

Bath and North East Somerset Local Plan

Strategic Land Availability Assessment
Report of Findings (March 2013)

Appendix 1c(i): Keynsham

KEYNSHAM SITES SUMMARY

Ref	Name	Potential	Suitability/ Credentials	Availability
K.1	Somerdale	650	High	Yes
K.2	South West Keynsham	570	High	Yes
K.3	Town Hall	0	No	Yes
K.4	Fire Station & Riverside	100	High	Yes
K.5	High Street	35	High	No
K.6	Temple Junior School	11	High	Yes
K.7	Land at 94-96 Temple Street	14	High	Yes
K.8	Temple Infant School	10	High	Yes
K.9	Rear of 1-20 High Street	14	High	Yes
K.10	The Grange Hotel	13	Yes (PP)	UC
K.11	Land at Hawkswell	30	Moderate	Yes
K.12	Keynsham Paper Mill	Nil	Nil	TBC
K.13	Broadmead Lane	Nil	Nil	No

Area and Description

- The Somerdale site is situated 0.6 miles to the north of Keynsham Town Centre.
- The entire area (including the Hams) covers an area of 90ha of which the factory and its curtilage (the developable area) covers about 25ha.
- The area is bounded by a meander of the river Avon on its eastern, northern and western boundaries.
- The factory buildings date from the 1920s and 1930s and comprise four main blocks connected together by link bridges, a power house and various outbuildings providing in excess of 50,000 sq.m of floorspace. An extensive area of former buildings and hardstanding lies to the rear of the main factory buildings.
- The factory ceased production and closed in January 2011.
- Sports and social clubhouse (The Fry Club) and its associated sports pitches, recreation ground and changing facilities occupy the area immediately in front of the factory.
- Access to the site is provided by Somerdale Road, off the A4175 Keynsham Road and a secondary access is provided by Chandos Road. Keynsham railway station lies immediately adjacent to the site.
- Outside the developable area, The Hams comprises extensive areas of open grassland set to formal playing pitches with grazing land beyond, and by mature woodland adjacent to the banks of the River Avon.

Housing Potential

- About 650 in conjunction with a new primary school, local centre and replacement employment space

Suitability

- The site is allocated in the B&NES Local Plan under Policy GDS.1/K1 for mixed use employment and residential development. However, many aspects of this Policy GDS.1/K1 are now out-of-date as the Local Plan did not anticipate the closure of the factory.
- Policy KE.2(2) of the Submission Core Strategy [Keynsham Town Centre / Somerdale Strategic Policy] seeks (a) up to 700 dwellings within the Somerdale/Town Centre area and (b) a new high quality, exemplar, mixed-use quarter at Somerdale, providing significant employment floorspace, new homes, leisure and recreational uses.
- Much of the land to rear of the developable area and its eastern flank falls within Flood Zone 2. Fringes of the site fall within Flood Zone 3a, together with the entire Hams area.
- Significant archaeological constraints; area to south of factory contains the buried remains of a prehistoric settlement, area to north of factory contains evidence for a prehistoric and Roman settlement

Highways

- Access: Two points of access required to serve development site with loop road. Primary access = new traffic signal controlled junction on Station Road, combined with Avon Mill Lane junction. Road realignment of Station Road on new junction approach required. Improvements to Chandos Road/Station Road junction. Use of Somerdale Road likely to be restricted to pedestrians and cyclists.
- Local Impact: Improved pedestrian/cycling infrastructure require with direct linkages to town centre. Improved access required from site to railway station, including disabled access.
- Wider Impact: Transport Assessment required which must examine cumulative effect of allocated development sites on town centre. Mainly accessed via A4 Hick's Gate and Broadmead Roundabouts. Hick's Gate Rbt; Broadmead Rbt; A4175 Station Road / B3116 High St; B3116 from Station Rd to A4; Emery Road / A4 Bath Rd; A4714 Ring Road; A4 / A39; A4 / A36
- Parking: The impact of the development on the Chandos Road residential area may call for the introduction of residents permit parking.
- S106: Possible requirement for contribution towards bus service re-routing, signalised access junction, network signalisation throughout Keynsham. Mitigation of traffic impact required. Travel Plan required for all employment uses and new residents welcome packs for all new households, including free travel tickets for given period for all members of new households. Contribution towards accessibility improvements at railway station and bus infrastructure provision.

