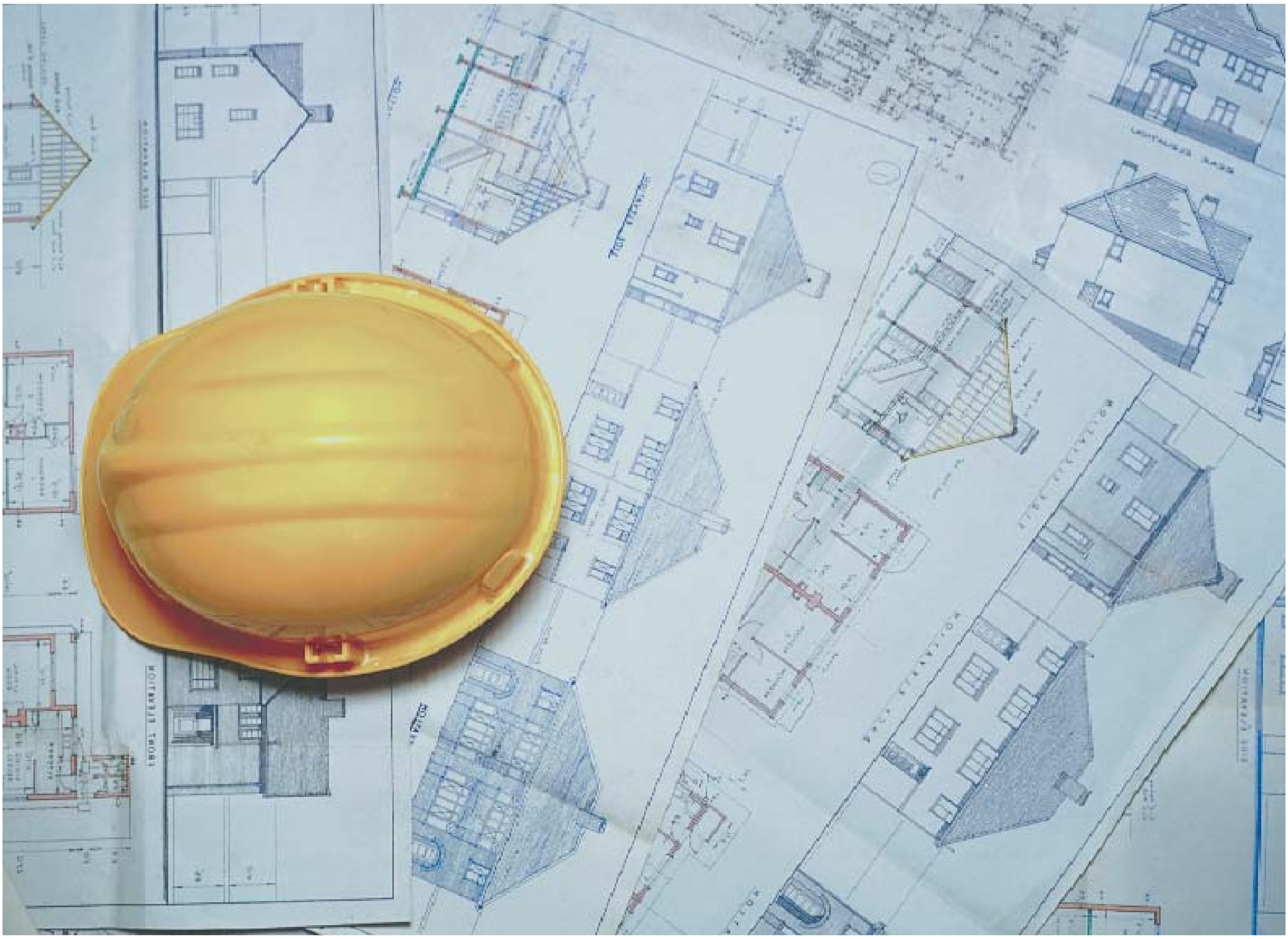
LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT

2006-2007



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Bath and North East Somerset
Local Development Framework

Bath & North East Somerset Council

Bath & North East
Somerset Council

LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT
2006-2007

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Contents

1. Review and Monitoring of Local Development Documents

Bath and North East Somerset Council (B&NES) has a statutory requirement under the 2004 Planning and Compulsory Purchase Act to Submit an Annual Monitoring Report (AMR) the Secretary of State by 31st December each year. This is the third AMR produced by B&NES and it reports on the period, 1st April 2006 to 31st March 2007.

