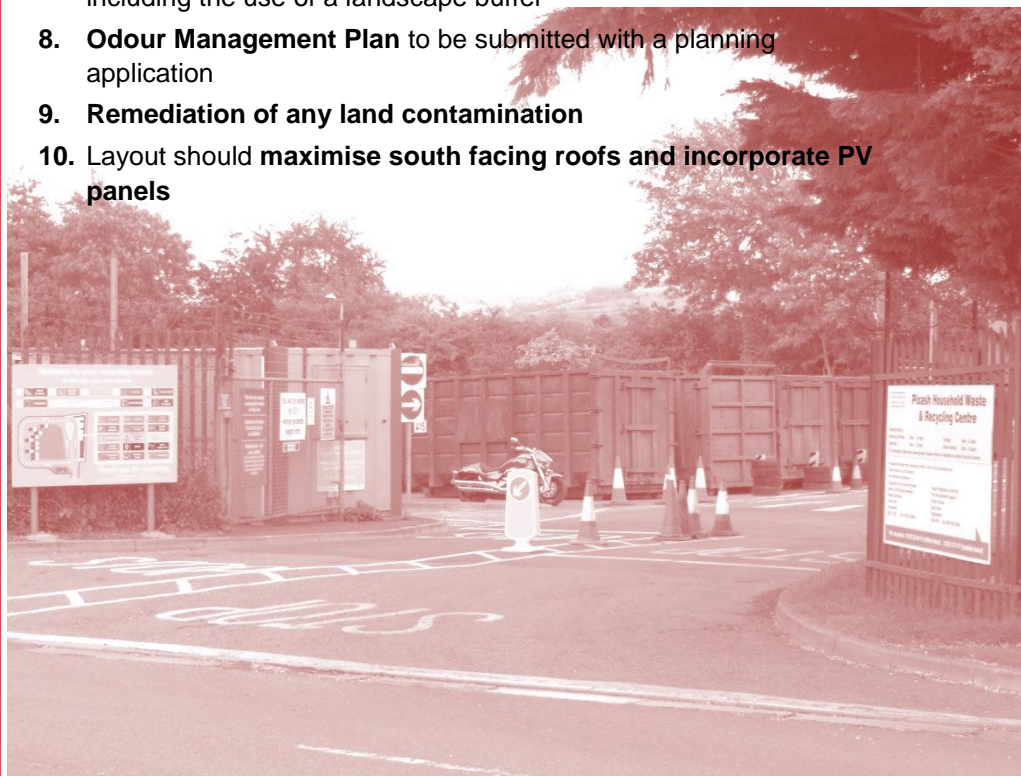


Ref No SK5

Pixash Lane Waste Site SK5

Emerging Development and Design Principles

1. **Redevelopment for waste purposes and ancillary uses**
2. **Upgrade Worlds End Lane** to enable HGV access to the Core Strategy employment allocation to the east
3. **Site should be considered as part of the Masterplan** required for Core Strategy Policy KE3a
4. **Suitable landscaped street edge** onto Pixash Lane
5. Provision of **SUDS** by using infiltration techniques
6. Appropriate shape, materials and colour of buildings is required to **mitigate landscape impact**
7. **Minimise visual and acoustic nuisance** from the site to the residential properties to the south utilising suitable screening including the use of a landscape buffer
8. **Odour Management Plan** to be submitted with a planning application
9. **Remediation of any land contamination**
10. Layout should **maximise south facing roofs and incorporate PV panels**



Local Green Space in Keynsham

All Town and Parish Councils were requested to assess and identify areas of green space that they want protected from development. It must be demonstrated that these spaces meet the three criteria set out in national planning policy (the NPPF) relating to proximity and importance to the local community and the physical extent of the space.