Availability

- Site sold to Taylor Wimpey subject to conditions

Achievability

- DCMS has not assessed the factory buildings as having any special architectural or historic interest and declined to List them.
- Taylor Wimpey are in the final stages of the detailed archaeological investigation on site. A planning application is expected early 2013 once this investigation is complete.
- Barton Willmore anticipate that development will commence in 2013 and will take approximately 10 years to complete, beginning with a first phase of 150 houses south of the factory and moving thereafter northwards throughout the site in a total of 6 phases.
- See housing trajectory

Actions to overcome constraints

- Flood risk assessment
- Traffic impact assessment
- Confirmation of archaeological constraints

Area and Description

- A greenfield site on the southern boundary of the western half of Keynsham comprising two parts:
- K2a) 8.5ha east of Charlton Road and
- K2b) 11.7ha west of St Clement's Road
- The site is bounded to the north by existing residential development and Castle County Primary School. Abbots Wood splits the sit in two.

Housing Potential

- The site is allocated under LP Policy GDS.1/K2 for mixed use development to include up to 700 dwellings.
- Planning permission granted (at appeal) for eastern part of the site (Taylor Wimpey) [09/04351/FUL] in June 2011 for a housing led mixed use development comprising 285 dwellings, retail accommodation, flexible business/employment floor space, affordable housing, formation of new vehicular, pedestrian and cycle accesses, pedestrian and cycle improvements to Parkhouse Lane, formal and informal public open space including junior playing pitch and associated changing rooms and parking facilities, together with landscaping and tree planting and ancillary works including drainage (Full Application) and extension to Castle Primary School (Outline Application, All Matters Reserved).
- Capacity of K2a estimated to be at least 235, potentially more subject to requirement for 1.5ha of employment land on K2a. The Business Growth and Employment Land Study undertaken to provide evidence to develop the Core Strategy observes that this site (due to its location) has fewer credentials as an employment site than Somerdale (K1). If this policy criterion were not complied with the housing potential would increase by about 50 (assuming 35dph)
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Suitability

- Site allocated in B&NES Local Plan under GDS.1/K2. Site requirements are for areas (a) and (b) combined and development of either site will only be allowed to proceed on the basis of a co-ordinated strategy for a mixed use development in accordance with the following principles 1-17. See Local Plan for further details.

Highways

- Access: K2b) as per planning permission. K2a) from Charlton Road. High standard of pedestrian and cycling access to neighbouring estate required. Safer Route to Schools, etc. High standard direct pedestrian/cycling connection required between two sites.

- **Local Impact:** High level of on-street parking, combined with narrow carriageway width within streets of neighbouring estate limit suitability of routes for vehicular access and give rise to safety issues to be examined and addressed. Safer Routes to Schools, bearing in mind parental choice, and pedestrian and cycling access to town centre and railway station must be examined and addressed. Connections required to existing rights of way and upgrading of Parkhosue Lane to form pedestrian, cycling, equestrian route required
- **Wider Impact:** TA must take account cumulative impact of allocated sites on highway network and town centre. Site is divided into 2 sites, segregated by Abbot's Wood. Accessed via unclassified residential streets. Less potential for employment than site K 1. Removal of requirement for 1.5ha B1 usage would substantially increase number of dwellings. Hick's Gate, Broadmead; A4175 / St Ladoc's Rd; Temple St / Rock Road; B3116 from High Street to Broadmead; A4174 Ring Road; A4 / A39; A4 / A36
- **Parking:** Input into the revised Bath and Outer Areas Parking Strategy would be needed. Parking along potential access approaches may need to be controlled or worst case removed by TRO.
- **S106:** Need for travel plan. Contribution to be sought for improvement of main through route junctions. New Residents Welcome Packs required for all new households, including free travel tickets for give period for each household member. Possible improvements to bus service infrastructure and direct access routes/linkages to bus services.

Availability

- K2b) has planning permission,
- K2a) is Council owned and has been marketed for sale. The Council is currently considering bids received.

Achievability

- See housing trajectory
- On the 28th January 2013 K2b) had an application for variation of conditions permitted. Whilst the layout and number of dwellings remains unchanged, the variation of conditions means that development of the site can now commence without delay. Taylor Wimpey intends to implement the permission with immediate effect.