Introduction

Review and monitoring are key aspects of planning system. They are crucial to the successful delivery of the spatial vision and objectives of the adopted Local Plan and emerging Local Development Framework and are undertaken on a continuous pro-active basis. By identifying key outputs and trends, monitoring enables the building of a comprehensive evidence base against which policies and implementation mechanisms can be assessed. The AMR assesses:

i the implementation of the local development scheme (LDS) and;
ii the extent to which plan objectives are being delivered through the operation plan polices and resultant development outputs.

The AMR should be read in conjunction with the B&NES Local Plan (adopted October 2007).

Review of Plan Production Progress

The AMR compares actual document preparation over the year against the targets and milestones for LDD production set out in the LDS. The AMR assesses whether the Council has met key targets and milestones, is on target to meet them, is falling behind schedule or will not meet them. If the Council is falling behind schedule or has failed to meet a key milestone, the AMR sets out reasons for this and identifies the steps to be taken to address any problems. The LDS may need to be updated in light of this assessment.

Monitoring of Plan Output

To assess the effectiveness of LDDs a monitoring system based on a range of output indicators has been developed to judge policy implementation. This includes:

i. assessing actual progress in terms of spatial objectives, policies and related targets, and reasons for the pace of progress;
ii. considering planning policy implementation against national, regional, local and other targets;
iii. evaluating the effectiveness of existing polices and any need for adjustment or replacement as a result, particularly in the context of changing national or regional policy; and
iv. actions proposed to policies to address the issues raised.

Effective monitoring requires a set of appropriate indicators against which to monitor actual progress. There is an objectives-led approach to local development framework monitoring which:

i. ensures a clear link from objectives through to policies, implementation programmes and to output targets and related indicators;
ii. focuses on key objectives rather than monitoring a wide range of indicators not directly relevant to policy performance;
iii. is consistent with wide local authority monitoring work;
iv. links to key targets and indicators already being monitored at the regional level;
v. allows transparency and accountability in terms of delivery; and
vi. facilitates more informed policy and decision-making.

Contextual Indicators

Discussions have taken place with the South West Regional Assembly, South West Observatory and with local authorities in the region, with the intention of coordinating and streamlining the collection and analysis of information of common relevance, particularly in relation to core output indicators and other contextual indicators. A set of contextual indicators has been produced, which enables consistency of reporting between neighbouring LAs in the West of England and across the region. The contextual indicators presented in this report draw on this work and set the scene for the output indicators that follow.

Output Indicators

The main purpose of output indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. Output indicators currently comprise two types:

i. Core Output Indicators: The AMR is required to monitor a set of national LDF core output indicators. As a consistent data source, the findings from these indicators are used by the South West Regional Assembly to build up a regional picture of spatial planning performance. These indicators are collected on a consistent timeframe using clear definitions to allow meaningful analysis.

ii. Local Output Indicators: These address the output of policies not covered by core output indicators and are tailored to the particular local circumstances of B&NES. The inclusion of local indicators will be developed on an incremental basis to ensure robust assessment of policy implementation.

Performance Trajectories

As a means of assessing policy implementation, performance trajectories, where appropriate are used to demonstrate past and likely future performance, where appropriate. To this end, housing trajectory has been prepared to show how policies will deliver housing provision, identifying any shortfall or surplus to be assessed together with any actions required to ensure delivery of agreed housing numbers. Ina similar fashion, time series data is presented in the business development chapter to assess the performance of the plan against its target for the creation of office space and its allowance for the managed reduction of industrial space.

Sustainability Appraisal and Significant Sustainability Effects

The planning system requires local authorities to undertake a sustainability appraisal of DPDs and SPDs. The purpose of SA is to promote sustainable development through better integration of social, economic and environmental considerations into the preparation and adoption of the documents. SA has specific monitoring requirements. As it identifies and assesses the impacts of LDDs from various perspectives, it can assist in formulating targets and indicators consistent with sustainable development objectives. The AMR includes information on the significantly sustainability effects of the plan, where applicable.

Integration with other Strategies and Initiatives

LDF monitoring is undertaken in the context of wider community and local initiatives, particularly the community strategy. The extent to which policies in LDDs are being achieved should be seen in the context of where they fit within wider community and local objectives. As the LDF is a key spatial delivery mechanism for the community strategy, it is desirable that a linked monitoring approach evolves, based on targets and indicators used by both initiatives.

Evidence Base

Monitoring involves both keeping track of the outcomes of policy and development control decisions and a broader system of watching and analysing local economic, social and environmental conditions. Monitoring is a key aspect of developing an evidence base from which identify opportunities, constraints and issues for the District. During the production of LDDs, there will need to be a shared understanding between authorities, communities and stakeholders as to what the monitoring principles are and what developing a monitoring framework will entail.