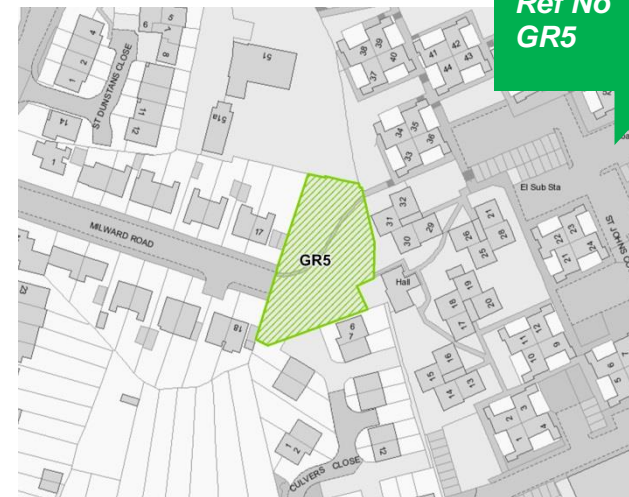
Keynsham Town Council has identified four potential Local Green Spaces as shown on this display.

This consultation also provides the opportunity for local communities in Keynsham to consider whether they wish to promote any other green spaces for designation.



Ref No GR18

Land west of St John's Court / east of Millward Road GR5



Ref No GR5

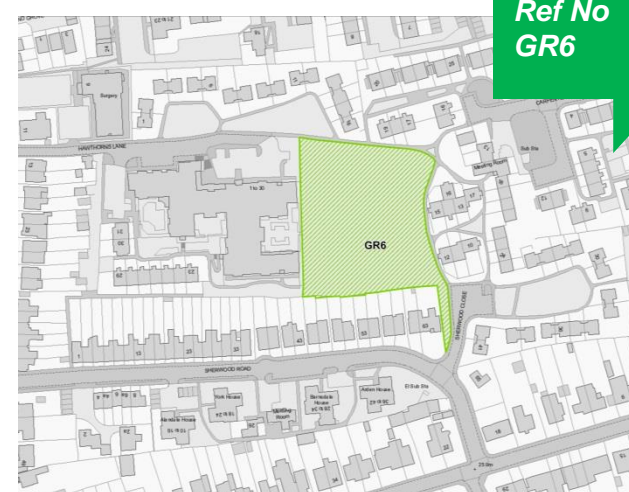
Land east of Breaches Gate GR18

The land known locally as Breaches Gate forms part of Core Strategy Policy KE3A, a strategic site allocation for between 220-250 dwellings. A comprehensive masterplan will be prepared to ensure that the development is well integrated with neighbouring areas, and incorporates green infrastructure including public open space. The Core Strategy requires that the local community is involved in this process.

As such, the consideration of designating Local Green Space in this locality needs to be undertaken within the context of the site allocation and Core Strategy policy requirements because Local Green Space designations need to be consistent with local planning for sustainable development in the area (Local Green Space designations should not be used in a way that undermines plan making).

However, as it is not possible to identify a specific area at this point (other than an extensive tract of land which the NPPF states are not suitable) a designation cannot be made now. This situation will change when the masterplan and subsequent planning application progresses. Local people have the opportunity to influence the provision of green space through the masterplan and planning application process.

Proposed Local Green Space - Lane / east of Hawthorns Lane GR6



Ref No GR6

Nature Reserve on the Keynsham Hams GR19

Land on the Keynsham Hams is part of the Somerdale development, a scheme which has planning permission, and is also included as a proposed site allocation within the Placemaking Plan. The southern part of the site has full planning permission; the rest of the site (including the proposed nature reserve) has outline permission. Similarly to the Breaches Gate scheme it is not possible to identify a specific area at this point to designate as Local Green Space (other than an extensive tract of land which the NPPF states are not suitable). Therefore, a designation cannot be made now. This situation will change when the area with outline permission reaches reserved matters stage.



Ref No GR19

These two areas of green space meet the NPPF criteria for Local Green Space in that they are in close proximity to the community they serves are special open space within the town; and are local in character. It is therefore proposed to designate these areas as Local Green Space.

