

Bath and North East Somerset Local  
Plan  
Strategic Land Availability Assessment  
Report of Findings (November 2013)

Appendix 1c (i):  
Keynsham



# KEYNSHAM SITES SUMMARY

The following table gives a broad summary of housing potential, site suitability and availability. To see whether a site is available now or will be available in the medium term the site assessments must be read.

To see assumptions re achievability (i.e. deliverable in the next 5 years or developable thereafter) the SHLAA trajectory is the best point of reference. The assessments note any barriers to achievability and in some cases this delays the date at which sites can come forward.

Note UC = under construction

Ref	Name	Housing Potential	Suitability/Credentials	Availability
K.1	Somerdale	700	High	Yes
K.2	South West Keynsham	570	High	UC
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	UC
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	High	UC
K.12	Keynsham Paper Mill	Nil	Nil	TBC
K.13	Broadmead Lane	Nil	Nil	No
K.14				

### 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 & Suitability

- Planning permission (ref 13/01780/EOUT) granted in September 2103 for the mixed use development of the former Cadburys Factory site, Somerdale, Keynsham (including part demolition of existing buildings) comprising:
  - a) Outline application for up to 430 dwellings, 60 bed care home (C2 use) primary school (D1 use) local centre to include creche and medical facility (D1 use) and retail (A1, A3, A4, A5 uses) cafe/restaurant (A3 use) and associated roads, infrastructure (including flood protection measures), landscaping, new wildlife areas, open space and cycle/footways. All matters except Access reserved.
  - b) Detailed application for the erection of 157 dwellings, change of use of Block A for up to 113 apartments, highway works at Somerdale Road/Station Road, social and sports pavilion (new Fry Club), new sports pitches, relocation of groundsmans hut, alterations to factory buildings B and C for employment use (B1) leisure (D2 uses) and retail (A3, A4 and A5 uses) including use of existing basements for car parking and associated surface level parking, access roads, landscaping and associated infrastructure, engineering works to Chandos Road and associated landscaping, extension to station overspill car park, surface water attenuation pond and outfall to the River Avon.

### Availability & Achievability

- Site in the control of Taylor Wimpey who have confirmed the delivery rate contained within Appendix 2

## 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

- (K2a) Planning permission granted (at appeal) for K2b (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 with Matters Reserved).
- (K2b) Pre-application details submitted for a development of 267 no. dwellings

## Suitability

- Site K2a has planning permission
- The whole site is 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.

## Availability & Achievability

- K2a) Taylor Wimpey has begun construction
- K2b) is Council owned and has been sold to a developer who has submitted pre-application details.
- Both sites are included in the 5 year land supply, although K2b is not programmed to deliver until halfway through 2015/16.

## **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 redeveloped for Council offices.

## **Housing Potential**

- Planning permission granted in August 2012 (12/00972/REG04) for 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 developed

## **Availability**

- Site wholly in control of BANES Council

## 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

- Pre-application enquiry received (13/00020/PADEV, 14/10/2013) for retirement living , retail and offices Key elements of the Proposals:
- Provision of new office circa 2000m<sup>2</sup> on the site of the existing Fire Station (subsequent to demolition of Station)
- Provision of 70-120 new apartments, shared facilities and amenity on the site of the existing Riverside offices (subsequent to demolition of Riverside)
- At grade parking or subterranean parking in location of existing Leisure Centre (subsequent to demolition of Riverside / removal of Leisure Centre)
- New completed public realm around proposed office
- Given the context set out above, the proposal is to bring forward a mixed redevelopment scheme which would follow demolition of the existing large structures, creating an opportunity for townscape gain and replacement with a mixed-use proposal of offices, residential and retail in new build form.

## 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.

## Availability

- Site owned by B&NES Council

## Achievability

- With the next 5 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**

- Likely to complete during 2013/14

## **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.
- Renewal (13/03243/FUL) pending consideration

## **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
- Completed 2012/13

## **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 & Suitability**

- 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

## **Availability & Achievability**

- Development completed 2012/13

## 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.
- This site is currently scrubland tucked in next to the sewage works to the west of Broadmead Lane. It is less visually prominent in the landscape than the land previously assessed to the east of Broadmead Lane due to a combination of landform effects, vegetation, location of other commercial development and including the location of the river. Given the generally non-residential nature of nearby development housing would be rather incongruous in this location. Some type of non-residential development could be accommodated here although height and massing of any buildings would need sensitive design. The site does not extend to the river but is nevertheless close to it and any development should be well screened from the river to maintain the generally natural feel to the river corridor. The significance of landscape and visual effects is medium and negative but unsuited to residential development.

## Availability

- N/a

## Achievability

- N/a