2. Review of Plan Production Progress

The current B&NES Local Development Scheme was approved by GOSW in March 2007. This replaced an earlier LDS, approved by Council in November 2005. The LDDs that were to be progressed during 2006/07 are set out in the table below. Comments are made in relation to progress against the timetable of the November 2005 LDS. The requirement is only to report on the period 1st April 2005 to 31st March 2006. However, the time period has been extended to December 2007 to ensure a forward looking approach.

PART 1 MILESTONE AS AT APRIL 2006 (November 2005 LDS)

Local Development Document	Progress from April 2006 to March 2007
Bath & North East Somerset Local Plan	LDS Milestone: Modifications published November 2006 • Public Local Inquiry Inspector's Report received May 2006 • Modifications published November 2006 • Further Modifications published March 2007 Conclusion: LDS Milestones met for 2006-7. Update since March 2007: LDS subsequently amended in April 2007 with new programme and adoption date in September 2007. Progress since March 2007: • Decision to adopt September 2007 • Plan Adopted October 2007
Statement of Community Involvement	LDS Milestones: Issues & Options Consultation May/June 2006 & Preferred Options Oct to Dec 2006 • Issues and Options consultation May-June 2006 as programmed • Preferred Options consultation Nov-Jan 2006/07 (one month extension) Conclusion: LDS Milestones met for 2006-7. Update since March 2007: SCI adopted in October 2007 ahead of target date.
Bath Western Riverside SPD	LDS Milestone: Adoption September 2006 • Consultation on draft document June-July 2006 (programmed for (Feb-Apr 2006). • Approved for development control purposes in Oct 2006. • Formal adoption expected January 2008to follow adoption of B&NES Local Plan Conclusion: SPD approved for Development Control purposes in October 2006 with formal adoption pending approval of Local Plan. Update since March 2007: Formal adoption scheduled January 2008
Lower Bristol Road SPD	LDS Milestone: Prepare Draft SPD by March 2007 Conclusion: SPD withdrawn from programme in 2007 LDS review

PART 2 MILESTONES AS AT APRIL 2007 (Revised 2007 LDS)

Core Strategy DPD	LDS Milestone: None for AMR Period Progress Since March 2007: SA Scoping Report consultation in July/Aug as programmed. Issues/Options consultation begun October 2007 as programmed. Ongoing Issues & Option consultation to be extended to Spring 2007 with no impact on overall timetable. NB Recent Govt white paper may require a review of the programme.
Allocations DP	LDS Milestone: None for AMR Period Progress Since March 2007: A single SA Scoping Report was prepared for both the Core Strategy and Site Allocations DPD and this was consulted on in July/Aug. Recent Govt white paper may require a review of the programme.
Joint Waste DPD	LDS Milestone: Regulation 25 (Issues and Options) stage complete. Progress Since March 2007: preparation for Regulation 26 (Preferred Options) stage including detailed site assessment work, SA, etc. Project on schedule to discharge Regulation 26 stage in accordance with LDS commitments.
Planning Obligations SPD	LDS Milestone: Public Consultation Oct /Nov 2007 & Adoption March 2008 • Public consultation now scheduled for Spring 2008 and adoption thereafter New timetable a result of changing nature of Developer Contributions now being formalised by new Govt White Paper as a Community Infrastructure Levy CIL). Will need regular reviews to keep it up-to-date and a major review to supplement the emerging Core Strategy.
Replacement Dwellings in the Green Belt SPD	LDS Milestone: None for AMR Period Progress Since March 2007: Commencement June 2007 SA Scoping Report consultation in July/Aug as programmed.
Locally Important Buildings SPD	LDS Milestone: None for AMR Period Progress Since March 2007: Commencement February 2007 SA Scoping Report consultation in July/Aug as programmed.
Sites of Nature Conservation Interest SPD	LDS Milestone: Commencement February 2007 Progress Since March 2007: SA Scoping Report consultation in July/Aug as programmed.
Affordable Housing SPD	LDS Milestone: Commencement August 2007, Public Consultation Sept/Oct 2008 Now subsumed into Planning Obligations SPD and so ahead of schedule.

3. Headline Contextual Indicators

This short compendium of statistical information illustrates how Bath & North East Somerset compares with neighbouring local authority areas in the West of England (the former Avon County area), with the South West region and with the England and Wales as a whole.