Actions to overcome constraints

Area and Description

- 0.93ha
- The site was formally occupied by the Town Hall, the library, a parade of shops that front public open space and rear servicing and parking.
- The site is currently undergoing demolition work before redevelopment takes place.

Housing Potential

- In Feb 2012 a planning application was submitted for new buildings to provide offices, library, one stop shop, retail with associated highway works; new public realm works and landscaping following the demolition of all the buildings currently on site (excluding the multi storey car park, which will be extended).
- No residential development is envisaged on this site

Suitability

- Suitable for housing but other town centre uses are being pursued

Highways

- See planning application

Availability

- Site wholly in control of BANES Council

Achievability

- Potential to be delivered in the next 5 years.

Actions to overcome constraints

Area and Description

- 0.45ha
- The Riverside complex comprises office space, retail units, snooker hall and Keynsham Leisure Centre, fronting to Temple Street and looking over Memorial Park.
- The development presents an imposing structure and is a significant barrier to pedestrian connections between the park area and High Street / Temple Street. Where the development rises to five storeys it does not relate well to Temple Street or the predominantly two story development opposite.
- The building is currently underutilised and has an outdated appearance therefore presenting a significant regeneration opportunity.
- Approximately 6,750 sq.m

Housing Potential

- The Keynsham Town Hall application (re K13a) includes an indicative masterplan for future redevelopment of Riverside and Fire Station.

Option 1 (refurbishment)

- 49 self-contained retirement apartments
- 48 self-contained open market apartments
- 4 penthouse apartments
- Fire Station developed to office space above bar / restaurant or 45 bed hotel
- Total – 101 dwellings (not including hotel)

Option 2 (new build)

- 49 self-contained retirement apartments
- 18 town houses
- 20 apartments
- Total – 87 dwellings

Suitability

- The adjacent Town Hall site is the priority regeneration site for Keynsham to deliver new office, civic and retail floor space to reinforce the High Street. Redeveloping the Town hall will help to stimulate regeneration of the Riverside Complex and continue the regeneration process along the High Street into Temple Street.

Highways

- Access, Impact and Parking Standards to be established

Availability

- Site owned by B&NES Council

Achievability

- Not within the next five years

Area and Description

- 1.15ha
- Town Centre block bounded by High Street, Rock Road, Ashton Way and Charlton Road
- Block contains a number of existing retail uses
- Few attractive buildings within this block, with particularly poor quality buildings opposite the Town Hall site and close to Victoria Methodist Church
- Some frontages worthy of retention, particularly those at the top of Bath Hill
- Within the Conservation Area

Housing Potential

- Retail led redevelopment with employment and residential apartments above
- Potential for around 35 apartments

Suitability

- Suitable for residential as part of a mixed use development of uses appropriate to the town centre, including new retail floorspace

Highways

- Improved connections between High Street and Ashton Way car park required
- Public realm improvements to the High Street required

Availability

- Multiple landowners

Achievability

- Not within the next five years
- Land ownerships and land owner intentions to be established

Area and Description

- 0.2ha
- Former school site adjacent to Back Lane to the west, Bath Hill to the south and the Memorial Park to the east, with the High Street within walking distance to the west
- Site contains a number of structures within it including the main school buildings, school house, and a timber clad temporary classroom. Northern end is a hard surfaced playground.
- Back Lane is a quiet secondary road providing rear access to properties in the High Street, and contains a number of large building forms including a three storey block of flats adjacent to the site.

Housing Potential

- Planning permission (09/01095/REG03 granted for 11 dwellings through conversion of the existing listed buildings and the erection of a new block of flats on the playground.

Suitability

- Yes - as evidenced by planning permission.

Highways

- Currently no direct vehicular access to the site or any off street parking
- Traffic generation likely to be less than existing school use
- Cycle parking should be secure and sheltered

Availability & Achievability

- Currently under construction

Area and Description

- 0.14ha
- Located to the rear of dwelling to the southern end of Temple Street
- To the south is former site of Temple Primary School, to west are single storey elderly person's dwellings in Sherwood Close, to the north 2 storey residential properties within Tamsin Court, to east across the road is St Cadoc house, a three storey residential development.

Housing Potential

- Planning permission (06/04151/FUL) granted for 14 2-bedroom apartments within a 3-storey development.