Development Sites - Keynsham

SK2 Somerdale

SK3 Ashton Way Carpark

SK4 Riverside Offices and Fire Station

SK5 Pixash Lane Waste Site

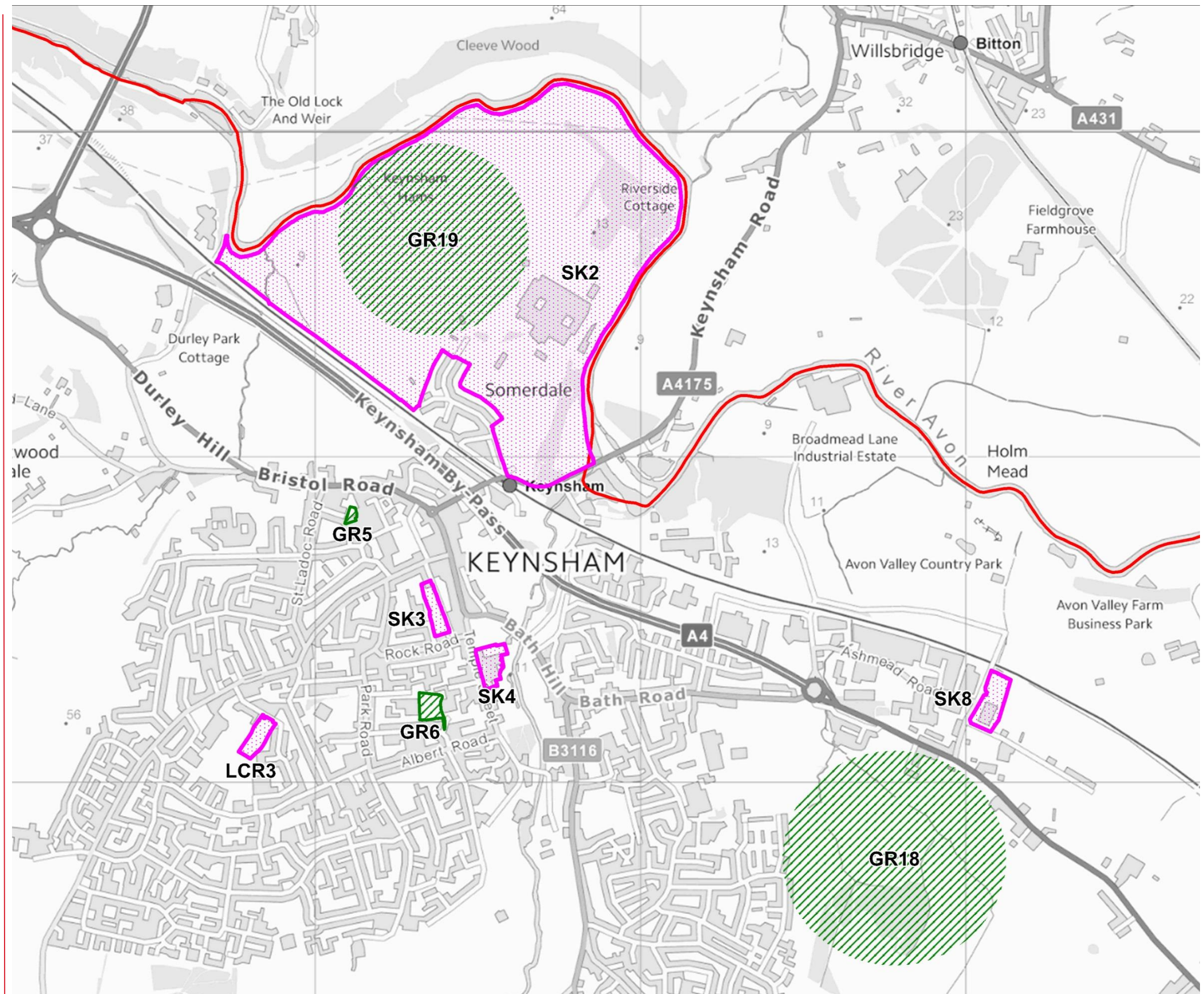
Local Green Space in Keynsham

The Core Strategy sets out the vision for Keynsham, which will continue to act as a market town and service centre for the surrounding area; evolve as a more significant business location and expand to accommodate a growing population. The Core Strategy therefore allocates significant amounts of new development within and surrounding the town.