DEMOGRAPHY

ONS Mid-2006 Population Estimates

		B&NES	WoE	South West
37	All Ages	175,600(100%)	1,041,900	5,124,100
38,41	Children 0-15	30,042 (17.1%)	186,433	922,200
39,42	Working Age 16-64M/59F	110,431 (62.9%)	664,555	3,082,800
40,43	Older People 65M/60F +	35,155 (20.0%)	190,926	1,119,00

2001 Census Household Type

		B&NES	WoE	South West	England & Wales
57	All	71,115	412,228	2.085,984	21,660,475
58	One Person	21,698 (30.5%)	123,401	617,810	6,502,612
59	Couple	38,943 (54.8%)	224,240	1,178,219	11,652,503
60	Lone parent	5,409	35,488	167,394	2,063,486
61	Other	5,065	29,099	122,561	1,441,874

ONS Revised 2004-based Subnational population projections

		B&NES	WoE	South West	England & Wales
44	Projected Population 2006	175,500	1,036,400	5,122,400	50,714,200
45	Projected Population 2026	196,800	1,202,400	5,851,000	55,823,400
46	Projected population change 2006-2026	20,900	166,000	728,600	5,109,200
41	Percentage projected population change 2006-2026	11.9%	16.0%	14.2%	10.1%

Ethnicity (Revised mid-year 2005 estimates *Experimental Statistics*)

		B&NES	WoE	South West	England & Wales
51	Black and Ethnic Minority Population	5.%	6.7%	3.9%	10.9%

ECONOMIC DEVELOPMENT

Unemployment Rate Jan 2006-Dec 2006 (Annual Population Survey)

		B&NES	WoE	South West	England & Wales
11(A)	Unemployment Rate	3.8%	3.3%	3.8%	5.5%

Economic Activity/Inactivity Rate Jan 2006 – Dec 2006

		B&NES	WoE	South West	England & Wales
12	% Working Age Active	77.1	81.2	81	78.4
13	% Working Age Inactive	22.9	18.8	19.0	21.6

Employment by Occupational Group Jan 2006-Dec 2006

		B&NES	WoE	South West	England & Wales
20	Mangers and senior officials	18.3	16.2	15.6	15.6
21	Professional	14.2	14.3	12.5	12.5
22	Associate professional and technical	17.1	15.0	13.8	13.8
23	Admin and secretarial	11.0	13.9	12.0	12.0
24	Skilled trades	9.7	9.4	12.0	12.0
25	Personal service	8.3	7.7	8.3	8.3
26	Sales and Customer Service	7.7	7.5	7.3	7.3
27	Process, plant and machine operatives	3.6	5.8	6.8	6.8
28	Elementary	10.0	9.9	11.6	11.6
29	Other Flexibility	4.3	4.3	4.7	4.7

Average Earnings (2006 ONS Annual Survey of Hours and Earnings)

		B&NES	WoE	South West	England & Wales
30	Workplace Based	£24,025	£24,478	£22,042	£23,783
31	Residence Based	£24,887	£24,641	£22,442	£23,824

Qualifications (Jan 2006- Dec 2006, Annual Population Survey)

		B&NES	WoE	South West	England & Wales
65	% with NVQ4+	36.5%	32.9%	27.3%	27.0%
75	% of LEA pupils obtaining 5 or more GCSEs (grade A-C)	66.9%*	56.0%	No Data	59.2%

* Up from 56.4% in 2001

HOUSING

Average House Prices (Land Registry House Price Index)

		B&NES	WoE	South West	England & Wales
35	April 2001	£120,602	£99,296	£96,261	£91,260
35	April 2003	£167,714	£143,333	£140,343	£86,089
35	April 2005	£203,065	£166,722	£167904	£81,596
35	Apr 2007	£229,464	£194,511	£190,535	£92,372

TRANSPORT & COMMUTING

2001 Census travel to work by mode

		B&NES	WoE	South West	England & Wales
01	All residents in employment 16-74	80,257	473,802	2,286,108	23,627,754
02,05	Travel by Public transport	8,194 (10.2%)	9.9%	6.1%	14.5%
03,06	Travel by Car	48,083 (59.9%)	63.7%	65.1%	61.5%
04,07	Travel by Bike/Foot	14,044 (17.5%)	15.4%	15.5%	12.8%

2001 Census travel to work by distance

		B&NES	WoE	South West	England & Wales
08	All residents in employment 16-74	80,257	473,802	2,286,107	23,627,753
09	Travelling over 10K	23,675	117,10	566,558	6,578,982
10	Percentage travelling over 10K	29.5%	23.4%	24.8%	27.8%

Households within 13 minutes walk (800m) of a bus stop offering an hourly or better bus service

	B&NES	Bristol	S. Glos	N. Somerset	WoE
Urban Households	53,204	152,820	48,996	64,065	31,9396
% within 13 minutes	*99%*	*100%*	*100%*	*97%*	*99%*
Rural households	26,781	9,270	22,119	34,973	92,832
% Within 13 minutes	*63%*	*99%*	*70%*	*65%*	*70%*
Combined	79,985	162,090	71,115	99,038	412,228
% Within 13 minutes	*87%*	*100%*	*91%*	*86%*	*92%*

