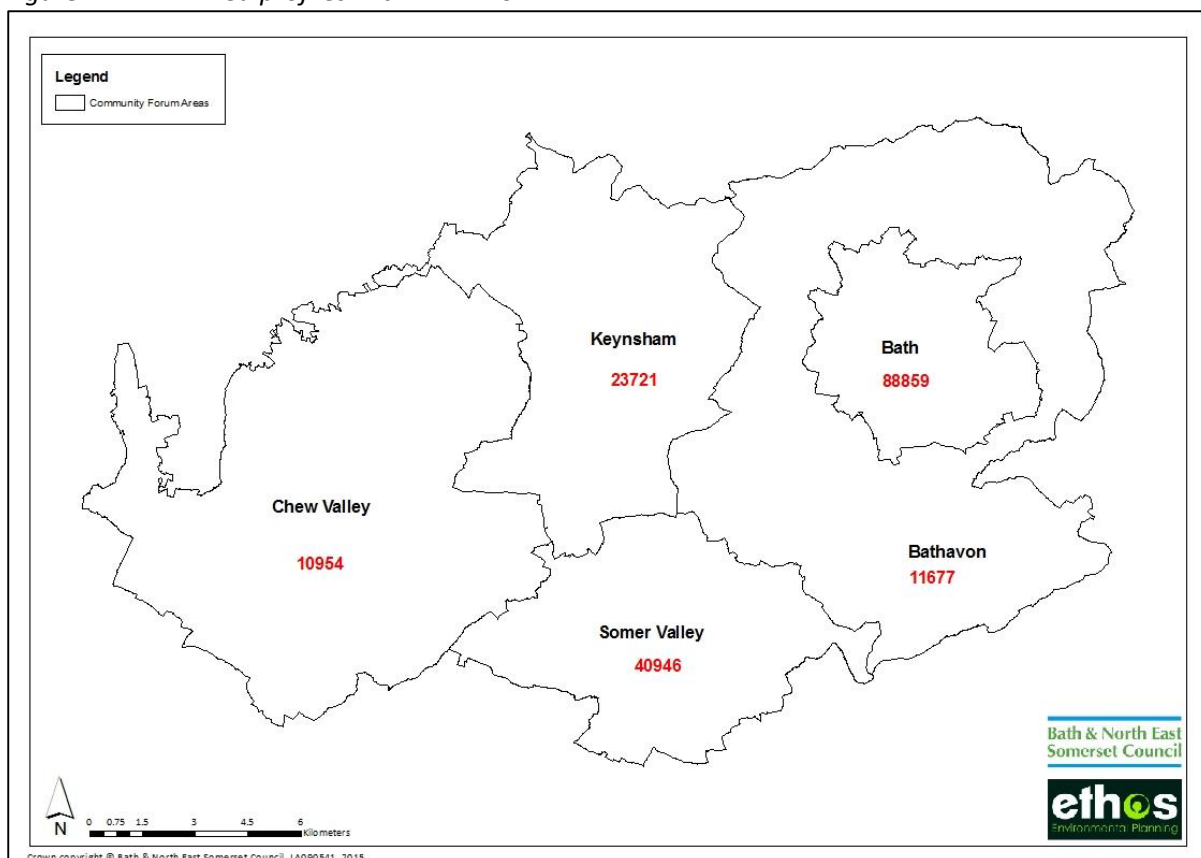
1.0 KEYNSHAM AREA PROFILE

1.1 Introduction

The Bath and North East Somerset Green Space Strategy is presented in two parts. The first part comprises an overview of the whole study and includes details on local needs, methodology, open space typologies and analysis of provision which combine to make recommendations for future provision and policies for open space in the district. The second part of the study comprises five green space area profiles which provide more localised information.

The area profiles have been developed for five areas as shown in figure 1. These draw on the established forum areas (*see section 1.3.4 of Part 1*), and the City of Bath, which is currently not established as a community forum area, however, for the purpose of this study, the wards that comprise Bath have been grouped together as an individual analysis area.

Figure 1 Area profiles within BANES



The area profiles should be read in conjunction with the main report (part 1). Each profile includes the following information:

- A description of the area;
- Maps showing the provision of green space;

- Quantitative analysis of current provision of open space'
- Analysis of access to open space;
- Summary of quality issues and opportunities;
- Analysis of future need for open space;
- Priorities for the area.

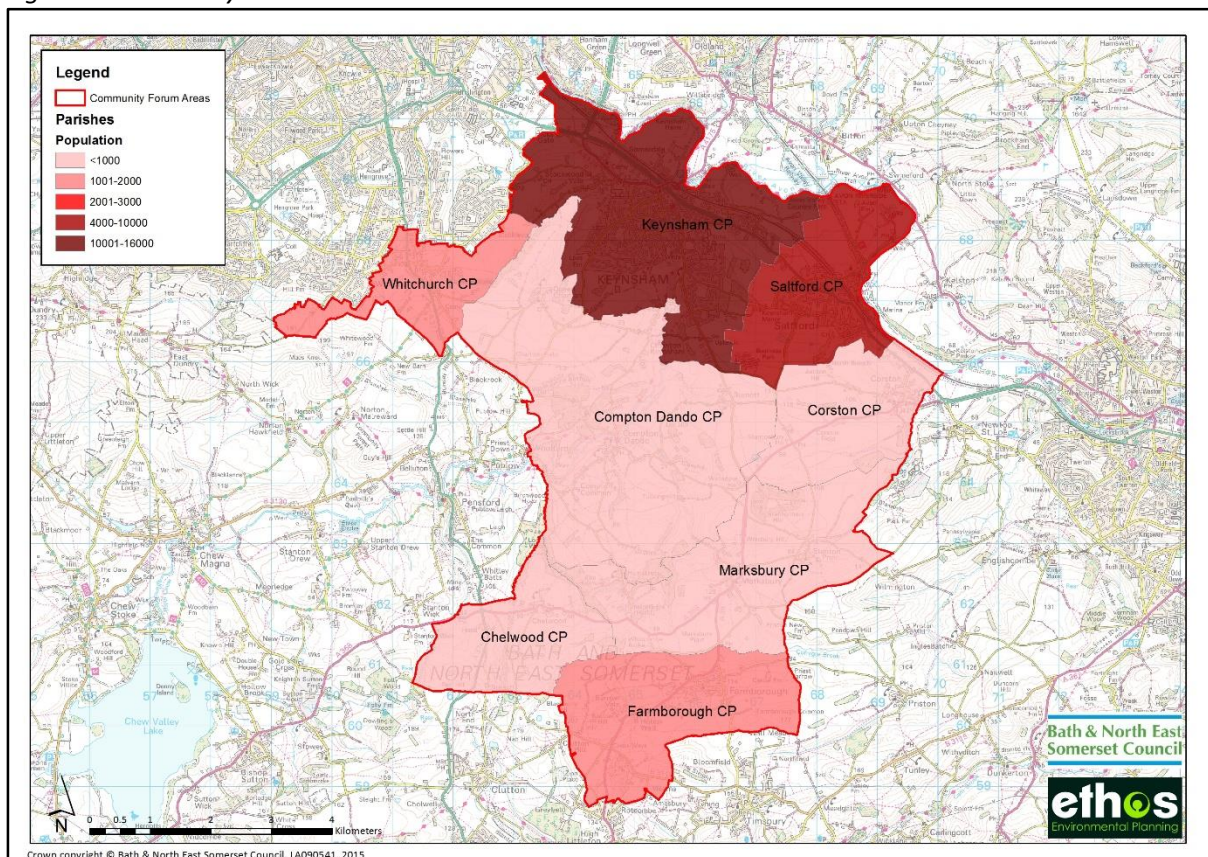
The area profiles are intended to be a starting point to inform other strategies and plans, including neighbourhood plans, planning policies, development control policies; parks and open spaces service and action plans.

All of the maps provided within this section of the report are intended to be used for indicative purposes only. Larger scale maps have been provided as a separate database to the council.

1.2 Geographical Area

The Keynsham Green Space Area Profile comprises the parishes that make up the forum area of Keynsham, as shown in figure 2.

Figure 2 Keynsham Area



1.3 Population

Table 1 Parish population statistics (Census, 2011)

Ward	Population
Chelwood	148
Compton Dando	579
Corston	494
Farmborough	1,035
Keynsham	15,641
Saltford	4,073
Whitchurch	1,354
Total	23,324

1.4 Keynsham – vision and spatial strategy overview

The BANES Core Strategy sets out a vision and spatial strategy for Keynsham, as summarised below:

Keynsham is a historic town that occupies a strategically important location between Bristol and Bath and is therefore well placed to improve and attract investment. It will continue to act as a market town and service centre for the surrounding area. In responding to the loss of a major employer, it will evolve as a more significant business location. Keynsham will expand to accommodate a growing population, ensuring it retains its independence and its separate identity within an attractive rural setting. It will become a more sustainable, desirable and well-connected place in which to live and work, with an enhanced town centre inspired by its heritage, cherished rivers, park and green spaces.

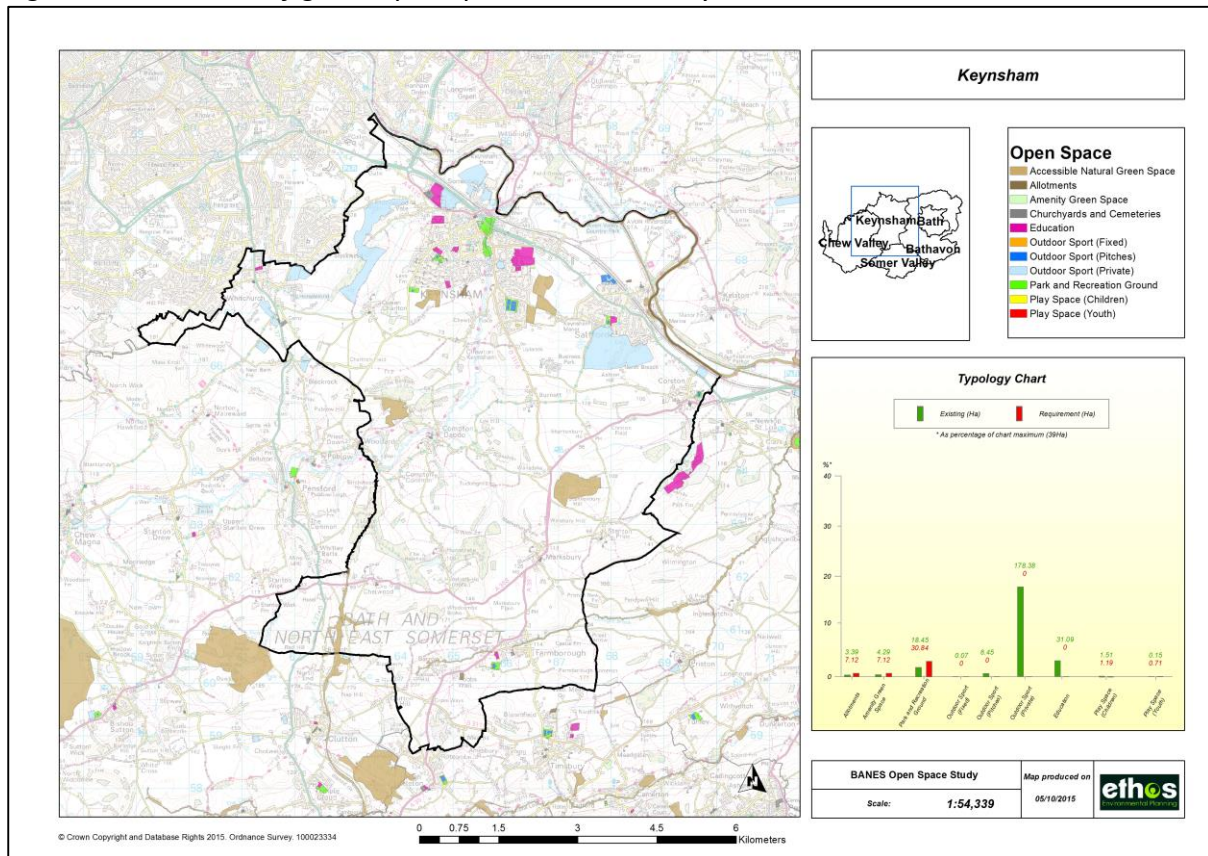
2.0 Existing provision of Green Space

This section provides maps showing existing green spaces that have been mapped and included within the study. A map is shown for the overall area, and then individual maps for each of the wards/parish as appropriate. The maps are intended to be used for indicative purposes and large scale maps and a GIS database of sites have been provided as an electronic database to the council.

