

Bath & North East Somerset Placemaking Plan

COUNCIL'S RESPONSE TO ID/3: MATTER 17 – ECONOMIC DEVELOPMENT IN KEYNSHAM

Issue 1: Whether the policies contained in the Placemaking Plan would secure the additional employment floorspace required in Keynsham?

Q1. Will the B&NES Plan secure an overall increase in office floorspace from about 13,000 sqm in 2011 to about 20,200sqm in 2029?

1. Around 1,600 net new jobs are planned for Keynsham during the Plan period primarily by increasing the stock of office floorspace, complemented by an extension to the Broadmead / Ashmead / Pixash industrial estate (allocated in Core Strategy Policy KE3a). This represents the minimum growth considered deliverable during the Plan period and enables flexibility for economic development across the District (enabling, for example, space for businesses to relocate to from Bath). The planned job growth and additional floorspace supports the vision for Keynsham in establishing the town as a more significant business location and attracting more Higher Value Added jobs to reduce the current patterns of out-commuting. The role of the town centre and Somerdale as the main focus for business activity will be complemented by the Broadmead / Ashmead / Pixash industrial estate area.
2. Core Strategy Policy KE1 seeks to make provision for this increase in office floorspace (a net increase of 7,200sqm). In the first five years of the Plan period, Keynsham has already secured a net increase in office floorspace of 4,535sqm. This is mainly due to the 4,610sqm of net office floorspace created at the Civic Centre.
3. There is currently also 14,611sqm of net office floorspace with planning permission that is expected to be delivered within the next five years. This is mainly expected at Somerdale (10,000sqm – the office block is currently under construction). The combined net increase of the completions and commitments is 19,146sqm.
4. The Placemaking Plan also proposes 2,500sqm of office on the Riverside / Fire Station site (Policy KE2b) to partially offset the loss of 7,700sqm of office floorspace on this site. Overall, the Plan is on track to realise the overall increase in office floorspace as set out in Policy KE1, which will enable Keynsham to develop as a more significant business location in the sub-region.

Q2. Will the B&NES Plan achieve an increase of industrial / warehouse floorspace from 52,000sqm to 60,300sqm in 2029?

5. Core Strategy Policy KE1 seeks to make provision for this increase in industrial / warehouse floorspace (a net increase of 8,300sqm) redressing the loss of 20,000sqm of industrial floorspace at Somerdale in 2012. This will mainly be achieved through the extension of the Broadmead / Ashmead / Pixash Industrial Estate through Core Strategy Policy KE3a, which is allocated for around 30,000sqm of employment floorspace designed to serve both Keynsham and industrial / warehouse uses displaced from Bath as part of the regeneration of brownfield sites in the Bath City Riverside Enterprise Area.
6. This site is currently the subject of masterplanning and viability work being undertaken by the Council.