CRIME

	Total crime per 1000 populations	B&NES	Bristol	N.Somerset	S. Glos	Avon and Somerset
36	2004/05	87.6	186.5	87.6	75	108.2
36	2005/06	85.1	185.5	84.3	78.2	103.9
36	2006/07	92.9	183.2	92.4	80.9	107.9

DEPRIVATION

		B&NES	Bristol	N. Somerset	S. Glos
	IMD Ranking (2004)	259	68	244	299
64	2001 Census population living within 20% most deprived SOAs nationally	4,028	103,707	17,447	0

LANDSCAPE

Areas of Outstanding Natural Beauty

	Area	% of District Area
Cotswolds AONB	73km2	21%
Mendip Hills AONB	37km2	11%

NATURE CONSERVATION

	Number	Area (Ha)
International Sites	**3**	**622**
• Special Protection Areas	1	574
• Special Areas of Conservation	2	48
National Sites	**24**	**1055**
• Sites of Special Scientific Interest	24	1055
• National Nature Reserves	0	0
Regional/Local Sites	**282**	**4453**
• SNCIs	275	4301
• Local Nature Reserves	7	152

BUILT HERITAGE

		B&NES	Bristol	N. Somerset	S. Glos
	Conservation Areas	33*	33	35	28
	Listed Buildings	3837	2180	1062	2049
	Historic Parks & Gardens	13	8	7	7

* The City of Bath Conservation area is 1,914ha, 66% of the World Heritage Sites

OPEN SPACE

Type of Open Space	Ha
Formal Green Space	52
Informal Green Space	173
Natural Green Space	328
Allotments	31
Play Areas	12
Sports Areas	210
Cemeteries and Burial Grounds	61
Total	**867**

Source: B&NES Green Space Strategy, Leisure and Amenity Services

Business Development

Plan Objectives

L.8 To maintain and enhance Bat's regional, sub-regional and local importance as a centre for business and employment

L.9 To provide for business and industrial development in locations which respond to competitive needs, are readily accessible by a variety of means of transport and which are well related to housing areas

L.10 To maintain and enhance opportunities for business and employment in Keynsham and Norton Radstock

Plan Policies

ET.1 Meeting the District housing requirement
ET.2 Residential development in the urban areas and R.1 settlements
ET.3 Residential development in the R.2 settlements
ET.4 Residential development in the R.3 settlements
ET.5 Minimum residential density
GDS.1 General Development Sites B1,B3, B12, K1, K2, NR3,NR4, NR12, V1, V4

National Core Output Indictors

1a: Amount of floorspace developed by type (m^2)

	Office Uses B1a& b	Industrial Uses B1c, B2 & B8
Bath	1405	0
Keynsham	0	0
Norton Radstock	0	676
Rural Areas	0	0
Total	1405	676

1b: Amount of floorspace developed by type, in employment or regeneration areas (m^2)

	Office Uses B1a& b	Industrial Uses B1c, B2 & B8
Bath	830	0
Keynsham	0	0
Norton Radstock	0	676
Rural Areas	0	0
Total	830	676

1c: Amount of floorspace by employment type which is on previously developed land (m^2)

	Office Uses B1a& b	Industrial Uses B1c, B2 & B8
Bath	1405	0
Keynsham	0	0
Norton Radstock	0	676
Rural Areas	0	0
Total	1405	676

1d: Employment land available by type

Land (in hectares) available

	Existing Core Employment Areas		General Development Sites		Other Permissions	
Bath	Brassmill Lane	6.4	B1: Bath Western Riverside	10.0	Technology House	0.325
	Locksbrook Road	4.4	B12: Lower Bristol Road	3.0		
	Wessex Water	2.7	B3: Rush Hill	0.1		
	Wansdyke Business Centre	0.3				
	Midford Road, Odd Down	1.1				
	MoD Ensleigh	9.8				
Keynsham	Paper Mill / Broadmead/ Ashmead /Pixash Industrial Estate	23.8	K1: Somerdale	10.8		
			K2: SW Keynsham	1.5		
			K3: Broadmead Lane	1.0		
Norton Radstock	Westfield Industrial Estate	25.8	NR4: St Peter's Park	1.4		
	Mill Road	7.2	NR12: MSN Enterprise Park	0.84		
	MSN Enterprise Park	12.0				
	Haydon Industrial Estate	2.7				
	Norton Hill Factories	7.7				
Rural Areas	Old Mills I	6.0	V4: Old Mills II	13.5		
	Hallatrow Business Park	3.2				
	Farrington Fields	4.0				
	Cloud Hill Factories	#				
	Bath Business Park	11.0				
Total		**128.1**		**42.05**		**0.325**