It should be noted that for Accessible Natural Green Space, every effort was made to exclude sites that had no access, although in certain sites this was not always clear (see section 5.3 of the main report (part 1)).

2.1 Overview of green space provision in the study area

Figure 3 – Overview of green space provision in the Keynsham Area



2.2 Provision by Parish

Figure 4 Provision of green space in Compton Dando Parish

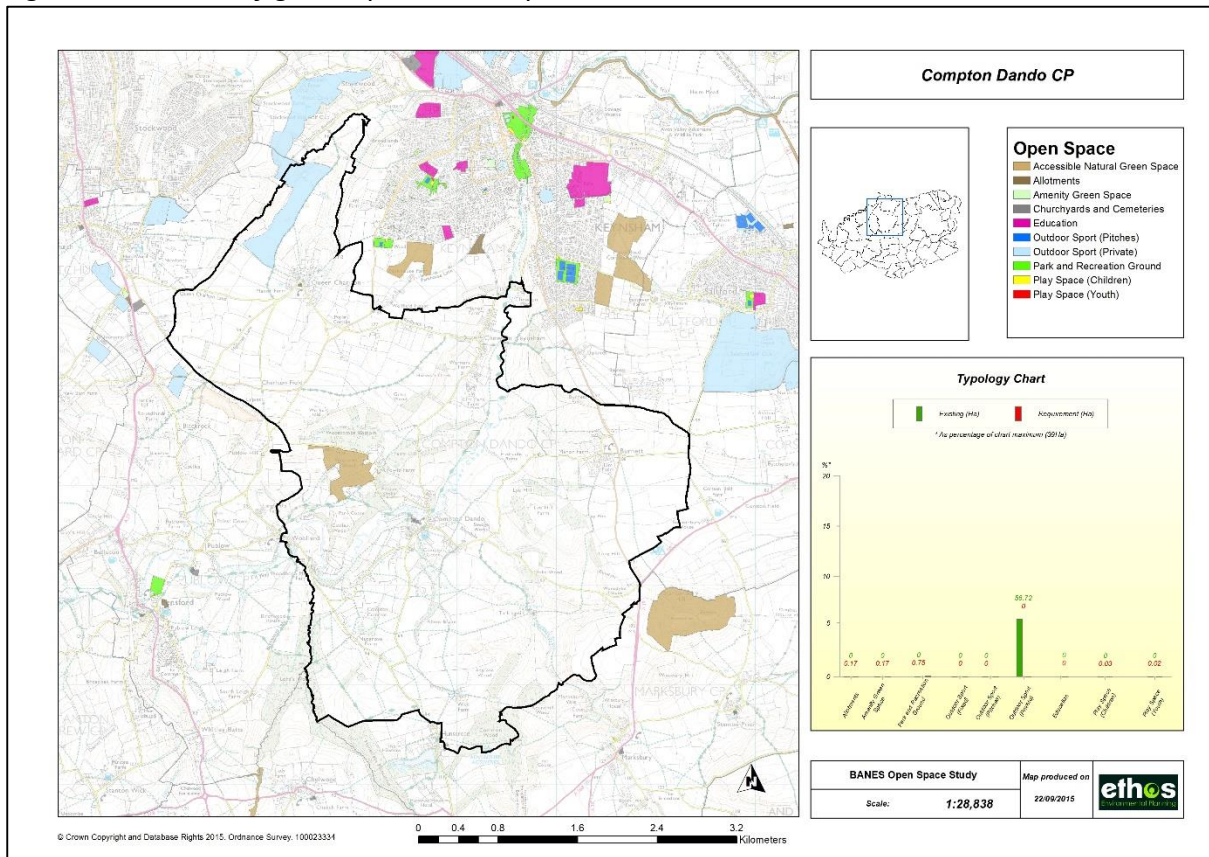


Figure 5 Provision of green space in Chelwood Parish

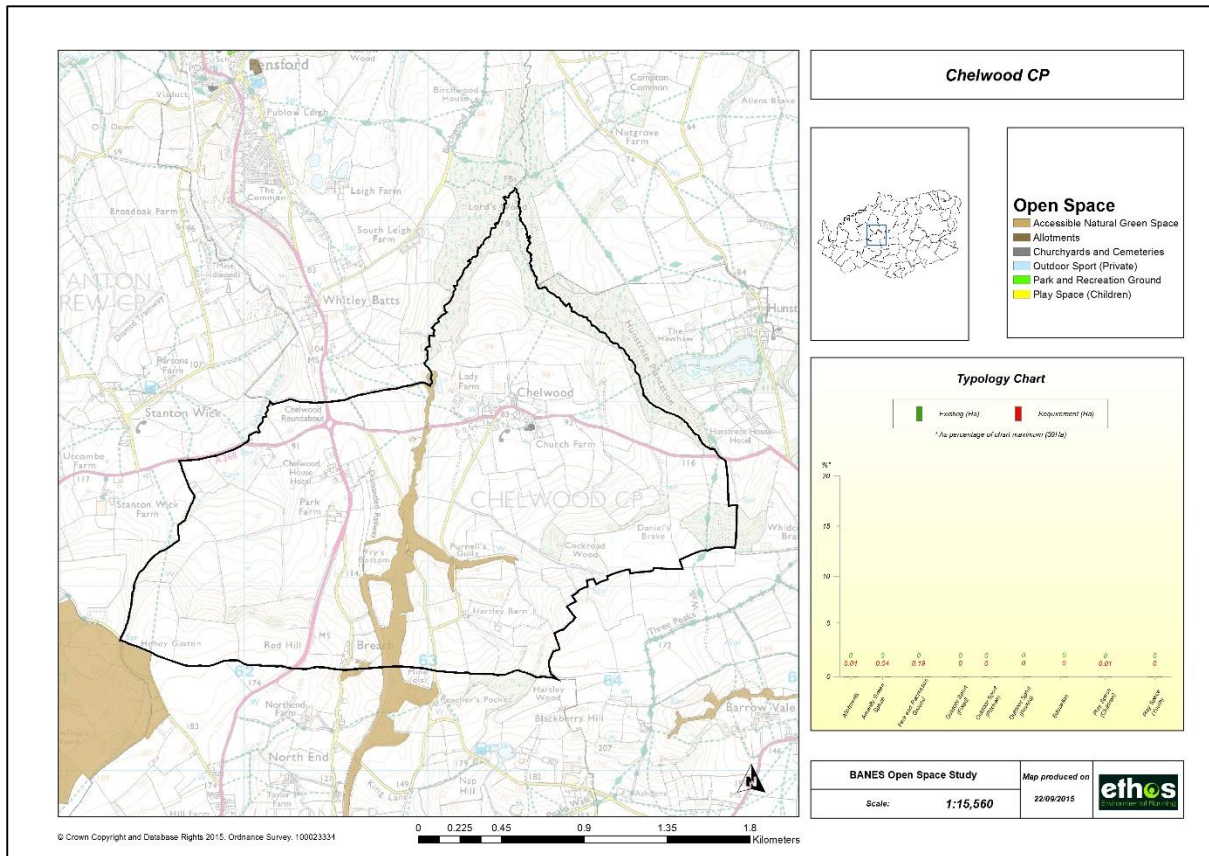


Figure 6 Provision of green space in Farmborough Parish

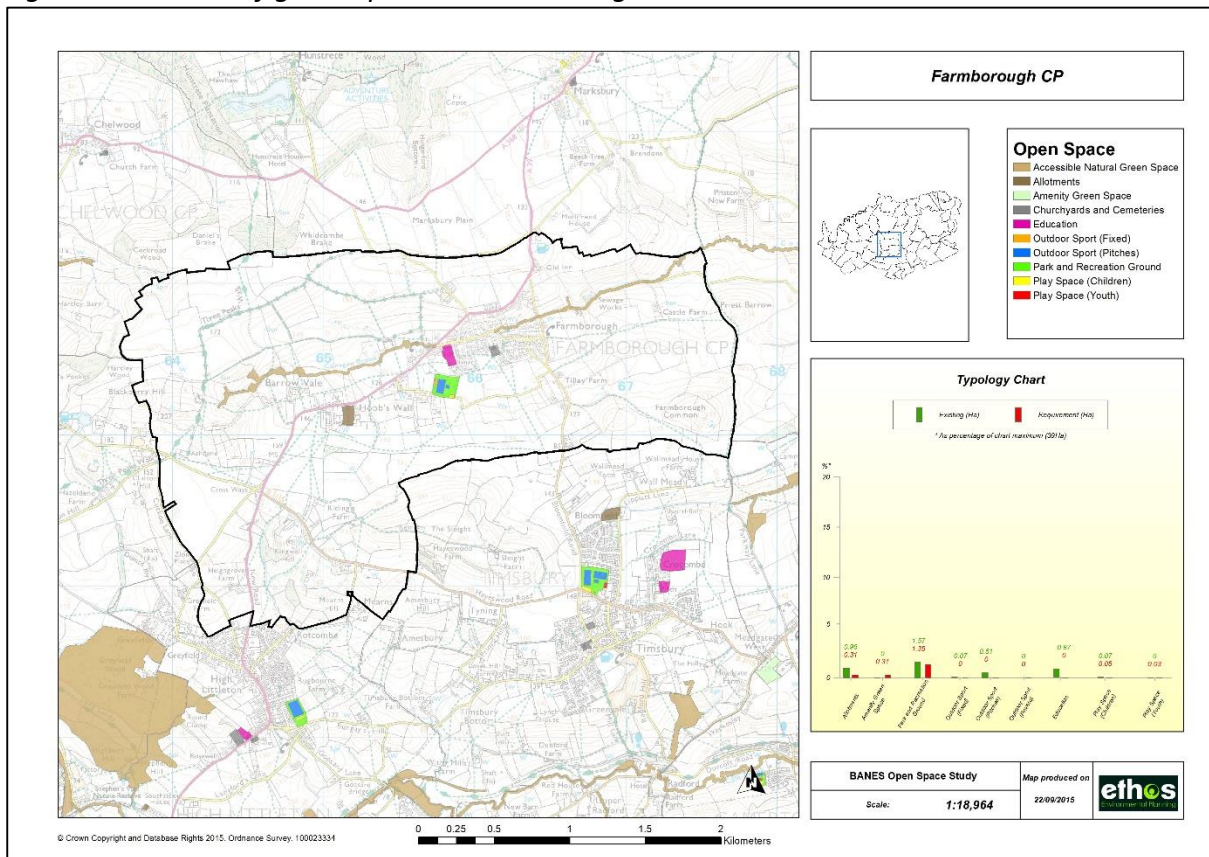


Figure 7 Provision of green space in Corston Parish

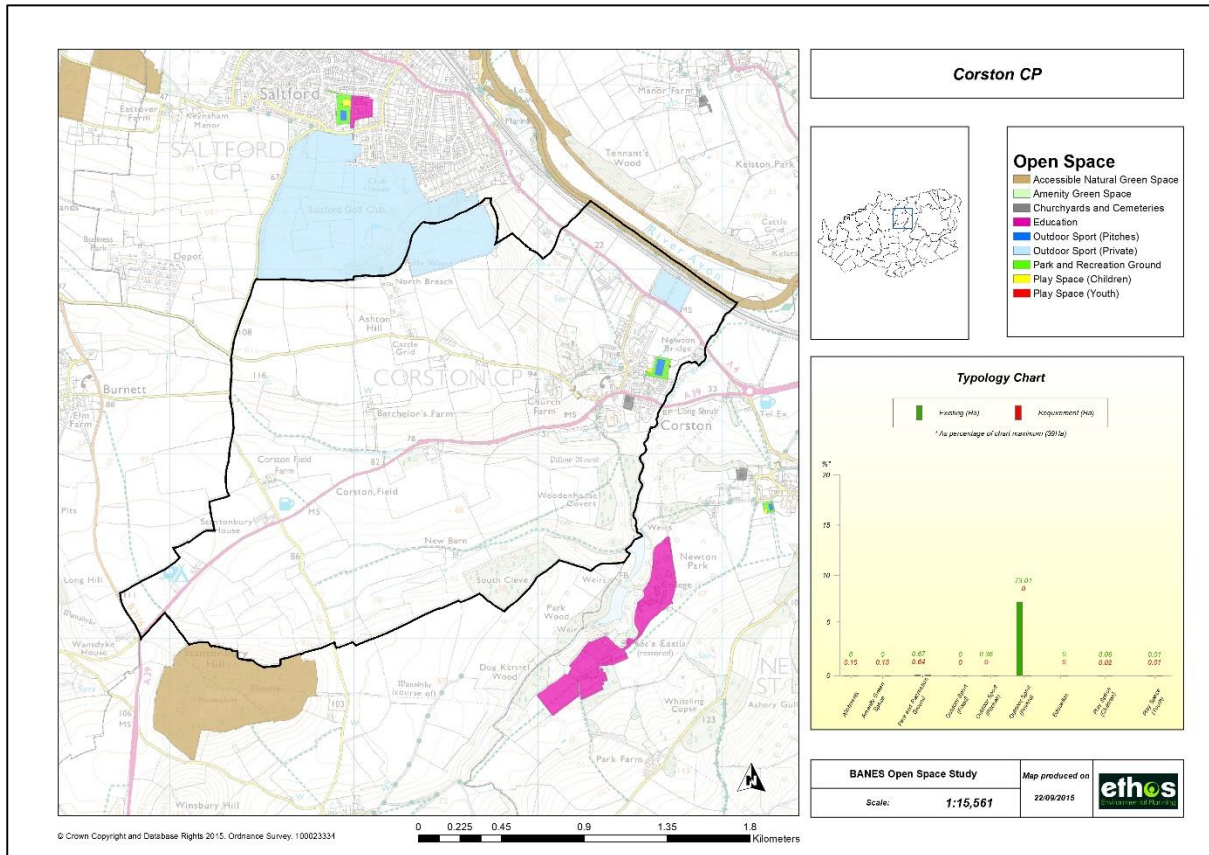


Figure 8 Provision of green space in Saltford Parish

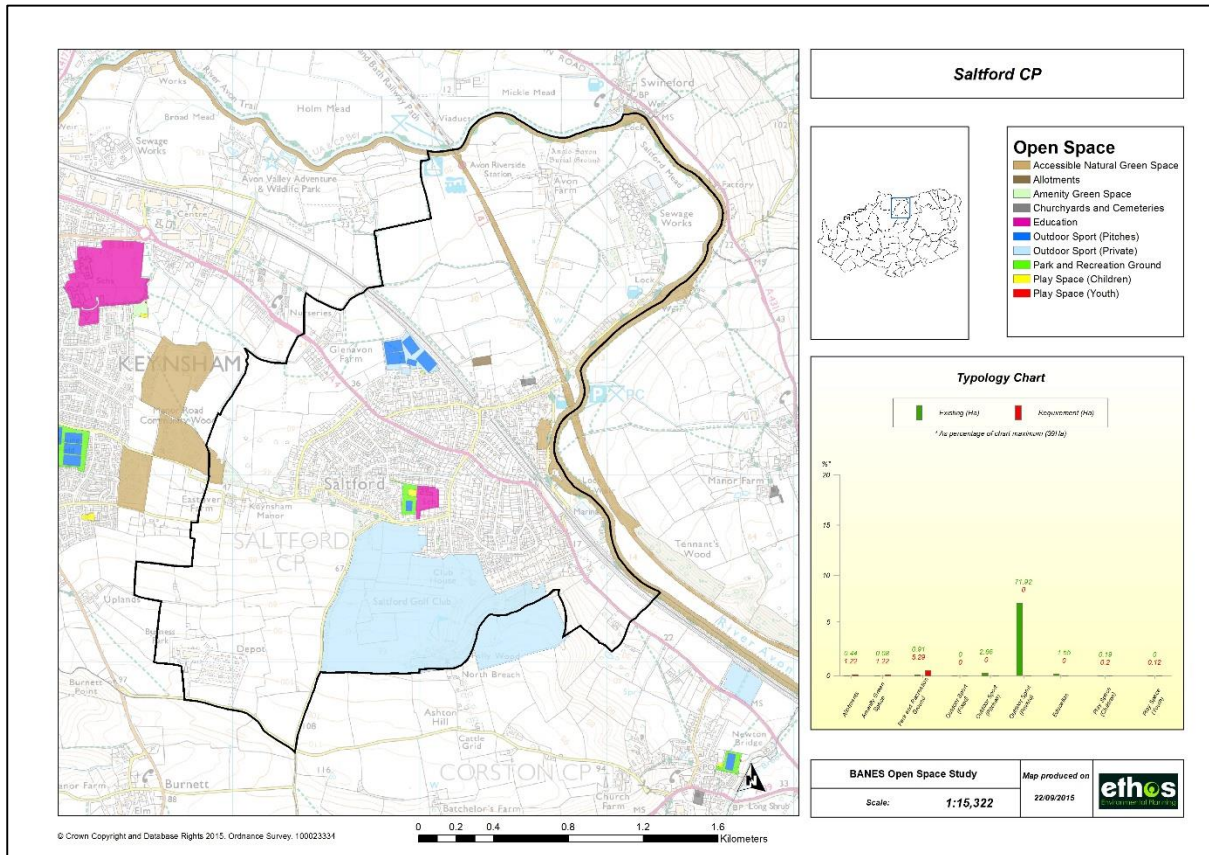


Figure 9 Provision of green space in Keynsham Parish

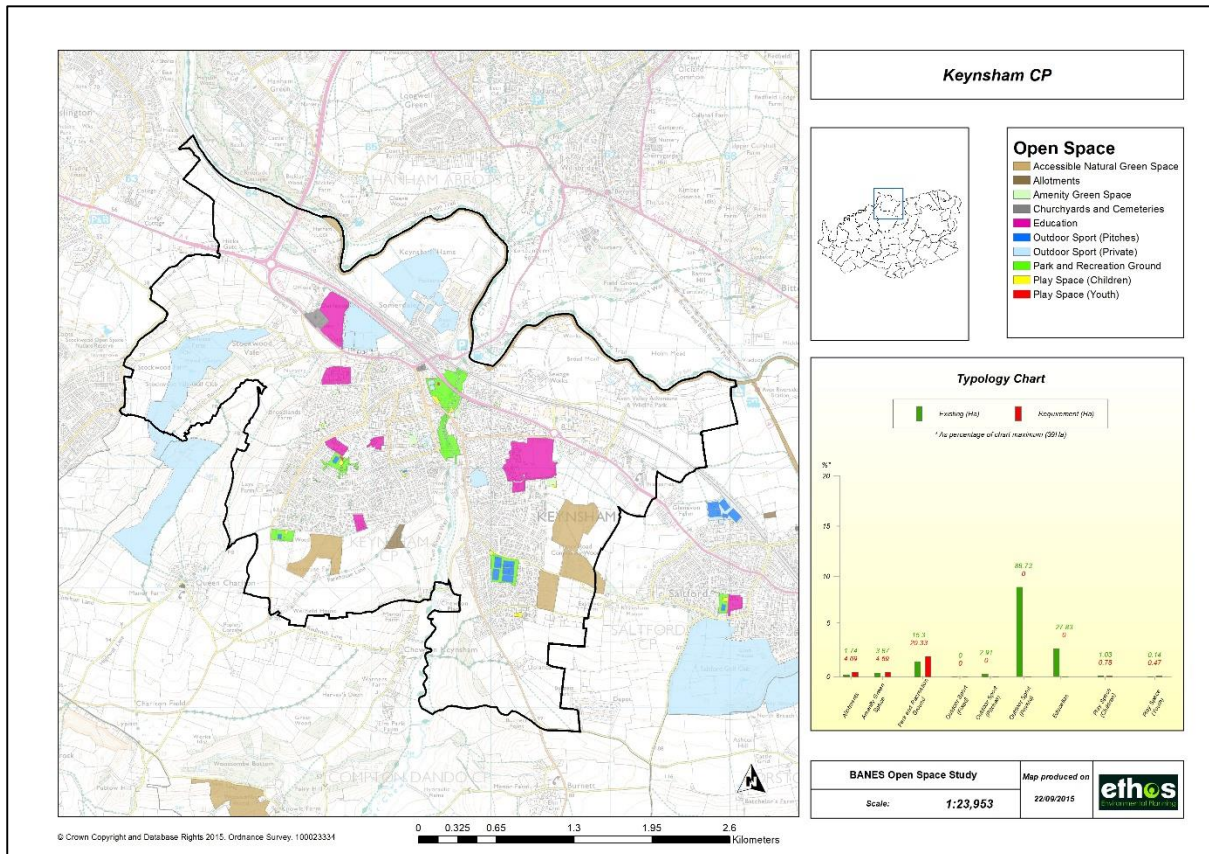
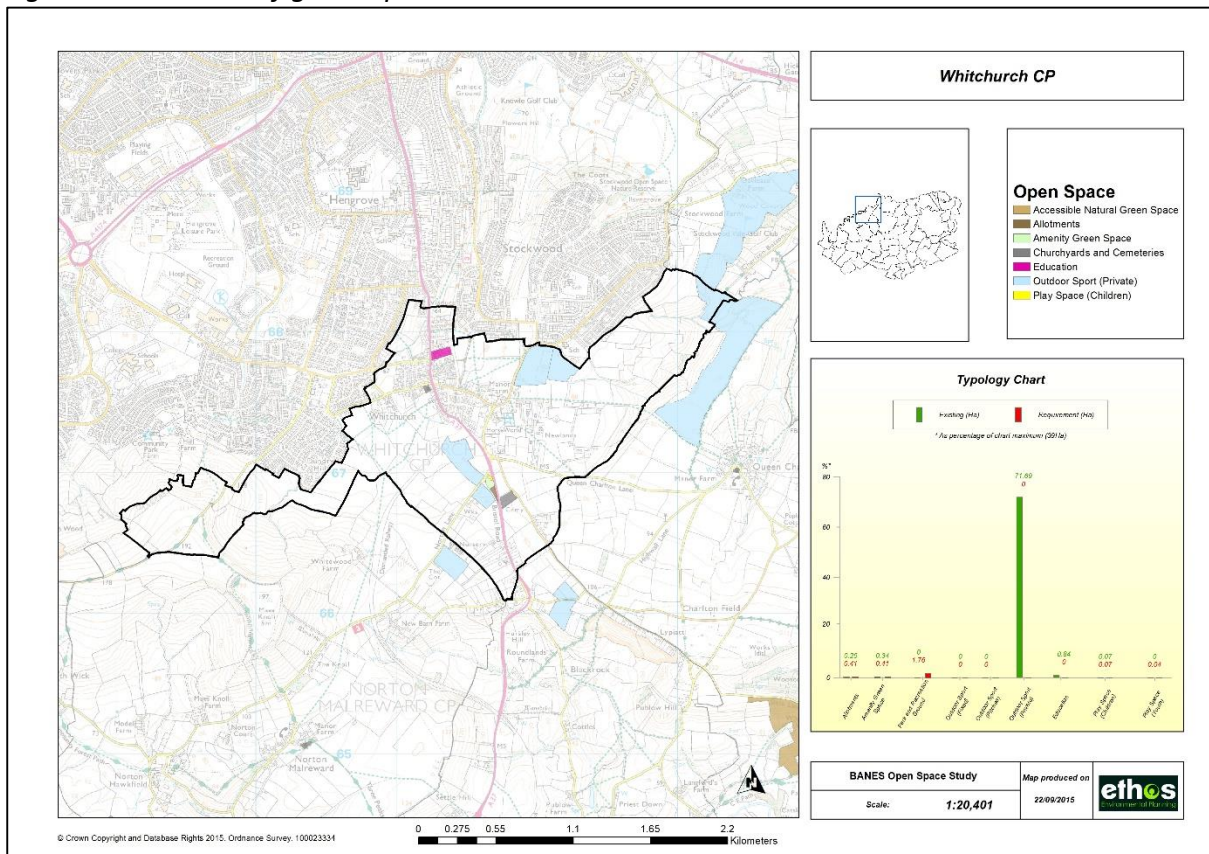


Figure 10 Provision of green space in Whitchurch Parish



3.0 Analysis of existing quantity of Green Space

3.1 Introduction

This section provides an analysis of the existing quantity of green space within the study area. It uses the quantity standards for green space detailed in part 1 of the report, and summarised in table 2.

Table 2 Summary of quantity standards of open space

Typology	Quantity standards (ha/1000 population)
Allotments	0.30
Amenity Green Space	0.30
Parks and Recreation Grounds	1.30
Play Space (Children)	0.05
Play Space (Youth)	0.03
Natural Green Space	1.30 to include natural and amenity green space for new provision
Community Growing Spaces	None
Historic Parks and Gardens	None, but sites mapped
Churchyards and Cemeteries	None, but sites mapped and quantity analysed
Education	None, but sites mapped and quantity analysed

The figures for 'Park and Recreation Ground (combined)' shown in table 3, comprise the sum of the following typologies:

- Park and Recreation Ground;
- Outdoor Sports Space (Pitches);
- Outdoor Sports Space (Other).

