

Somerdale, Keynsham Update

10th March 2015

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- Consultation Event at Fry Club



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- January 2012 – April 2013 - Taylor Wimpey commenced work on planning application in conjunction with landowner and local authority, comprehensive community engagement and technical studies eg archaeology.
- April 2013 – Hybrid Planning application with Environmental Impact Assessment submitted to BANES

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New Homes under Construction



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- November 2014 – First new residents move in



Somerdale Phase 1



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- New homes under construction for 2015 - 46

The economic and community benefits of the redevelopment at Somerdale are significant. The construction of 700 new homes, 120,000sqft of employment space, new primary school, sports and conference facility and associated infrastructure offers an opportunity to stimulate the economic growth both locally and regionally. It also assists in meeting housing needs.

- Construction Impacts
 - direct employment – 1,277 person years of construction employment over the 10 years period of build or 128 per annum
 - Indirect employment – 123 spin off jobs in the supply chain/local community per annum
 - Economic output - £88m through goods and services over the build period

- Expenditure Impacts
- £12m pa spent local shops and services during build
- £33m by residents of the scheme per annum

- Operational impacts
- 1,068 direct new job opportunities
- £97m economic output per annum
- 73 new jobs created in the local market through indirect employment

- Local authority revenue Impacts
- £6.5m New Homes Bonus Payments
- £1.1m additional council tax per annum
- £0.7m new business rate revenue per annum
- £7m S106 and other planning contributions

- New Fry Club opens in June
- Next phase of development to be submitted for reserved matters
- Change of use of existing care home site to provide additional 30 new homes – 11th March planning committee
- Procurement of new primary school

Q&A