Suitability

- Yes - as evidenced by planning permission.

Availability & Achievability

- Yes - as evidenced by planning permission
- Within the next five years

Area and Description

- 0.13ha
- Site is situated on the corner of Temple Street and Albert Road.
- The building was deemed to be redundant following the erection of a new school which combined Temple Infant and Junior Schools and are now accommodated on one site at Charlton Road.

Housing Potential

- Planning permission granted in June 2009 for the conversion of existing building and erection of new building to form 10 dwellings and associated works (09/01097/REG03)
- The development converts of the existing building into four one bed dwellings. This involves the demolition of a number of existing extensions to the building and the erection of a new rear extension to the north of the building.
- A new two storey building to the south of the site to accommodate 6 one and two bed flats.
- Formation of a vehicular access off Albert Road, the erection of a bin store, a parking area of 10 spaces along with landscaping and garden areas.

Suitability

- Yes - as evidenced by planning permission

Availability & Achievability

- Yes - as evidenced by planning permission
- Complete

Area and Description

- 0.2ha
- Located in the north western part of Keynsham town centre, immediately to the rear of 2-20 High Street.
- Bounded to the south and east by the rear of the properties which front Keynsham High Street and to the north and west by the recently constructed access road which serves the nearby Tesco foodstore.
- Within the Keynsham Conservation Area
- The northern end of the site is gravel and is used for unstructured parking. The remainder is vacant land.
- A public footpath lies at the southern end of the site partially within the site and this gives access to the high Street via an archway through the 'Old Bank' public house.

Housing Potential

- Planning permission granted on 20/03/2012 for 14 residential apartments

Suitability

- Yes - as evidenced by planning permission

Availability & Achievability

- Yes - as evidenced by planning permission
- Within the next five years

Area and Description

- 0.47ha
- The site is located on the south side of Bath Road, approximately 400 metres east of the roundabout junction with Wellsway and Bath Hill and a short distance to the west of the junction with Unity Road.
- The Grange Hotel is a grade 2 listed building with a variety of modern extensions to the rear and a staff annex housed in a coach house to the west. To the rear of the site is an overflow car park and a large grassed area. The site also includes no 44 Bath Road, a detached bungalow to the east of the main hotel building.
- The site is located within a predominantly residential area. To the west it is adjoined by two storey housing fronting onto Hills Close and by bungalows fronting on to Derwent Grove. To the east it is adjoined by no 46 Bath Road, a two-storey semi-detached house. To the south-east the site is adjoined by the grounds of Wellsway School
- The site slopes gently down from south to north with a total fall of about 5 metres to carriageway level.

Housing Potential

- Planning permission granted in July 2010 for the erection of 14 residential units to include 2,3 and 4 bed houses and apartments, rebuild coach house block (staff annex), erection of single storey rear extension to hotel with provision of new accessible bedroom following demolition of 44 Bath Road and existing hotel bedroom wing.
- Ref: 09/04009/FUL.
- Net addition is 13

Suitability & Highways

- Yes – as evidenced by planning permission

Availability & Achievability

- Yes – as evidenced by planning permission
- Development now complete

Area and Description

- 3.2ha
- Unused field adjoining the housing development boundary and located between the Bristol Road and A4, bounded by Rugby Club playing fields to the west and by residential development and car sales to the south.
- Located within walking distance of the town centre, and train station, Broadlands School and on a bus route.
- Site slopes from 23 AOD in the south east corner to 10 metres AOD along the northern boundary adjacent to the rugby playing fields. North western part of site borders the flat flood plain of the River Avon. This area is isolated from the river by a tall embankment which carries the A4 and railway on different levels at the north east boundary of the area.
- The area is physically well enclosed but there are good views from the A4175 and in particular from the A4 and railway which feature an attractive historic setting to Keynsham with the church a key feature and landmark.
- Historic landscape character described as medieval (or earlier) enclosure of rich, wet grassland