1e: Amount of employment land lost (m^2 and ha)

	Office Uses B1a& b	Industrial Uses B1c, B2 & B8
Bath	0	0
Keynsham	0	0
Norton Radstock	0	-1,000 (0.13ha)
Rural Areas	0	-1,130 (n/a)
Total	0	-1,130 (0.13ha)

In Norton Radstock 1,000m^2 of industrial space was lost from the supply when demolition began at 77 Charlton Road to enable the redevelopment of the site for 12 flats. This proposal (ref 06/00613/FUL) was refused by the Council in June 2006, but allowed at appeal in December 2006. The main issue concerned the acceptability of the development having regard to planning policy relating to existing employment sites.

The inspector considered that the site was no longer capable (or potentially capable) either by refurbishment or by redevelopment of offering viable employment use. He was also satisfied that the loss of this employment site would not result in a harmful imbalance in the land use mix of the area. Furthermore, in the context of the primarily residential setting the inspector considered that the proposed redevelopment of these premises would offer benefits to the local community, particularly in terns of improving both visual appearance of the area and the safety of highway users

In the rural areas 130m^2 of industrial space was converted to a fitness centre (D2) at the Old Mills Estate.

1f: Amount of employment land lost to residential development (m^2 and ha)

	Office Uses B1a& b	Industrial Uses B1c, B2 & B8
Bath	0	0
Keynsham	0	0
Norton Radstock	0	-1,000 (0.13ha)
Rural Areas	0	0
Total	0	-1,000 (0.13ha)

Business Floorspace Change 2001-2011

The Local Plan business development framework has been developed based on the conclusions of the Business Land Requirements Study (Roger Tym & Partners and Cluttons, 2003). This provides an analysis of local employment trends up to 2011, forecasting market demand for floorspace during the period 2001-2011 within the District and its four sub-areas. The Study forecasts the need for an increase in office floorspace (B1a and b), mainly in Bath, and a managed reduction in industrial type floorspace (B1 c, B2 and B8). These forecasts are incorporated into Policy Et.1 as indicative guidance on the scale of changes which would be appropriate in employment floorspace provision. The progress being made towards these guidance figures is mean monitoring as a means of informing planning decisions.

During the period 2001-20011 the Council is seeking **(A)** to achieve the following indicative increase in office floorspace (Class Ba1a and b) and **(B)** to allow for the managed reduction in industrial-type floorspace (Class B1c, B2 and B8).

(A) a net increase in office floorspace of approx 24,000sq.m distributed as follows:

	Total	**Annual Average**
Bath	**18,000**	**1,800**
Keynsham	**no net change**	**no net change**
Norton Radstock	**2,000**	**200**
Rural Areas	**4,000**	**400**
B&NES Total	**24,000**	**2,400**

(B) a managed net reduction in industrial type floorspace of approx -45,000sq.m distributed as follows:

	Total	**Annual Average**
Bath	**-17,500**	**-1,750**
Keynsham	**-3,500**	**-350**
Norton Radstock	**-14,000**	**-1,400**
Rural Areas	**-10,500**	**-1,050**
B&NES Total	**-45,500**	**-4,550**

The Council is seeking to work towards the indicative scales of change set out in Policy ET.1 through a mix of new provision, safeguarding of sites defined as core employment areas and the adoption of a criteria based approach to proposals for change on other existing employment sites.

As a means of increasing the self-sustainability of Keynsham, Policies GDS.1/K1 (Somerdale) and GDS.1/K2 (South West Keynsham) make provision for additional employment space which will be considered as additional to the above forecasts.

Office Development Key Data 2001/02 – 2006/07

Office Gains

	Previous 5 years	2006/07	Total
Bath	7,540	1,405	8,945
Keynsham	0	0	0
Norton Radstock	528	0	528
Rural Areas	829	0	829
Total	9,710	1,405	11,115

Office Losses

	Previous 5 years	2006/07	Total
Bath	-11,451	0	11,451
Keynsham	-1,117	0	-1,117
Norton Radstock	-221	0	-221
Rural Areas	-1,287	0	-1287
Total	-14,076	0	-14,076

Office Net

	Previous 5 years	2006/07	Total
Bath	-3,911	1,405	-2,506
Keynsham	-1,117	0	-1,117
Norton Radstock	307	0	307
Rural Areas	-458	0	-458
Total	-5,179	1,405	-3,774

Progress in relation to Policy ET.1

	Net Total	2007 Target	2001 Target
Bath	-2506	10,800	18,000
Keynsham	-1117	0	0
Norton Radstock	307	1200	2000
Rural Areas	-458	2400	4000
Total	-3774	14,400	24,000

Floorspace Supply to 2011 and beyond

	Gains from sites with PP	Losses from sites with PP	Gains on allocated sites*	Losses on allocated sites*
Bath	16859	2535	52,700	-5,570
Keynsham	1798	0	45,000	0
Norton Radstock	2102	0	1,370	0
Rural Areas	3357	0	14,415	0
Total	24076	2535	113,485	-5,570

*Contributions potentially post 2011 in some cases. The assumptions made for individual sites can be read in the Business Land Monitoring Report 2007.