It is the 'combined' figure that is used for the purpose of analysing quantity, as such it is only this figure where required provision and supply is relevant. Figures have been provided for the individual typologies which make up the combined figure for information only, however, there is no supply assessment for these, hence an 'NA' (Not Applicable) is provided. Existing quantity figures are also provided for a number of typologies where there are no standards, as such these also do not show figures for required provision (a figure of 0.00 is provided) and supply is 'NA', these typologies are:

- Historic parks and gardens;
- Education;
- Churchyard and Cemetery.

The following section provides tables showing the current quantitative provision of open space within the study area.

3.2 Current quantity provision of green space

The following tables show the existing provision of green space within the study area. Figures are given for the overall study area, and for individual parishes or wards. In some areas, green spaces may cross parish/ward boundaries and as such the quantity provision is included within both of those parish/ward totals. Therefore, if individual parishes/wards are added together, this may not add up to the overall total figure for the study area. This factor needs to be taken into account when making decisions about local quantity provision.

Table 3 Existing supply of green space across the whole study area

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (Ha/1000)	Supply
Allotments	3.39	0.14	7.12	0.30	-3.73	-0.16	UNDER SUPPLY
Amenity Green Space	4.29	0.18	7.12	0.30	-2.83	-0.12	UNDER SUPPLY
Park and Recreation Ground (combined)	24.97	1.05	30.84	1.30	-5.87	-0.25	UNDER SUPPLY
Park and Recreation Ground	18.45	0.78	30.84	1.30	-12.39	-0.52	N/A
Outdoor Sport (Pitches)	6.45	0.27	0.00	0.00	6.45	0.27	N/A
Outdoor Sport (Fixed)	0.07	0.00	0.00	0.00	0.07	0.00	N/A
Outdoor Sport (Private)	178.38	7.52	0.00	0.00	178.38	7.52	N/A
Play Space (Children)	1.51	0.06	1.19	0.05	0.32	0.01	SUFFICIENT SUPPLY
Play Space (Youth)	0.15	0.01	0.71	0.03	-0.56	-0.02	UNDER SUPPLY
Accessible Natural Green Space	374.99	15.81	23.72	1.00	351.27	14.81	SUFFICIENT SUPPLY
Churchyards and Cemeteries	5.12	0.22	0.00	0.00	5.12	0.22	N/A
Education	31.09	1.31	0.00	0.00	31.09	1.31	N/A

Table 4 Supply of green space (hectares) for each Parish within the study area

PARISH	Allotments	Amenity Green Space	Park and Recreation Ground (combined)	Park and Recreation Ground	Outdoor Sport (Pitches)	Outdoor Sport (Fixed)	Outdoor Sport (Private)	Play Space (Children)	Play Space (Youth)	Accessible Natural Green Space	Churchyards and Cemeteries	Education
Chelwood	-0.04	-0.04	-0.19	-0.19	0.00	0.00	0.00	-0.01	0.00	133.45	0.14	0.00
Compton												
Dando	-0.17	-0.17	-0.75	-0.75	0.00	0.00	56.72	-0.03	-0.02	15.39	0.39	0.00
Corston	-0.15	-0.15	0.39	0.03	0.36	0.00	73.01	0.04	0.00	288.70	0.38	0.00
Farnborough	0.65	-0.31	0.80	0.22	0.51	0.07	0.00	0.02	-0.03	15.22	0.39	0.87
Keynsham	-2.95	-0.95	-5.10	-8.01	2.91	0.00	88.73	0.25	-0.33	258.69	2.20	27.83
Saltford	-0.78	-1.14	-0.22	-2.88	2.66	0.00	70.42	-0.01	-0.12	271.87	0.27	1.55
Whitchurch	-0.16	-0.07	-1.76	-1.76	0.00	0.00	71.69	0.00	-0.04	-1.35	1.02	0.84

4.0 Analysis of existing access to Green Space

This section provides maps showing access to different types of green space across the study area using the BANES access standards (as summarised in table 5). More detailed maps showing access in each parish/ward have been provided as an electronic appendix.

Table 5 BANES access standards

Typology	Access standard
Allotments	960 metres or 20 minutes' walk time
Amenity Green Space	600 metres or 12-13 minutes' walk time
Parks and Recreation Grounds	600 metres or 12-13 minutes' walk time
Play Space (Children)	480 metres or 10 minutes' walk time
Play Space (Youth)	600 metres or 12-13 minutes' walk time
Natural Green Space	ANGSt and Woodland Trust for analysing existing provision – analysed at District level (see part 1 of report)
Community Growing Spaces	None
Historic Parks and Gardens	None
Churchyards and Cemeteries	None
Education	None

Figure 11 Access to Allotments across the Keynsham Study Area (960 metre buffer)

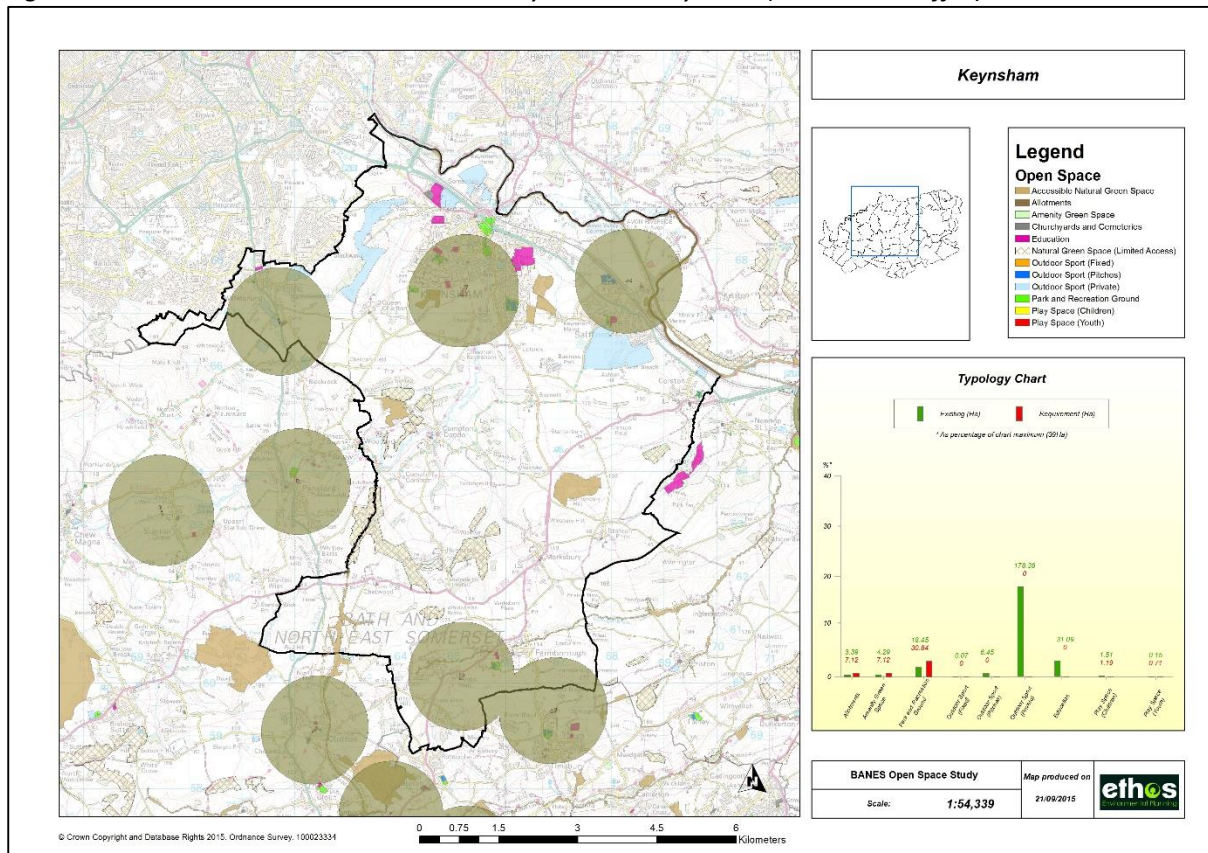


Figure 12 Access to Amenity Green Space across the Keynsham Study Area (600 metre buffer)

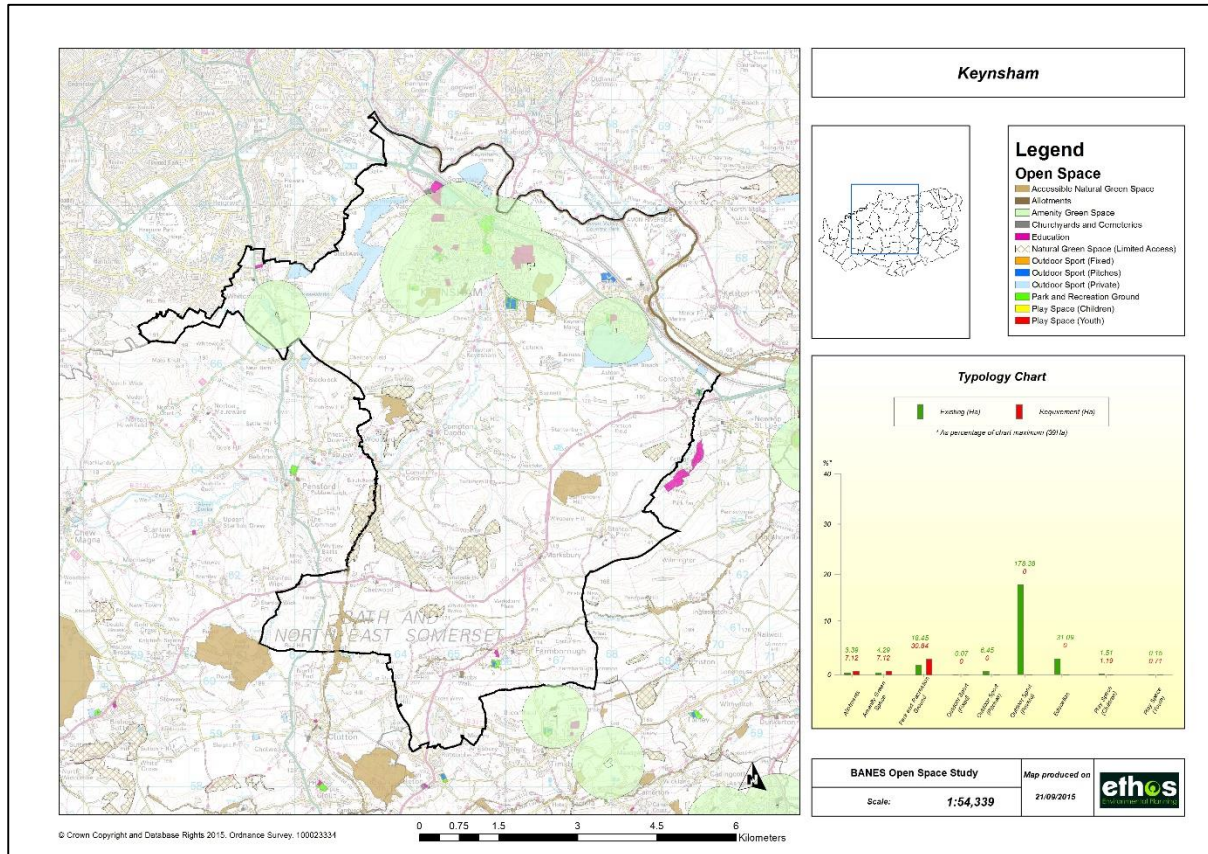


Figure 13 Access to Parks and Recreation Grounds across the Keynsham Study Area (600 metre buffer)

