

## Bath & North East Somerset Placemaking Plan

### COUNCIL'S RESPONSE TO ID/3: MATTER 16 - HOUSING IN KEYNSHAM

***Issue 1: Whether the policies contained in the Placemaking Plan would meet the housing requirement for Keynsham of 2,150 new dwellings (net)?***

**Q1. Are sufficient housing allocations made to achieve the housing requirement for Keynsham?**

1. Core Strategy Policy KE1 seeks to 'enable around 2,150 new homes to be between 2011 and 2029.' Since the adoption of the Core Strategy and during the preparation of the Placemaking Plan (PMP), housing numbers were monitored and kept under review.
2. The SHLAA housing trajectory (CD/PMP/S3) shows that 2,085 units are expected to be delivered between 2011 and 2029. This is consistent with Policy KE1 of 'around 2,150 dwellings'.
3. Of this total number, 80% of the dwellings relate primarily to the former Somerdale factory (PMP site allocation) and the Local Plan / Core Strategy Green Belt releases at south west Keynsham (K2 and KE4) and east Keynsham (KE3).
4. The housing supply in Keynsham is as follows (Housing Trajectory);

Category	Dwellings
Completions 2011 - 2016	358
Planning Permissions	1,133
Allocations	518
Other SHLAA PDL Housing Potential	35
Small windfall sites	41
TOTAL	2,085

***Issue 2 – whether the site allocations are the most appropriate when considered against the reasonable alternatives, having regard to the evidence to support the selection of allocated sites?***

**Q1. Does the evidence support the selection of the allocated sites, when considered against any reasonable alternatives and having regard to deliverability considerations?**

5. The selection of sites at Keynsham was largely undertaken in the Core Strategy and therefore the role of the Placemaking Plan in selection sites was limited. The selection of the allocated sites was informed by a variety of evidence including the Strategic Housing Land Availability Assessment Nov 2013 (CD/PMP/S4/1-6) and update (CD/PMP/S3), Sustainability Appraisals undertaken through the selection process, engagement with internal experts and public consultation. The overall strategy on site selection is set out in the Council's report when agreeing the Core Strategy (ref: CD/PMP/G32, sections 4 & 5).
6. As part of deliverability considerations, the landowners/agents were contacted to ensure deliverability. Through this process reasonable alternatives were considered and the most suitable/sustainable and deliverable sites have been allocated for development.
7. Significantly, there were no other alternative sites identified at Keynsham that were not in the Green Belt. For reasons of conformity with the Core Strategy, the Placemaking Plan does not have the remit or been able to demonstrate any exceptional circumstances to review the Green Belt further to identify any additional sites.
8. The sites allocated for development in the Placemaking Plan are deliverable and this is demonstrated by the progress being made through the Development Management process and implementation. An update is given below.
9. **Somerdale (KE2a):** This site obtained planning permission in February 2014 for a mixed use redevelopment (13/01780/EOUT – part full and part outline). 73 dwellings have already been completed. Another 501 dwellings are expected to be delivered in the next 5 years. The planning application file contains a build sequence plan showing an 8 year implementation programme. Activity to the end of 2015/16 confirms that this remains a valid plan.
10. **Riverside (KE2b)** The Council owns the freehold to Riverside and vacated the premises in Autumn 2014 to take up a new purpose built facility immediately to the north. A public consultation was held in June 2016, with the Council now proposing to refurbish the existing Leisure Centre. This is due to commence in Spring 2017. Options for the former Riverside offices were proposed, including market flats and student housing. Due to the uncertainty, this site does not form part of the 5 year housing land supply.

11. In August 2014 Avon and Somerset Fire Service was granted planning permission for a 'new super-station' to the west of Keynsham on the Hicks Gate roundabout (14/01849/FUL). That will result in the current site (between the Councils new office and Riverside) being vacated and disposed of. It currently lies vacant. The June 2016 public consultation on Riverside also proposed uses for the fire station site, which included retail.

**Q2. Are the development requirements and design principles for the site allocations positively prepared, justified, effective and in accordance with national policy?**

12. The development requirements and design principles are limited to what is necessary to ensure bring the sites forward in a sustainable way, mitigate harm and to meet the requirements of the NPPF. The Council considers that they are positively prepared, justified, effective and in accordance with national policy.
13. The Placemaking Plan formally allocates the Somerdale site for development, reiterating the proposals that were granted permission for 13/01780/ EOUT in the Decision notice dated 19th February 2014. In this regard it should be regarded as being positively prepared, justified, effective and in accordance with national policy.
14. The Riverside allocation and development requirements / design principles have been informed by evidence such as the Conservation Area Appraisal & Management Plan (CD/PMP/K8 and K9), the Riverside regeneration feasibility report (CD/PMP/K2) and Leisure Centre Site Evaluation (CD/PMP/K12 ). These were consulted on at the Placemaking Plan Options stage and the development been tested for financial viability. The allocation offers significant opportunities to enhance the town centre with a high quality development.