Housing Potential

- The housing potential of the site is conditioned by flood risk, noise re proximity to A4 and possible archaeological constraints.
- Only around 0.8ha of land located in Flood Zone 1. At 40 dph the housing potential is about 25 dwellings assuming 80% developable area. More land is available in flood zone 2 but this would be subject to the sequential test and given the other opportunities for development around Keynsham is unlikely to be satisfied.
- Potential to include car sales Lower Bristol Road frontage into developable area. A planning application was refused in March 2000 for the change of use of car sales (Use class Sui Generis) to residential (Use class C3) with construction of 14 apartments including associated parking and external works (08/00102/FUL). An appeal was dismissed in October 2008.
- Inclusion of the car sales land would increase the capacity to around 30 dwellings

Suitability

- The site is suitable for development but in respect of housing this would need to be located outside of zone 2 and 3 (c. 0.8ha).
- Green Belt – development would narrow Bristol/Keynsham/Kingswood gap harming the separate identity of Keynsham.
- Development would have a high impact on local landscape character, and the important views of Keynsham's historic setting and the appearance of major approaches to the town would be highly affected.

- Potential noise arising from close proximity to A4.
- Potential archaeological constraints; site lies in an area of medieval water meadows and possible Roman settlement. Close proximity to Durley Hill Roman Villa and Roman settlement on the Hams.
- Long planning history in respect of this site. Previously identified as white land/ safeguarded land and appeals refused/ dismissed on account of need rather than site specific matters.

Highways

- Access: Primary from Bristol Road (A4175). Taylor Wimpey understood to control frontage strip. Public Rights of Way around southern and northern periphery.
- Wider impact: Limited impact on the wider network but St Ladoc Road/Bristol Road mini roundabout would need to be assessed.
- Parking: Clear proximity to Keynsham Centre and public transport therefore would reduce parking need but on site provision as a need has been accepted by HMI on adjacent sites

Availability & Achievability

- Developer owns freehold to site.
- Potential contribute to 5 year land supply if allocated

Area and Description

- 6.5ha
- Site occupied by industrial buildings and hard standing
- Bounded by the railway line to south west a sewage treatment works and land allocated for a residual waste treatment facility in the JWCS to the east and the River Avon to the north.
- Keynsham & Chew Valley Local Plan Inspectors Report (1992) described the combined appearance of the sewage works, 'tip' site (K13) and Paper Mill as a *'grim and largely forgotten part of Keynsham's northern face – even less visually appropriate is its contribution to the character of this stretch of the mostly very attractive river valley and its role as a recreation priority area. These are aspects which certainly suggest the need for improvement'*.

Housing Potential

- Nil.

Suitability

- Site located within Core Employment Area – presumption that land will continue to be required for employment uses and that therefore residential use is not suitable.
- Most of site falls within flood zone 2 and that nearest the river falls within flood zone 3a. Sequential test would need to be passed in order to be considered suitable for housing.
- Site cut off from the rest of Keynsham by the railway line (noise implications)
- 'Bad neighbour' issues re sewage and residual waste treatment.
- Potential contamination issues

Highways

- Access: Site is currently in use and access road is used by HGV's. Footways and lighting in place at Avon Mill Lane to A4175 but restricted towards Keynsham by bridge (single lane)
- Local Impact: Removal of HGV's from local roads a benefit but possibly off-set by increase in traffic associated with residential. Site seen as essential employment site therefore redevelopment for housing unlikely
- Wider impact: Any redevelopment/further development would need to look at Avon Mill Lane junction with A4175 and other local development impacts e.g. Cadbury site

Availability

- Site promoted at call for sites stage in August 2008

Achievability

- N/A

Area and Description

- 4.4ha
- Identified in the West of England Joint Waste Core Strategy for a residual waste treatment facility.
- Former tip site originally used for the disposal of domestic waste from the Keynsham area. Tipping ceased approximately in the mid 1970's and the site has now developed an almost complete cover of vegetation in the form of grass, brambles and large weeds.
- Keynsham & Chew Valley Local Plan Inspectors Report (1992) described the combined appearance of the sewage works, 'tip' site (K13) and Paper Mill as a *'grim and largely forgotten part of Keynsham's northern face – even less visually appropriate is its contribution to the character of this stretch of the mostly very attractive river valley and its role as a recreation priority area. These are aspects which certainly suggest the need for improvement'*.

Housing Potential

- Nil – allocated for a residual waste treatment facility.

Suitability

- Identified in the West of England Joint Waste Core Strategy for a residual waste treatment facility.
- Not suitable for housing development

Availability

- N/a

Achievability

- N/a