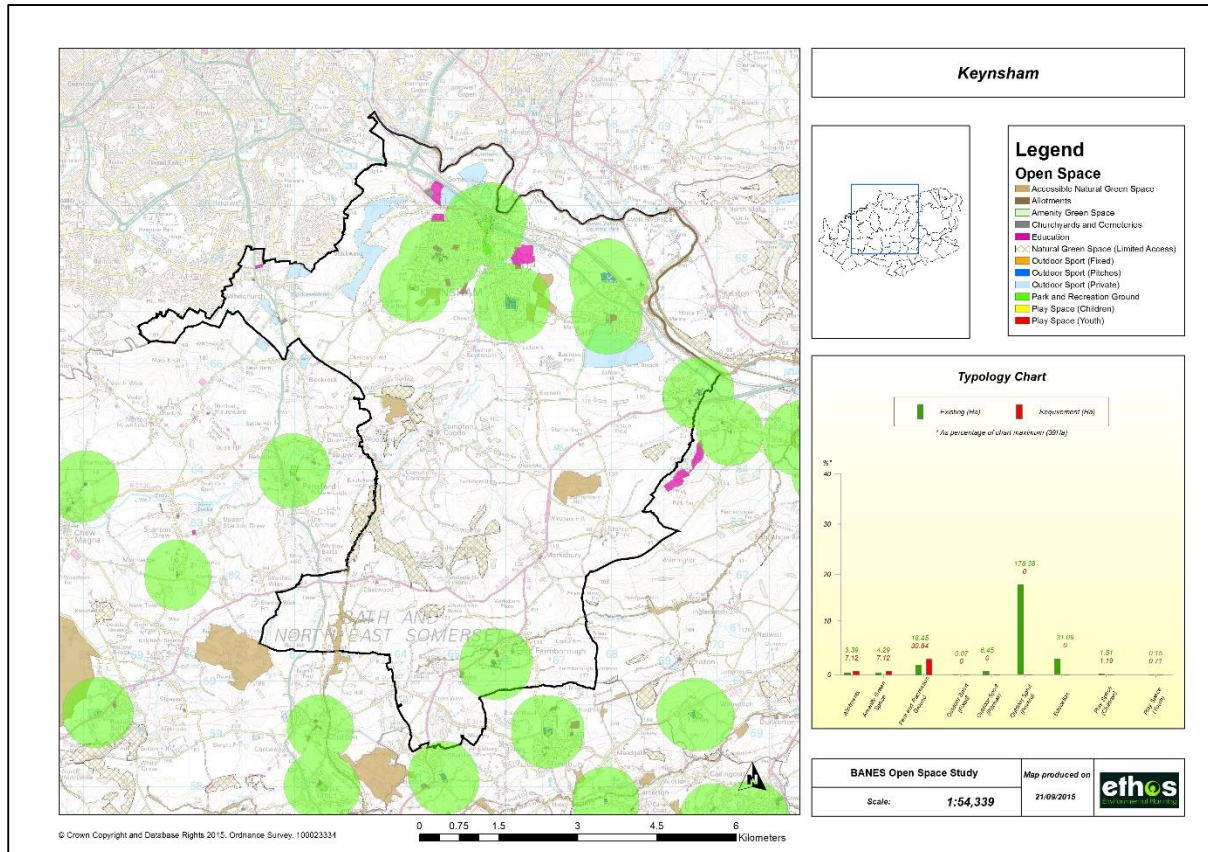


Figure 14 Access to Children's Play Space across the Keynsham Study Area (480 metre buffer)

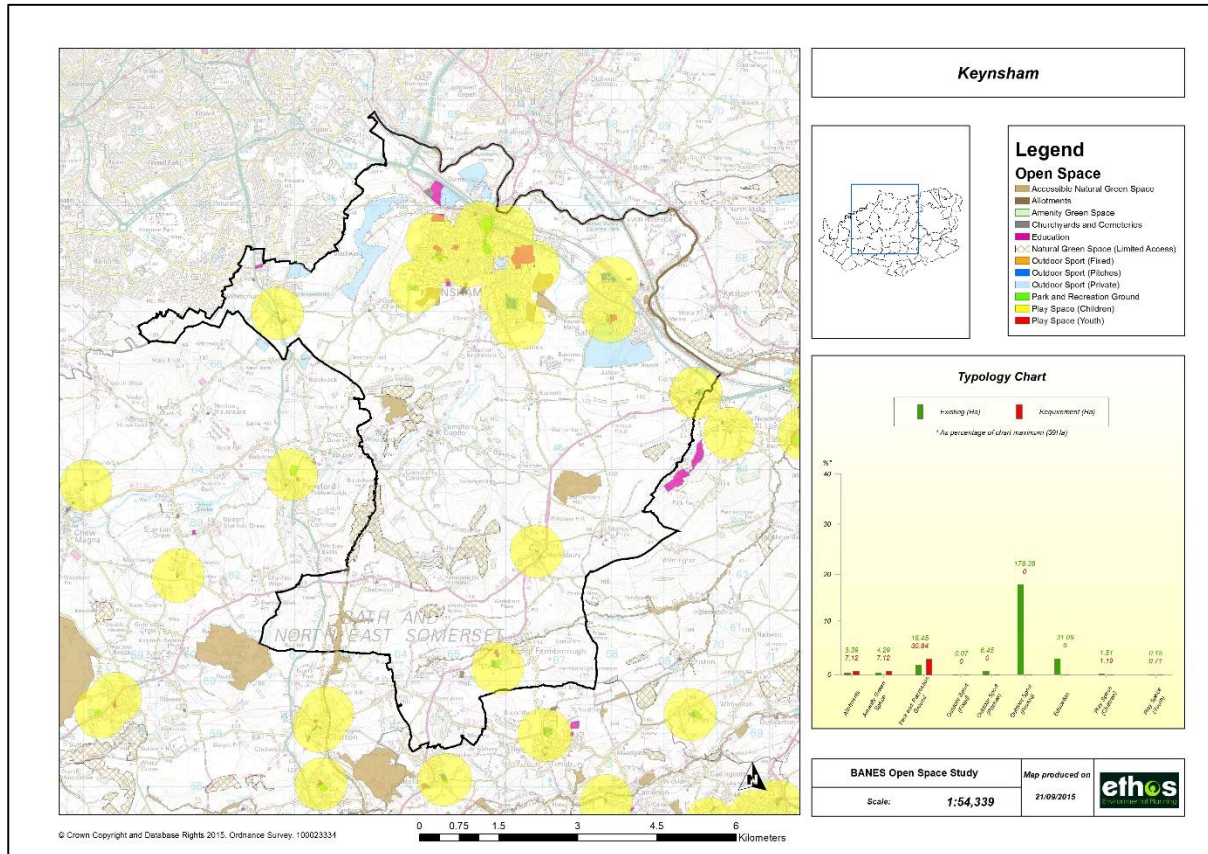


Figure 15 Access to Youth Play Space across the Keynsham Study Area (600 metre buffer)

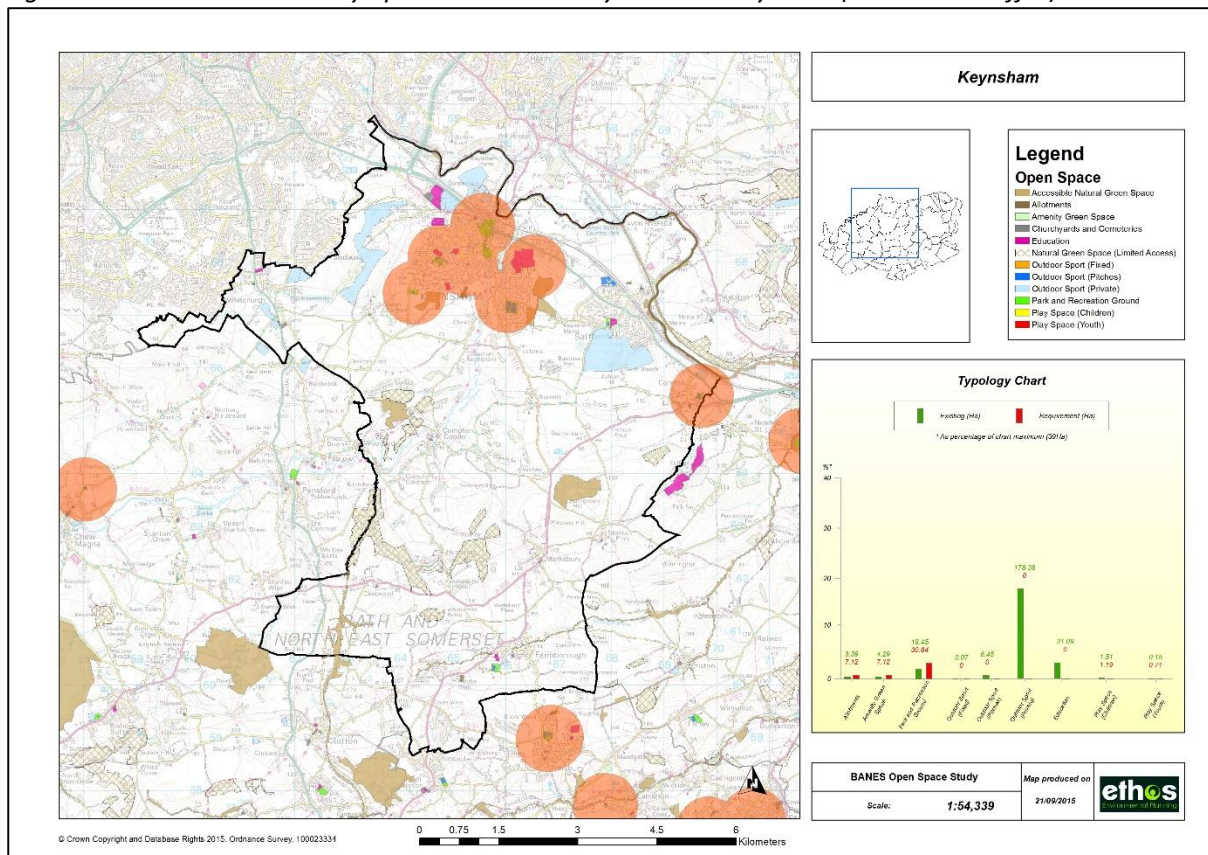


Figure 16 Access to Natural Green Space across the Keynsham Study Area

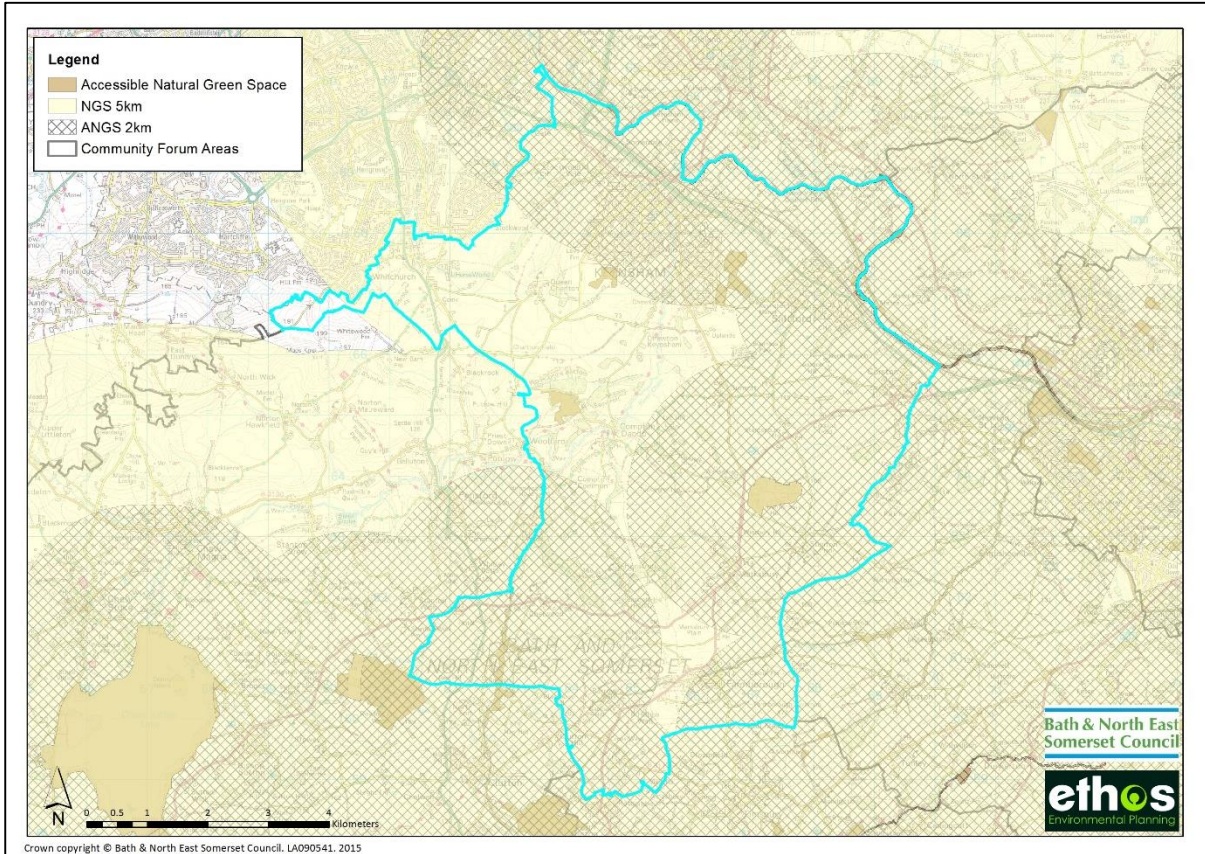
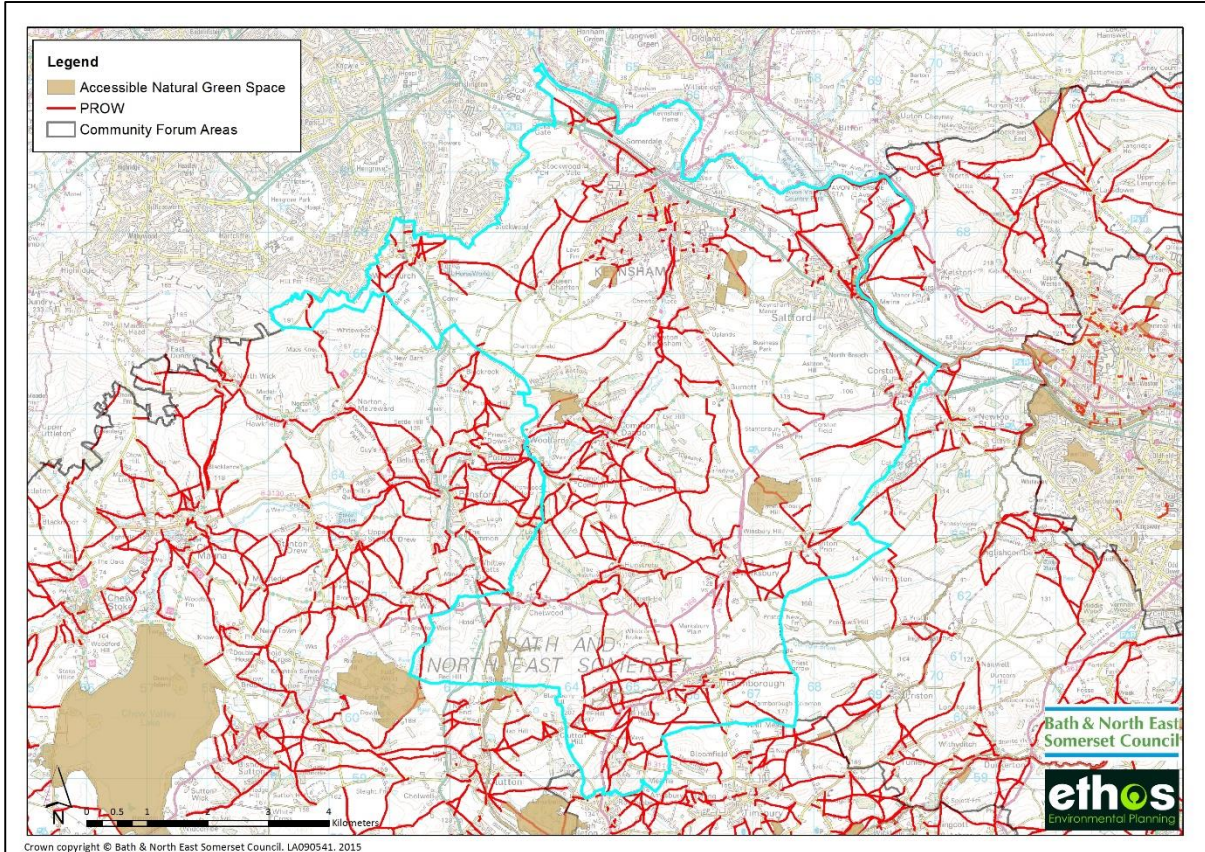