Many of the key development sites and issues have therefore already been addressed through the Core Strategy. The urban extension sites which provide strategic levels of new homes and new employment space, are allocated for development in the Core Strategy (and subject to a Masterplanning process outside of the Placemaking Plan). In addition the Somerdale redevelopment has planning permission.

However, there is still a need for the Placemaking Plan to identify and allocate some sites for development where no guidance is yet provided and to re-iterate existing proposals at Somerdale to help ensure key elements are delivered. The scale of some of these sites means they will be delivered -in the medium to long term. As most of these sites fall within the town centre area, it is important when considering site allocations, to reiterate the key points of Core Strategy Policy KE2, which covers the town centre and Somerdale:

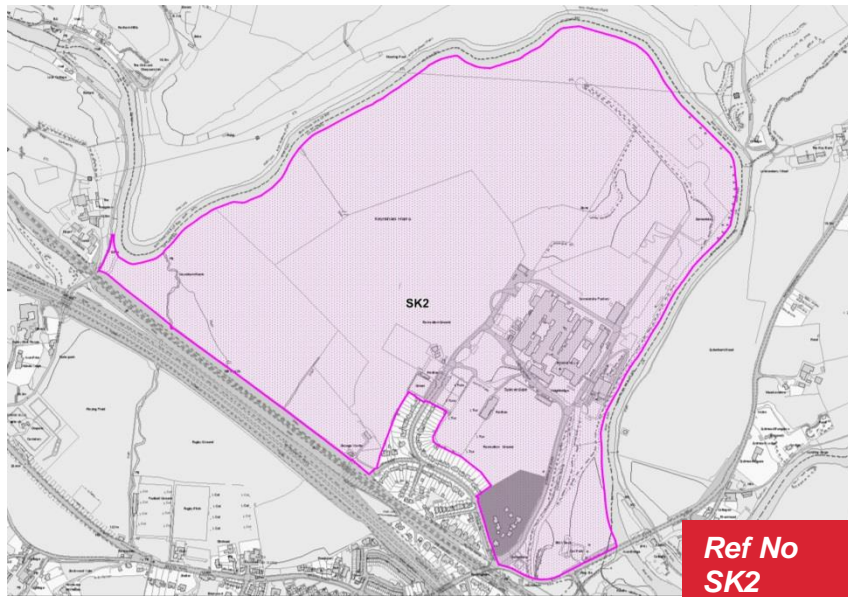
- To establish an integrated and sustainable town centre, which is vibrant and attractive and provides new job opportunities
- Improvement of the management of traffic through the town centre
- Encouragement of larger retail units within town centre
- A town centre District Heating Network
- Reinforcement and enhancement of the Conservation Area strengthening local character
- Improved quality of public realm
- Retention of leisure, sport and recreation functions
- Enhancement of Green Infrastructure
- New high quality mixed use development at Somerdale