Industrial Development Key Data 2001/02 – 2006/07

Industrial Gains

	Previous 5 years	2006/07	Total
Bath	1,562	0	1,562
Keynsham	0	0	0
Norton Radstock	5,952	676	6,628
Rural Areas	6,876	0	6,876
Total	14,930	676	15,066

Industrial Losses

	Previous 5 years	2006/07	Total
Bath	-15,806	0	-15,806
Keynsham	-900	0	-900
Norton Radstock	-3,907	-1,000	-4,907
Rural Areas	-1,873	-130	-2,003
Total	-22,486	-1,130	-23,611

Industrial Net

	Previous 5 years	2006/07	Total
Bath	-14,244	0	-14,244
Keynsham	-900	0	-900
Norton Radstock	2,045	-324	1,721
Rural Areas	5,003	-130	4,873
Total	-8096	-454	-8,550

Progress in relation to Policy ET.1

	Net Total	2007 Allowance	2011 Allowance
Bath	-14,244	-10,500	-17,500
Keynsham	-900	-2,100	-3,500
Norton Radstock	1,721	-8,400	-14,000
Rural Areas	4,873	-6,300	-10,500
Total	-8,550	-27,300	-45,500

Floorspace Supply to 2011 and beyond

	Gains from sites with PP	Losses from sites with PP	Gains on allocated sites*	Losses on allocated sites*
Bath	557	-368	0	23,810
Keynsham	240	0	29,000	0
Norton Radstock	5160	0	14,000	0
Rural Areas	7,505	0	41,000	33,000
Total	13462	-368	84,000	56,810

*Contributions potentially post 2011 in some cases. The assumptions made for individual sites can be read in the Business Land Monitoring Report 2007.

Office Development Commentary

The Local Plan is seeking to achieve a net increase in office floorspace of 24,000m² across the district between 2001 and 2011. At the end of the monitoring period 3,774m² had actually been lost from the supply.

Bath is expected to be the main focus of office development. Its target of 18,000m² accounts for 75% the district target. Although 8,950m² of space has been delivered since 2001, this has been more than offset by the loss 11,450m2 of space. The supply of office floorspace suffered a hit during 2001/02 when sites at Sydney Wharf and Broad Quay were redeveloped for student accommodation, resulting in the loss of 7000m². The balance of the current stock of planning permissions suggests that during the remainder of the Plan period there is the potential for an additional 14,324m² of space to come forward. This will help to close the gap on the Local Plan target, although a shortfall of approximately 6,000m² is forecast. Moreover, the supply that is forecast to come forward is largely out of centre e.g. 5116m² at Rush Hill and 3600m² at Technology House, Lower Bristol Road. In summary the rate at which space is coming out of the ground is short of what is required by the market, and the places in which sites are coming forward are largely out of centre.

In the longer term office floorspace will be delivered on part of GDS.1/B1 Bath Western Riverside. The SPD for the site promotes employment led redevelopment on land currently occupied by Homebase. The Council estimates that 30,000m² of space could be delivered here.

The development of office space elsewhere is less critical to the health of the districts economy (though it has another role in promoting self containment). The has been little activity to date although 2,972m² at Bath Business Park, Peasdown St John is under construction and GDS.1/ St Peters Factory and GDS.1/ Radstock Railway Land will contribute to any demand for space in Midsomer Norton and Radstock. A small amount of office floorspace is also forms part of a scheme for the redevelopment of the Polestar Purnell factory in Paulton.

Industrial Development Commentary

In response to forecast changes to the structure of the B&NES economy the Local Plan seeks to manage any reduction in the demand for industrial floorspace by limiting net losses to 45,000m². At the end of the monitoring period -8550m² had been released from the supply, indicating that the rate of loss is less than anticipated. There are important spatial variations to note across the district.

In Bath and Keynsham industrial land has been released from the supply. In Bath the rate of loss has exceeded the allowance of Policy ET.1 so that by the end of the monitoring period 14,000m² had been released against the allowance of -17,500m². The balance of the current stock of planning permissions suggests that there will be no further losses in the short term. In the medium to longer term industrial floorspace will likely be lost as GDS.1/B1 Bath Western Riverside progresses and as development proposals come forward under GDS.1/B12 Lower Bristol Road.