Figure 17 Public Rights of Way across the Keynsham Study Area



5.0 Summary of quality issues and opportunities for Green Space

5.1 Introduction

This section provides a summary of the quality audit that was undertaken as part of the overall study. Following the initial mapping exercise, site visits were undertaken to assess the quality of sites. It was not possible to survey all sites due to access restrictions, namely certain private sports grounds and education sites. Other sites were also excluded due to limitations of resources, these included small amenity green spaces (<0.15 ha in size), and churchyards and cemeteries.

5.2 Audit methodology

Sites were visited and a photographic record made of key features, along with an assessment of the quality of the site. Quality was assessed using the following criteria which is based on the Green Flag Assessment¹:

- Access;
- Welcoming;
- Management and Maintenance;
- Healthy, safe and secure;
- Community Involvement.

Within each of these main assessment criteria were a number of sub criteria, for example, the Access criteria comprises the following sub criteria:

- **Access - entrances** Access suitable for all abilities;
- **Access - paths** Good access suitable for all abilities;
- **Access** Ease of access between external housing/streets and internal paths.

The details of the quality audit are held within the quality database. Within these area profiles, a summary of the sites included within the quality audit has been provided (appendix 1). Each site is listed and the following provided:

- Site name;
- A brief description of the site;
- Typology;
- Parish/Ward;
- Existing score/rank;
- Potential score rank

Existing score/rank

A rank from A – D has been given for the average existing total score as follows:

¹ <http://www.greenflagaward.org.uk/awards/green-flag-award/>

- The existing quality score of the site is totalled;
- This is divided by the number of criteria for which a score was given to give an average total score;
- The scores are ranked from A – D, where sites with rank ‘A’ are within the top 25% of quality, and sites with rank ‘D’ are in the bottom 25% of quality – i.e. sites with rank ‘A’ have the best existing quality, and sites with rank ‘D’ have the poorest quality.

Potential score/rank

A rank from A – D has been given for the average gap/potential score as follows:

- The potential quality score of the site is totalled;
- This is divided by the number of criteria for which a score was given to give an average potential score;
- The scores are ranked from A – D, where sites with rank ‘A’ are within the top 25% of potential improvement and sites with rank ‘D’ are in the bottom 25% of potential improvement – i.e. sites with rank ‘A’ have the most potential to be improved, and sites with rank ‘D’ have the poorest potential to improve.

5.3 Summary of priority sites

Appendix 1 provides a summary of all sites included within the audit. These are extracted from a more detailed audit database which has been made available to the council. This section provides a summary of priority sites i.e. those that have existing low quality (C or D ranked) but with high potential for improvement (A or B ranked). This does not mean that other sites will not be considered for improvement, particularly if very close to a development site, however, it does act as a starting point for prioritisation.

		Potential Score	
		A	B
Existing Rank	D	<i>Poor quality, high potential</i> Holmonoak Open Space	<i>Poor quality, moderate potential</i> Park Road Open Space
	C	<i>Moderate quality, high potential</i>	<i>Moderate quality, moderate potential</i> Kelston Road Open Space Chalfield Close Play Area Park behind Clutton Social Club

5.4 Site Hierarchies

The previous Green Space Strategy (2007) set out a hierarchy policy in order to help categorise the importance of sites (see Section 3.3.3 for more detail). Within this current study, the Destination and Neighbourhood hierarchy classifications have been taken forward, in order to help identify priority sites for improvement, in combination with the

results from the quality audit. It is recognised that Destination and Neighbourhood sites will attract people from a wider area, and therefore enhancements to these sites, rather than provision of new open space may be the preferred option.

The table below includes sites within the Keynsham Forum Area that are either Destination or Neighbourhood sites.

Table 6 Site Hierarchies

Site Name	Typology	Parish	Hierarchy
Keynsham Memorial Park	Park and Rec	Keynsham	Destination
Kelston Road Playing Fields	Park and Rec	Keynsham	Neighbourhood
Holmonoak Open Space	Park and Rec	Keynsham	Neighbourhood
Keynsham AFC	Park and Rec	Keynsham	Neighbourhood
Saltford Village Hall	Park and Rec	Saltford	Neighbourhood
Claverton Park	Park and Rec	Saltford	Neighbourhood
Meadlands	Park and Rec	Corston	Neighbourhood
Farmborough	Park and Rec	Farmborough	Neighbourhood

6.0 Future need for Green Space

This section of the report considers two factors related to proposed population growth within the study area:

1. The overall implications for green space provision from the predicted population growth for the whole of the study area;
2. A scenario demonstrating how green space requirements would be determined for an allocated site within the study area.

6.1 Overall impact on green space

6.1.1 Projected housing growth

The data published in the housing delivery trajectory as part of the Council's Housing & Employment Land Availability Assessment (HELAA) has been used to inform this section of the Keynsham Area Profile. The housing trajectory (2011-2029) for Keynsham is 2074 units. Whitchurch is included separately with a figure of 284 units and has been combined with the Keynsham figure as it falls within the Keynsham Area Profile. Therefore, a total figure of **2358 units** has been used to calculate the required quantity of each typology in the Keynsham Area as shown in the table below. It should be noted that the housing trajectory is a ball park figure.

The current provision figures have been taken from the 'Supply (ha)' column in Table 3. Requirements from developments has been calculated by dividing the provision standard for each typology by 1000 and then multiplying this by the approximate population increase, which for Keynsham has been calculated as 5,432 (2358 x 2.3 (the 2011 Census average household size in the UK)).

6.1.2 Impact on green space

The table below has three rows showing:

1. **Current provision:** this is the current provision in hectares of green space against the Bath green space standards. Where minus figures are provided, there is a 'deficiency' in provision, where as all other figures show where there is 'sufficient' provision;
2. **Requirements from development:** This shows the amount of open space that would be required to meet the Keynsham green space standards from the anticipated population growth. For example an increased population of 5,432 people would result in a need for 1.63 hectares of allotment space (i.e. 0.3ha/1000 people);
3. **Situation if no on site provision:** This shows the theoretical potential impact on green space provision within the area if the proposed housing allocations do not provide any green space on site. The purpose of this is to demonstrate which types of green space are in most need of providing on site, and those typologies where perhaps on site provision is less critical.

Table 7 Assessment of green space provision in Keynsham Area

	Allotments	Amenity Green Space	Parks and Recreation Grounds	Play Space (Children)	Play Space (Youth)	Natural Green Space
Current Provision (ha)	-3.73	-2.83	-5.87	0.32	-0.56	351.27
Requirements from developments (ha)	1.63	1.63	7.05	0.27	0.16	5.42
Situation if no on-site provision (ha)	-5.36	-4.46	-12.92	0.05	-0.72	345.85

The anticipated population growth for the Keynsham area will need to take into account the following in relation to green space:

- Increased pressure on the existing deficiency of **allotments**, exacerbating the shortfall to -5.36 hectares, demonstrating the importance of seeking on site provision for new allotments in the study area;
- Increased pressure on the existing deficiency of **amenity green space**, exacerbating the shortfall to -4.46 hectares, demonstrating the importance of seeking on site provision for new amenity green space in the study area;
- Increased pressure on existing **parks and recreation grounds** exacerbating the shortfall to -12.92 hectares, demonstrating the importance of seeking on site provision for new parks and recreation grounds where feasible. It is acknowledged that some developments will be too small to provide this type of green space on site, and as such opportunities for pooling developer contributions to improve the capacity of existing facilities to cope with the increased pressure must be sought;
- An identified sufficient supply of **children’s play space**, indicating that on site provision may not be necessary, and the priority should be to improve access to or improve quality to existing facilities within the local area of new development;
- Increased pressure on the existing deficiency of **youth play space**, exacerbating the shortfall to -0.72 hectares, demonstrating the importance of seeking on site provision for new youth play space in the study area;
- An identified sufficient supply of **natural green space**, indicating that this provision need not be provided on site. It is considered unlikely that many existing spaces would provide potential for meeting identified shortfall in other types of provision or for disposal, due to other designations and biodiversity issues associated with this type of space. However, certain natural green spaces may provide opportunity for creating natural play spaces, community growing areas (e.g. orchards).

It is intended that the above observations are used to form the basis of the strategy for the Keynsham area in relation to Green Space and inform relevant planning decisions (see section 6.2), and work plans/priorities for the parks service.

6.2 Scenario – green space requirements from development in the Keynsham study area

6.2.1 Current allocations in the study area

B&NES Planning Policy Team have provided information on the most up-to-date position regarding sites likely to be allocated in the Placemaking Plan that include an element of residential development (Table 8 below). It should be noted that these are estimated

capacities which may change as the Draft Plan preparation continues and through further consultation.

Table 8: Likely housing allocations in Keynsham Area

Site	Number of Residential Units
Somerdale	742
Riverside offices	90

6.2.2 Scenario – Riverside Offices (allocation for 90 dwellings)

This section considers one of the allocated sites from the list above, and applies the green space standards and analysis of local provision to determine the need for green space resulting from the development. The scenario is meant as a means of demonstrating the decision making process, however, it is understood that many pressures are placed on development and green space is only one consideration. Therefore, the recommendations made in this scenario may be subject to change depending on other influences that arise during the site master planning and planning process. The scenario assumes an allocation of 90 dwellings with an increased population of 207 people.

