

Indicative Development Programme

Context

1.1 In the context of the Government's drive for growth in the economy both through domestic activity and exporting, investment in infrastructure and communications, support for business growth particularly in the SME sector, the current administration is seeking to respond positively and actively at a local level to translate the National Agenda into local benefit for its citizens, visitors, places and businesses.

1.2 In order to achieve this, the administration has launched a 'Focus on Delivery' initiative based upon;

- Development sites delivery
- The Bath Enterprise Area
- Driving delivery of affordable and general housing with an emphasis on reusing previously used (brownfield) sites
- Infrastructure delivery to support business growth
- Business space provision, particularly for SME's that supports enterprise and innovation
- Skills and employment initiatives to enhance business productivity and realise individuals potential

Bath

1.3 The formation of the West of England Local Enterprise Partnership and the subsequent Enterprise Zone selection in Bristol has led to the creation of the 'City of Ideas' – Bath Enterprise Area (EA, see **Appendix 2**, map and data).

1.4 This area leading from Manvers Street car park south to Bath Quays and on through Bath City Riverside to Newbridge is an area of 98ha. Of this 36ha is developable land, capable (when developed) of creating 9,300 jobs, 200,000m² of business space and 2,000 residential units over the next 25 years. The key features of the area are:

- Comparatively small number of land ownerships
- Significant Council ownership
- Close to/part of the City Centre
- Well connected by cycle, rail, road and walking
- Already commenced – Crest at Bath Western Riverside

- Significant areas of derelict or under-utilised land (not insurmountable existing use values)
- Does not require excessive infrastructure investment (gas holders/flood alleviation excepted)

1.5 Currently 'Development Briefs/Values' are being prepared by the interdepartmental Development Delivery Group to enable the Council to take a lead in bringing forward priority sites in the EA. These are to evolve and be co-terminus with the Core Strategy Placemaking Development Plan Documents.

Keynsham

1.6 Somerdale – Kraft has selected Taylor Wimpey to develop proposals for the former Cadbury factory site. It has a potential to deliver 700 homes and 1000 jobs thereby creating potential for reinforcing High Street and increasing Keynsham's capacity to be a vibrant independent town.

1.7 Keynsham Regeneration Project – this involves the regeneration of the 1960s Town Hall and shopping precinct. The redevelopment includes the creation of: 6500sqm modern office space, to retain 450 jobs in Keynsham; 2000sqm new retail space; a new Library and One-Stop-Shop building and a significant amount of new public realm plus redevelopment of the Riverside development. It also offers job creation opportunities including for young people and the Council's own children in care. This multi million pound development in a town with little prospect of speculative development is a bold move by the Cabinet to commit to the people of Keynsham and the Chew Valley

Somer Valley

1.8 Radstock Town Centre – improvement works to the highway network in Radstock undertaken by B&NES will pave the way forward to the start of the redevelopment of the former railway land that will deliver 210 new homes, 300sqm office space and a range of public realm improvements. In addition, work will take place to consider the development of additional sites in the centre of Radstock to deliver further regeneration benefits to the town.

1.9 Midsomer Norton Town Centre – strengthening the retail offer within the town centre is a key objective. There is the potential to deliver this through the redevelopment of South Road Car Park and derelict sites which front the High Street, such as the old brewery site and Palladium building.

1.10 Alcan – the redevelopment of the former factory site will deliver 176 new homes and office space to support around 70 jobs.

1.11 Welton Bibby & Baron – since the announcement of the company's relocation to Wiltshire, work is underway with the landowners to develop proposals for the site's redevelopment. The site is allocated for mixed use

development, which will aim to deliver 100 new homes and replace up to 300 jobs.

1.12 Old Mills – the development of the allocated employment site within Paulton has the potential to deliver around 800 new jobs to serve the Somer Valley.

Action Plan

1.13 The key objectives for the next three years are:

For Bath:

- To establish the offer, incentives and opportunities within the Bath “City of Ideas” Enterprise Area
- To delivery and tackle infrastructure deficits
- To continue to develop the Bath Western Riverside site
- To continue the incremental delivery of the Bath Public Realm and Movement Programme
- To implement a Bath transport strategy (incl. parking and coach strategies)
- To build housing in accordance with the Councils plans in the draft Core Strategy
- To develop and progress an appropriate Bath Flood Alleviation Scheme
- To progress the reuse of the M.O.D. sites for appropriate development

For Keynsham:

- To progress the Keynsham Regeneration Programme (Town Hall / Riverside)
- To progress the Somerdale site development with initial occupation
- To progress housing at SW Keynsham

For Somer Valley:

- To progress the Somer Valley (Radstock & MSN) Regeneration Plan objectives and housing objectives as set out in the Sustainable Community Strategy

1.14 Overall, the Key objectives for the next 12 months are:

- Establish the “City of Ideas” – Enterprise Area – in Bath
- Progress the Creative Hub – site plan ready for Guild Co-working Hub
- Enable M.O.D. site disposal with joint development of Concept Statements
- Progress negotiations with the developer and landowner at Somerdale
- Progress BWR land
- Support progress on Bath Riverside (Crest Development)
- Radstock Road reconfiguration and support commencement of NRR scheme
- Investigate a strategic flood scheme for the city of Bath
- Support bringing forward Manvers Street development subject to viability
- Support commencement of South West Keynsham housing developments
- Complete the City Information System, Bath Pattern Book and Northumberland Place and High Street transformation projects under the Public Realm and Movement Programme.
- Deliver the Connecting Devon and Somerset Broadband Delivery UK, (BDUK) Programme
- Create a City Identity project with partners in the City