

## **Housing & Major Project PDS Panel**

### **Update Report May 2014**

#### **Somerdale, Keynesham**

A hybrid (part detail, part outline) planning application for the site was granted planning permission, subject to completion of a satisfactory s106 agreement on 25<sup>th</sup> September 2013.

The detailed part of the application is for 157 dwellings, change of use of Block A for up to 113 apartments. It also covers highway works, social and sports pavilion (new Fry Club), new sports pitches, alterations to factory buildings B and C for employment use (B1) leisure (D2 uses) and retail (A3, A4 and A5 uses).

The Section 106 agreement was signed on February 19<sup>th</sup> 2014.

An application to discharge conditions 7, 11, 12, 18, 19, 20, 21, 22, 26, 39, 40, 41, 43 and 46 is currently under consideration. These include a schedule of works for drainage works, and reprovision of the Fry Club. A contract for the Fry Club work has been let with Pollards of Bridgewater and work commenced at the end of April.

Various meetings with residents groups have taken place, as well as an update for the Keynesham Development Advisory Group (KDAG) in April.

The employment space is being marketed. A full page advert has been placed in Estates Gazette (w/c 12<sup>th</sup> May). Taylor Wimpey and their representatives are preparing a marketing strategy which is required by the S106 Agreement for the Council's approval within six months of signing the agreement. Regular meetings with the Council's Economic Development Team and Invest in Bristol & Bath form part of the strategy, and these are already under way.

Matthew Clark have withdrawn their interest, but a number of other requirements are being actively pursued.

#### **Bath Riverside**

##### **Current Delivery Phase (up to 813 dwellings)**

Phase 1 of Bath Riverside commenced on site in early 2011 and is currently delivering up to 813 residential units, contracted under a Corporate Agreement (Dec 2010) working within the context of the Outline Planning Consent and accompanying S106 agreement.

The project is delivering affordable homes (101 to date with a further 55 under construction) early in the development. The project has established a good market for the product with strong sales.

Significant outputs have already been achieved;

- 300 homes constructed – 101 affordable 1, 2 and 3 bed flats and houses
- Biomass Energy Centre completed and operational
- Riverside and public open spaces complete and open for public use
- £750k in S106 contribution to B&NES
- £260k PA received in New Homes Bonus
- Major infrastructure investment to benefit wider area and river corridor
- Demonstrated Crest/B&NES/HCA and Curo have formed a good partnership

An agreed position with Canals & River Trust (CRT) has been reached to grant an Easement for the replacement Destructor Bridge and documents are being completed to allow construction to commence in the autumn.

Phase 1 is now accelerating to complete in 18/19 on the basis of strong demand (compared to a planned completion in 2022).

### **Future Phase Delivery (up to 2281 dwellings)**

With the support of the Council to use LEP Revolving Infrastructure funding (RIF), Crest entered into an Agreement with Wales and West (WWU) under which the gas towers have been decommissioned and the demolition and remediation processes commenced. The first phase of decommissioning is complete and WWU has now surrendered the Hazardous Storage Licence. In parallel, Crest (and by contracting RIF, the Council) has been granted an option to acquire the Wales and West site which extends through to 2018 and which provides the necessary control from which to bring forward the remaining phases of Bath Riverside West for development. This was regulated through a Supplemental Deed to the Corporate Agreement

The Council is developing plans to relocate the waste transfer and recycling site with options to consolidate and improve the waste service activities. This may be achieved by relocation of the waste management operation to Pixash Lane, Keynesham and the Household Recycling Centre onto an alternative Bath site (a number of site location options are being evaluated). There is active dialogue with National Grid under which the remainder of the former gas lands would be brought forward for re-development. All in all this represents significant progress.

Subject to land assembly for the remaining phases, the possible strategic milestones for comprehensive regeneration delivery are;

<b>Phase 1</b>	
813 dwellings	2011-2019
Victoria Bridge Refurbishment	Jan 2014 – Dec 2014
Replacement Destructor Bridge	Autumn 2014 – Autumn 2015
<b><i>Future Phases (subject to Land assembly)</i></b>	
<i>Land Assembly</i>	<i>2014-2016</i>
<i>Remediation &amp; clearance</i>	<i>2015-2017</i>
<i>Residential Build start</i>	<i>2016</i>
<i>Housing Delivery</i>	<i>2016 - 2026</i>