Figure 16: Green space provision within the parish in relation to the allocated site

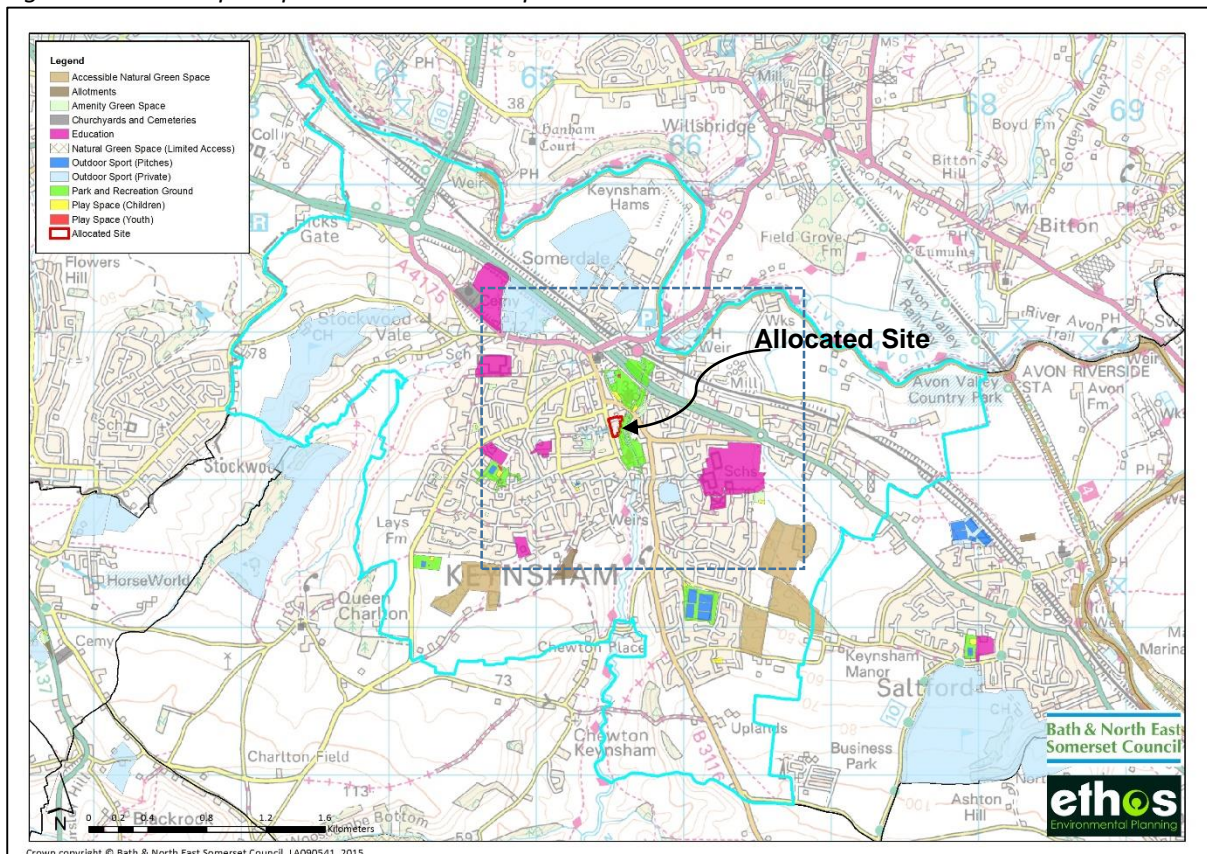
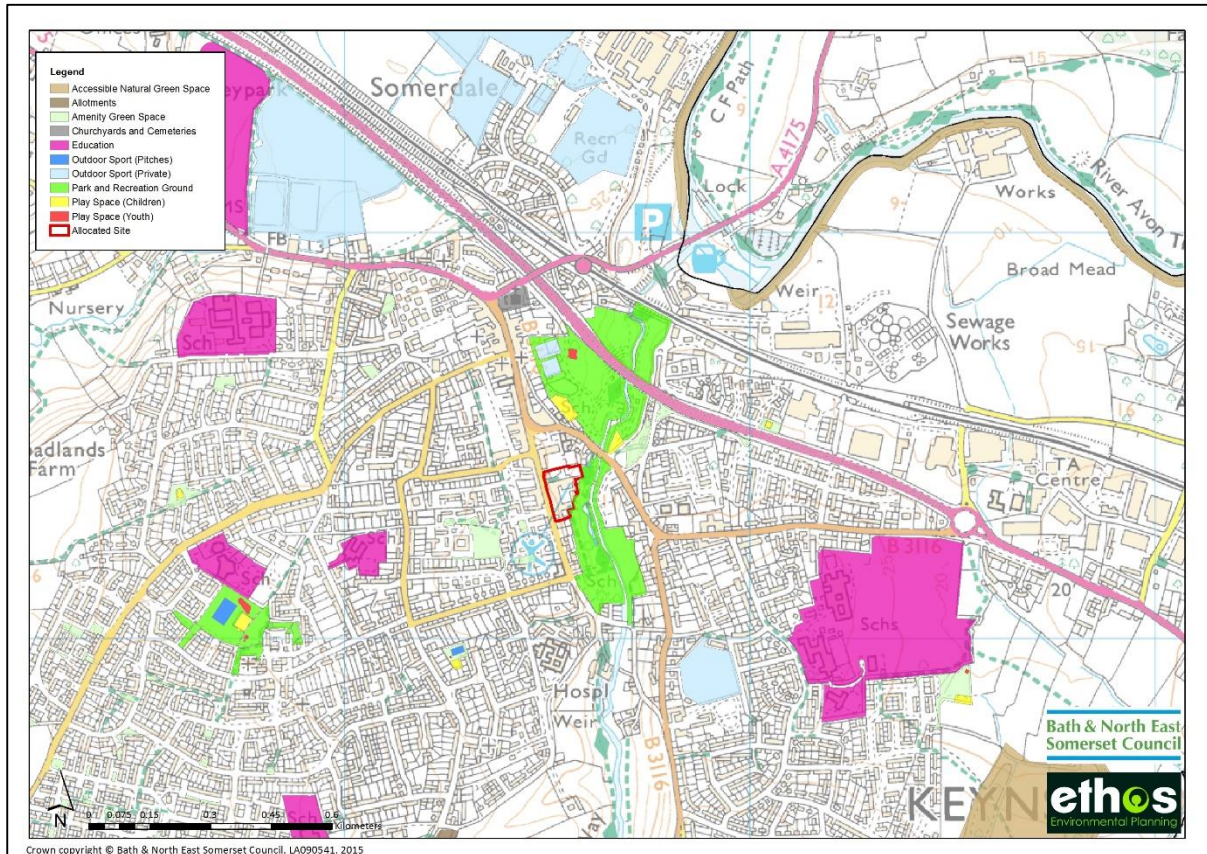


Figure 17: Green space provision within the local area in relation to the allocated site



6.2.3 Analysis of quantity provision in the area

The tables below show the provision of green space in the Keynsham study area and in the parish within which the development is located (see explanation at 6.1.2).

Table 9 Provision of green space in the Keynsham study area

	Allotments	Amenity Green Space	Parks and Recreation Grounds	Play Space (Children)	Play Space (Youth)	Natural Green Space
Current Provision (ha)	-3.73	-2.83	-5.87	0.32	-0.56	351.27
Requirements from developments (ha)	1.63	1.63	7.05	0.27	0.16	5.42
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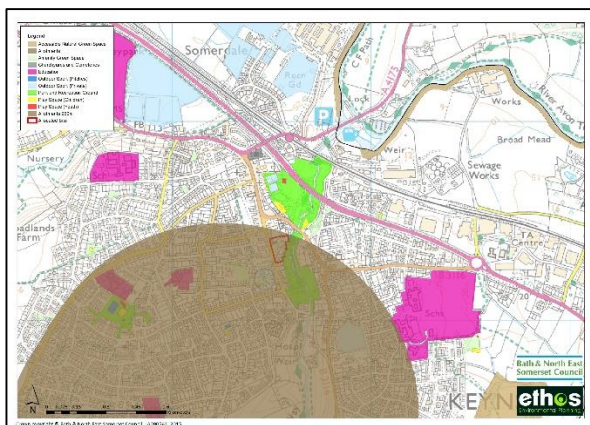
Table 10 Provision of green space in Keynsham Parish

	Allotments	Amenity Green Space	Parks and Recreation Grounds	Play Space (Children)	Play Space (Youth)	Natural Green Space
Current Provision (ha)	-2.95	-0.95	-5.10	0.25	-0.33	258.69
Requirements from developments (ha)	0.06	0.06	0.27	0.01	0.01	0.21
Situation if no on-site provision (ha)	-3.01	-1.01	-5.37	0.24	-0.34	258.48

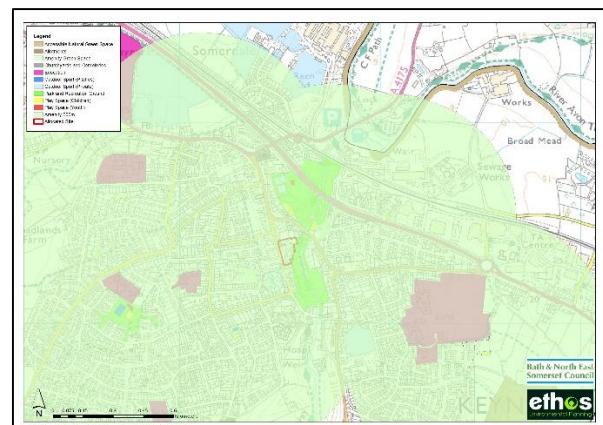
There are also a number of small amenity green spaces (below 0.15 ha) which have been mapped and are shown on Figure 17, but these sites were not included in the audits.

6.2.4 Analysis of access to open space in the area

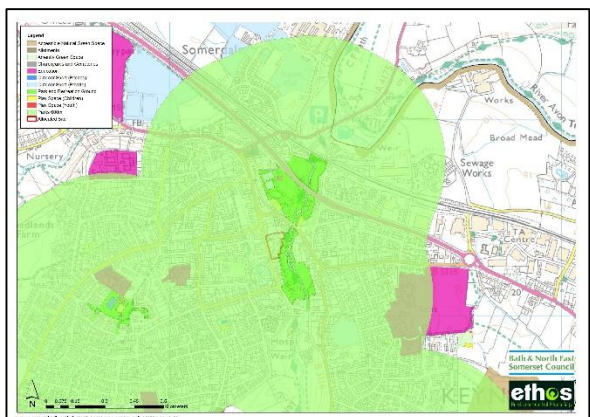
The following maps show the location of the allocated site (red square) in relation to the access standards for green space. This shows that there is sufficient access to all types of green space within the immediate vicinity of the development site.



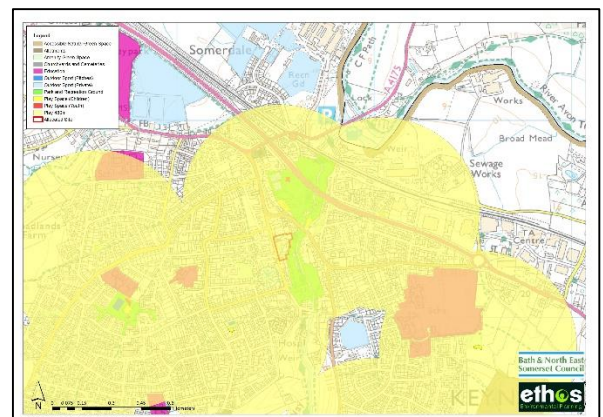
Allotments



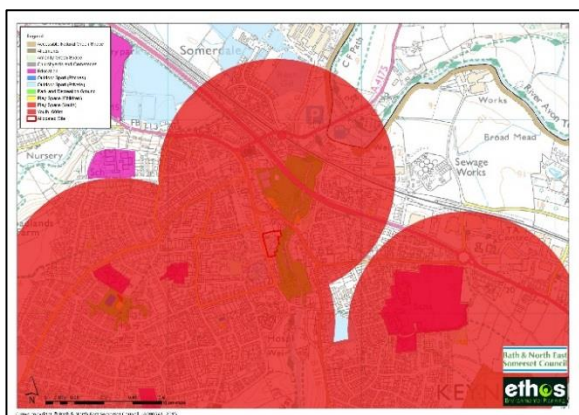
Amenity Green Space



Parks and Recreation Grounds



Children's Play Space



Youth Play Space

6.2.5 Assessment of quality of open space in the area

Figure 16 above shows the green space within the Keynsham Parish. The table below shows the green spaces that were included within the quality audit, including a description, key improvements and a summary of the existing quantity score and its potential for improvement (see section 5.2 for scoring ranks).