Legend

- Site
- Locally Important Green Space
- Bath & North East Somerset Boundary

Development Sites - Keynsham



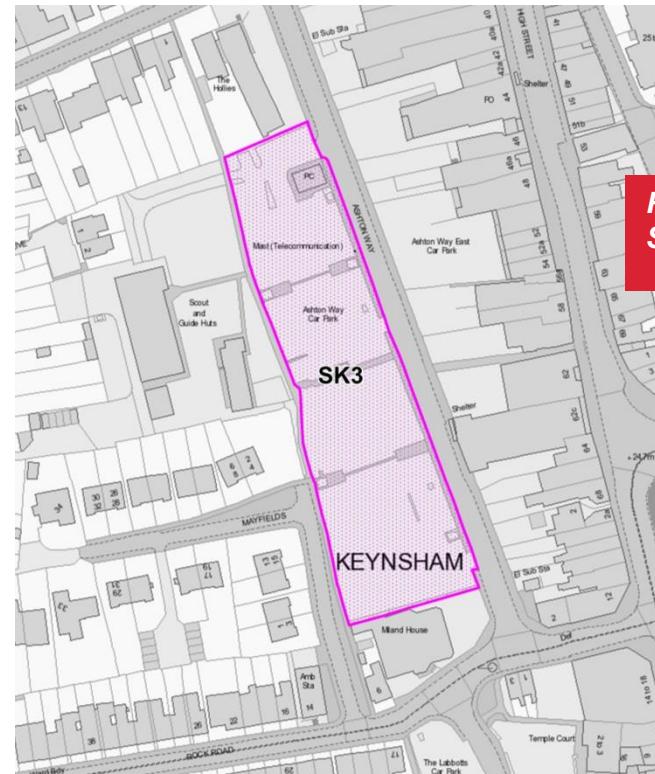
Ref No
SK2

Somerdale SK2

Emerging Development and Design Principles

Around 700 dwellings

1. At least 11,000sqm of B1 office use
2. Submission of a **Design Guide**, to be approved by the Local Planning Authority
3. **Retention of Block A** and alterations to Blocks B and C
4. **New Primary School**
5. **New GP surgery** (D1 use)
6. **New social and sports club** (Fry Club) and **sports pitches**
7. **New small scale local needs retail** (up to 500sqm of A1, A3, A4 and A5)
8. **Flood protection measures**, including provision of SUDS and an area of wetland habitat
9. Provision of **landscaping** (including retention of avenue of trees along Somerdale Road), **wildlife areas, open space and cycle/footways**
10. Provision of a **multifunctional riverside path**
11. **Highway works** at Somerdale Road/Station Road
12. **Remediation of land contamination**