Table 11 Summary audit of sites within Keynsham

Name	Typology	Description	Improvements	Existing quality score	Potential score
Keynsham Memorial Park	Park & Rec And NGS	Attractive large park and recreation ground and NGS comprising bowling green, tennis courts, pavilion, children's play area, MUGA and skate park. The southern part of the site is accessible natural green space - largely woodland either side of the river.	Condition of play equipment, MUGA and tennis courts. Minor vandalism to skate park at time of site visit.	B	D
Sherwood Road Open Space	Amenity Green Space	Amenity grassland, paths and trees.	The overall condition of the site could be improved e.g. paths. Management could be introduced to improve biodiversity value and	C	C

			add aesthetic value e.g. planting a community orchard.		
Park Road Open Space	Park and Rec	Small park and rec between houses with a small junior football pitch, single basket- ball hoop and children's play space.	No signs upon entrance and site is hidden behind houses. Only one bin on site and all the play apparatus is dated other than the rope climbing frame.	D	B
Keynsham Cricket Club	Outdoor Sport (Private)	Private cricket ground	Not audited		
Kelston Road Playing Fields (Queens Road)	Park and Rec	Large open space between houses with children's play space a MUGA with teen shelter, a BMX track and senior football pitch.	Repair the goal posts on site which have become rusted and are slightly leaning over. Play space has many different apparatus but all of which is dated. More dog bins around site and signs warning of dog fouling.	C	B
Teviot Road	Amenity Green Space	Amenity green space with junior play space and basket-ball hoop	Overall management could be improved. There was a damaged bench at time of visit.	C	C
Keynsham AFC	Park and Rec	Large open space with 5 senior football pitches, a single basketball hoop.	Both the play space and the basketball hoop were dated	C	C
Manor Woods	NGS	Woodland/ Local nature reserve.	None	B	D
Chalfield Close Play Area	Play Space (Children)	Children's play area	Play value could be enhanced, along with condition and maintenance of equipment.	C	B
Parkhouse Lane Allotments	Allotments	Large well maintained allotments	site could benefit from signs to show the site name	A	D

Holmonoak Open Space	Park & Rec	Large open space surrounded by accessible natural green space popular amongst dog walkers.	Dog mess all around site. Youth facilities dated and vandalised. The play space is dated and some apparatus is damaged.	D	A
Farmborough	Park and Rec	Park and Rec surrounded by hedgerows/trees with car park, pavillion, adult footpall, tennis court with basketball hoop (MUGA), children's play area and cricket.	Basic and dated children's play equipment could be improved.	C	B

6.2.6 Requirements for open space from the development

The assessment of quantity, access and quality of open space above has been used to determine the likely requirements for green space resulting from the proposed development. The decision making process takes into account provision in both the local area and the wider Keynsham study area. As already identified, the purpose of this assessment is to demonstrate the decision making process and factors that are taken into account when determining the requirements for green space from a particular development. The recommendations and requirements in this report are not intended as a guide and the actual provision and requirements may well change as part of the detailed planning process.

Considering these factors, the following requirements for the provision of green space would be requested from the development:

1. A minimum of 0.06 hectares of on-site allotment and/or community growing space would be required;
2. Due to the sites proximity to Keynsham Memorial Park which is a key destination site for the District, it is considered that despite the current deficiency in amenity green space; parks and recreation; and youth play space in the parish, a contribution towards improving the park and its facilities would be more appropriate. Suitable access should also be provided from the site to the park. It would not be expected that amenity green space, parks and recreation or youth play space would be provided on site.
3. Although there is sufficient supply of children's play space in the parish, a number of sites have been identified as needing improvement (Table 10). Therefore a contribution towards improving existing play areas at priority sites identified e.g. Park Road Open Space (and access to these sites) or sites in closest proximity where the play equipment has been identified as in need of improving (i.e. Keynsham Memorial Park) would be required. It would not be expected that children's play space would be provided on site;

4. Improved access to Keynsham Memorial Park which includes accessible natural green space and/or improved access to Manor Woods. It would not be expected that natural green space would be provided on site.

7.0 Summary of priorities for the area

This section considers the analysis of quality, quantity and access to green space across the study area drawing on previous sections within this report.

1. The area has an existing shortfall of Allotments, Amenity Green Space, Parks and Recreation Grounds and Youth Play Space. There is sufficient Children's Play Space and Natural Green Space;
2. Access to the different types of green space varies across the area as follows:
 - 2.1 Sporadic access to allotments across the area, with the main settlement areas of Keynsham, Whitchurch and Saltford having good access and the remaining areas having poor access;
 - 2.2 Sporadic access to amenity green space across the area, with Keynsham, Whitchurch and Saltford generally having good access and the other more rural areas having poor access;
 - 2.3 Sporadic access to parks and recreation grounds, with Keynsham, Saltford, Corston and Farmborough generally having good access.
 - 2.4 Sporadic access to children's play space, with Keynsham, Whitchurch and Saltford generally having good access and limited access in Farmborough.
 - 2.5 Generally poor access to youth play space, although good access in Keynsham.
 - 2.6 Good access to natural green space across the area;
3. The priorities for on-site provision through new development is for Allotments, Amenity Green Space, Parks and Recreation Grounds and Youth Play Space, which would be considered on a case-by-case basis (as in the scenario provided in section 6.2).
4. Although there is sufficient supply of children's play space for the Keynsham Area as a whole, these spaces are situated in the main settlement areas and therefore access across the area is sporadic. Therefore, the on-site provision of new children's play space should be considered at sites where these could help reduce gaps in access.
5. There is sufficient natural green space in the area. These spaces could provide opportunities for alternative green space uses, for example creating allotments or community growing areas;
6. Aside from natural green space, in general, the provision of green space is located within the main settlement areas. Access to the different types of open space is therefore sporadic and will need to be considered on a case by case basis. Creating 'green corridors' that link green spaces in the urban areas and the surrounding countryside will be important in providing and/or improving access for people and wildlife.

APPENDIX I SUMMARY SCORES FROM QUALITY AUDIT

Parks and Recreation Grounds

<u>Assessment for Parks and Recreation Grounds</u>			GENERAL INFORMATION	Comments and priorities for improvement on the site overall	RANK	
					Existing score (average)	Site Potential (average Gap Score)
ETHOS Ref	Site Name	Parish	General description of site			
KESW-KEYN-0049-0000	Holmonoak Open Space	Keynsham	Large open space surrounded by accessible natural green space popular amongst dog walkers.	Dog mess all around site. Youth facilities dated and vandalised. The play space is dated and some apparatus is damaged.	D	A
KENW-KEYN-0026-0000	Kelston road Open Space	Keynsham	Large open space between houses with children's play space a Muga with teen shelter, a BMX track and senior football pitch.	Repair the goal posts on site which have become rusted and are slightly leaning over. Play space has many different apparatus but all of which is dated. More dog bins around site and signs warning of dog fouling.	C	B
KESW-KEYN-0023-0000	Park Road Open Space	Keynsham	Small park and rec between houses with a small junior football pitch, single basketball hoop and play space children.	No signs upon entrance and site is hidden behind houses. Only one bin on site and all the play apparatus is dated other than the rope climbing frame.	D	B
KENW-KEYN-0010-0000	Keynsham Memorial Park	Keynsham	Flag ship park with many facilities. Pay and display parking and toilets that charge 40p per use.	Well looked after park with many facilities. Minor vandalism around skate park. Tennis courts were supposed to be private and were meant to be booked before use yet they were accessible.	B	D
KEYN-KEYN-0053-0000	Keynsham AFC	Keynsham	Large open space with 5 senior football pitches, a single basketball hoop	Both the play space and the basketball hoop were dated	C	C
SALT-SALT-0001-0000	Saltford village hall	Saltford	Saltford village hall	Play space dated	B	D
SALT-SALT-0004-0000	Claverton park	Saltford	Claverton play space with modern equipment shared with the school.	Not enough bins throughout site. No signs welcoming you in.	C	C
FARM-CORS-0003-0000	Meadlands	Corston	large open space behind houses backing onto accessible natural green space	No signs within site. Muga of poor standard.	C	C

FARM-FARM-0004-0000	Farmborough	Farmborough	Park and Rec surrounded by hedgerows/trees with car park, pavillion, adult footpall, tennis court with basketball hoop (MUGA), children's play area and cricket.	Basic and dated children's play equipment could be improved.	C	B
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Amenity Green Space and Play Space

<u>Assessment for Amenity Green Space (and Play Space where provided)</u>			General Description	Comments and priorities for improvement on the site overall	RANK	
ETHOS Ref	Site Name	Parish			Existing score (average)	Site Potential (average Gap Score)
KENW-KEYN-0017-0000	Downfield Play area	Keynsham	Amenity between houses	None	C	C
KENW-KEYN-0030-0000	Lays Drive	Keynsham	Amenity between houses	None	C	D
KESW-KEYN-0019-0000	Sherwood Road	Keynsham	Amenity between houses	The overall condition of the site could be improved e.g. paths. Management could be introduced to improve biodiversity value and add aesthetic value e.g. planting a community orchard.	C	C
KEYN-KEYN-0014-0000	Avon Road	Keynsham	Amenity overlooking the pay and display	None	C	D
KEYN-KEYN-0054-0000	Teviot road Play area	Keynsham	Amenity green space with junior play space and Basketball hoop	Overall management could be improved. There was a damaged bench which needs repairing	C	C

<u>Assessment for Play Space</u>			Comments and priorities for improvement on the site overall	RANK	
ETHOS Ref	Site Name	Parish		Existing score (average)	Site Potential (average Gap Score)
KEYN-KEYN-0057-0000	Chalfield Close Play Area	Keynsham	Play value could be enhanced, along with condition and maintenance of equipment.	C	B
FARM-MARK-0003-0000	Marksbury Community Centre	Farmborough	Play value, maintenance of the site and condition of equipment could be improved.	C	C

Allotments

THIS IS THE ASSESSMENT FORM FOR ALLOTMENTS AND SMALL HOLDINGS			General Description	Comments and priorities for improvement on the site overall	RANK	
					Existing score (average)	Site Potential (average Gap Score)
ETHOS Ref	Site Name	Parish				
KESW-KEYN-0056-0000	Parkhouse Lane	Keynsham	Large well maintained allotments in keynsham	Site could benefit from signs to show the site name	A	D
FARM-FARM-0003-0000	Hobbs Hall	Farmborough	Farmborough allotments.	No significant priorities	B	D

Private Sports Grounds

			General Description (specifically list presence of facilities)
ETHOS Ref	Site Name	Parish	
PUBL-WHIT-0008-0000	Whitchurch cricket club	Whitchurch	Private cricket club
PUBL-WHIT-0005-0000	Bristol barbarians RFC	Whitchurch	Private rugby club
PUBL-WHIT-0010-0000	Stockwood wanderers F.C	Whitchurch	Private football club with a single senior football pitch
PUBL-WHIT-0002-0000	Bristol telephones RFC	Whitchurch	Private rugby club
PUBL-WHIT-0001-0000	Stock wood golf club	Whitchurch	Private golf club
KENW-KEYN-0005-0000	Frys recreation ground	Keynsham	Private sports field with multi facilities
KENW-KEYN-0007-0000	Private bowls club within Frys	Keynsham	Bowls club accessible through Frys main entrance
KENW-KEYN-0004-0000	Keynsham town football club	Keynsham	Keynsham Town football club. 3G astroturf pitch
KENW-KEYN-0003-0000	Keynsham RFC	Keynsham	Keynsham rugby club with four senior pitches. Pitches are liable to flooding if there is heavy rain.
KENW-KEYN-0051-0000	Keynsham cricket club	Keynsham	Keynsham cricket club
FARM-CORS-0001-0000	Saltford golf club	Corston	Saltford golf club
FARM-CORS-0002-0000	Stothert and Pitt RFC	Corston	Stothert and Pitt rugby club with 2 senior rugby pitches

Accessible Natural Green Space

THIS IS THE ASSESSMENT FORM FOR NATURAL AND SEMI-NATURAL GREENSPACE				General Description	Summary of potential improvements or opportunities for the site	RANK	
						Existing score (average)	Site Potential (average Gap Score)
ETHOS Ref	Site Name	Parish	Forum Area				
BAFO-BANW-0001-0000	River Avon	Crosses a number of parishes	Bath, Bathavon and Keynsham	River Avon accessible via a tow path along its length	None	B	C
KEYN-SALT-0008-0000	Manor Road community woodland and local nature reserve	Saltford	Keynsham	Woodland/ Local nature reserve.	None	B	D
SALT-SALT-0006-0000	The Swallows	Saltford	Keynsham	Accessible natural green space.	Capacity for recreational opportunities could be improved.	C	C