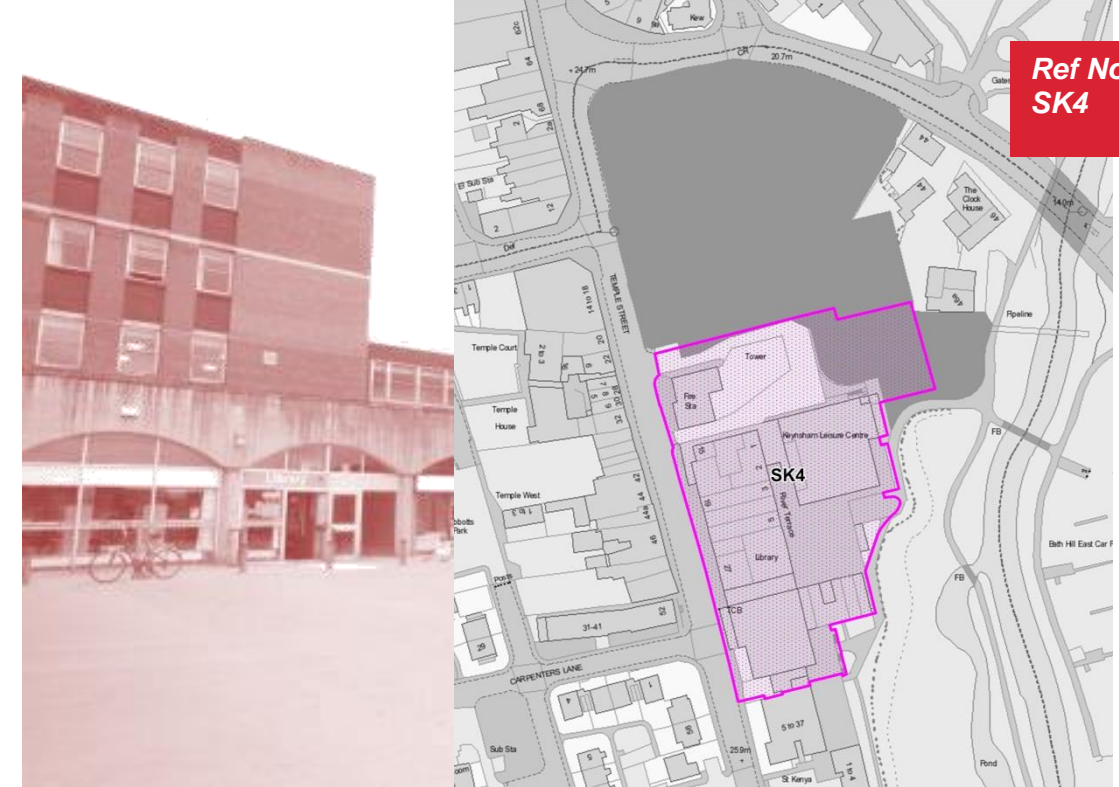


Ref No
SK3

Ashton Way Car Park SK3

Emerging Development and Design Principles

1. **New leisure centre**
2. Retention or betterment of current numbers of **car parking spaces**
3. Incorporation of a **combined heat and power (CHP) plant**. The leisure centre should provide the base load for the wider Keynsham Town Centre district heating network and be built to an exemplary low carbon standard in line with Keynsham Civic Centre..
4. **Enhance the setting of the Conservation Area**. The scale and massing must be compatible with the local built context, and development should reference the fine grain pattern of the former burghage plots on site. There must be a variation in roof heights.
5. Incorporate a **palette of materials** to reflect and complement those of the local vernacular. This must include an element of blue lias stone and provide articulation and relief to the elevations.
6. **Green roof** to be incorporated into the design of the leisure centre to provide an element of green infrastructure
7. **Improved public realm** along Ashton Way, to include tree planting
8. Incorporation of an **appropriate landscape scheme** taking into account the trees covered by tree preservation orders to the north west of the site
9. Provision of **SUDS** by using infiltration techniques
10. **Strengthen connections to the High Street**. The main entrance to the leisure centre should be opposite the pedestrian footpath linking the High Street to Ashton Way
11. Retention and incorporation of **public right of way** into the scheme
12. Avoid significant harm to the **amenity of residents** of the Mayfields
13. Incorporation of **public conveniences** into the design of the leisure centre
14. **Retain highways access to the Scouts site** to the west



Ref No
SK4

Riverside Offices and Fire Station SK4

Emerging Development and Design Principles (summary)

1. Replacement of existing buildings with a **new build mixed use development** comprising ground floor retail and/or other town centre uses providing an active frontage to Temple Street, mixed residential and around 2,000sqm of B1 office.
2. Incorporate infrastructure for **district heating** and be built to a high standard of energy efficiency.
3. **High quality design** that enhances the Conservation Area and its setting.
4. The **scale and massing** should provide a more human and lower scale than that of the existing buildings and the adjacent Town Hall. There must be a variation in roof heights.
5. Replacement with a monolithic building will not be acceptable.
6. Incorporate a **palette of materials** to reflect and complement those of the local vernacular. This must include an element of blue lias stone and provide articulation and relief to the elevations.
7. **Continuation of Market Walk** into the development site.
8. The **important view** from the southern end of the High Street along Market Walk into the site should be enhanced.
9. Provision of **suitable car parking**, preferably subterranean, that mitigates the transport impact of the development.
10. **Improved public realm** along Temple Street. The suitability for tree planting should be investigated.
11. **Improvement of relationship between the site, Temple Street, the River Chew and the Memorial Park**. This should include enhanced pedestrian links between these areas,
12. **High quality open space** is to be included within the scheme as part of an appropriate landscape scheme.
13. **Green roofs** to be incorporated into the design to provide green infrastructure.
14. Provision of **SUDS** (excluding infiltration techniques)
15. A **new leisure centre** developed as part of policy SK3 should be completed and occupied before the redevelopment of the current leisure centre to ensure continuity of service.