In contrast Norton Radstock and the Rural Areas have experienced a net gain in industrial floorspace. There have been losses, but these have been exceeded by gains, indicating that there remains local demand for industrial space. The balance of the current stock of planning permissions suggests that in the short term Norton Radstock and the rural areas will experience further industrial floorspace development notably at Bath Business Park and St Peters Factory.

The recent closures of Polestar Purnell and Alcan affect large quantities of industrial floorspace. A scheme for a mixed use redevelopment of the Polestar site is currently being considered. The proposals involve a significant net loss of industrial floorspace. Alcan is protected as a Core Employment Area under Policy ET.3 .

It should also be noted that the indicative allowance for the managed release of industrial land in Policy ET.1 supposed the deletion of Policy GDS.1/V# Old Mills as recommended by the Local Plan Inspector. However this site (13.5ha) was retained as an allocation when the Local Plan was adopted in October 2007.

Housing

Plan Objectives

L.7 To meet the Districts housing needs by providing a range of housing types, including affordable homes, at locations with convenient access especially by means other than the car to employment, shops, services and other community and recreational uses

Plan Policies

HG.1 Meeting the District housing requirement
HG.4 Residential development in the urban areas and R.1 settlements
HG.5 Residential development in the R.2 settlements
HG.6 Residential development in the R.3 settlements
HG.7 Minimum residential density
HG.7A Higher residential densities
HG.8 Affordable Housing on allocated and large windfall sites
HG.9 Affordable housing on rural exception site

National Core Output Indictors

2a: Housing Trajectory

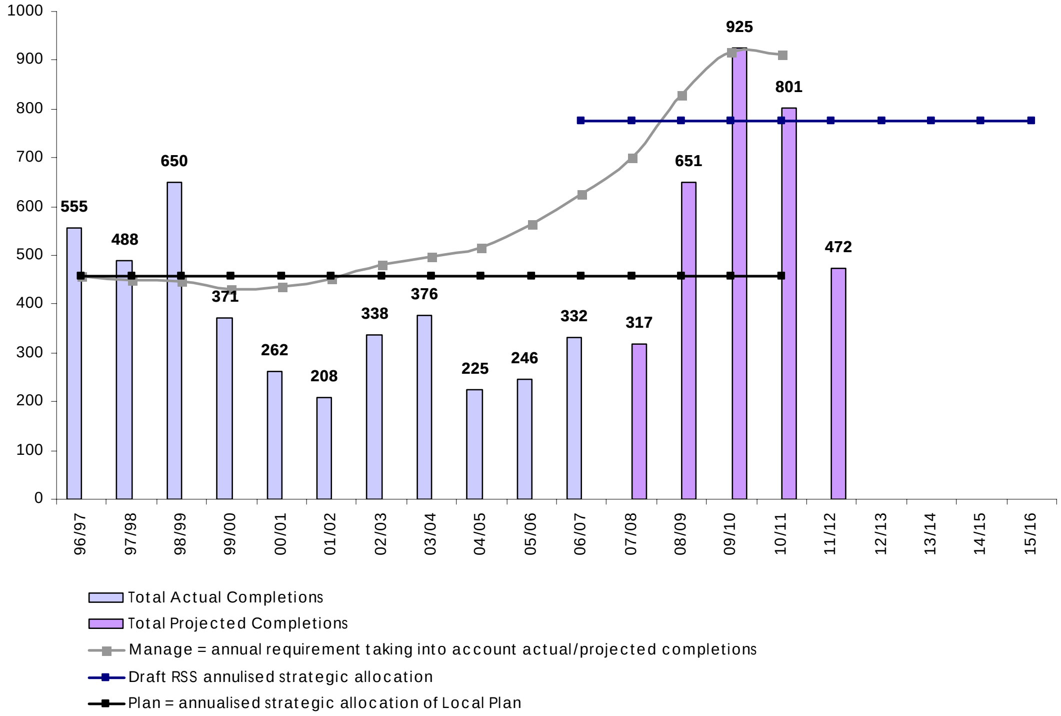
(i)	Net additional dwellings since the start of the Local Plan period (1996)	**4050**
(ii)	Net additional dwellings during 2006/07	**332**
(iii)	Projected net additional dwellings up to end of the plan period	**2694***
(iv)	The annual net additional dwelling requirement	**457**
(v)	The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	**701**

* 2805 dwellings must be delivered by the end of the plan period in order to achieve the LP target of 6,855 dwellings 1996-2011.

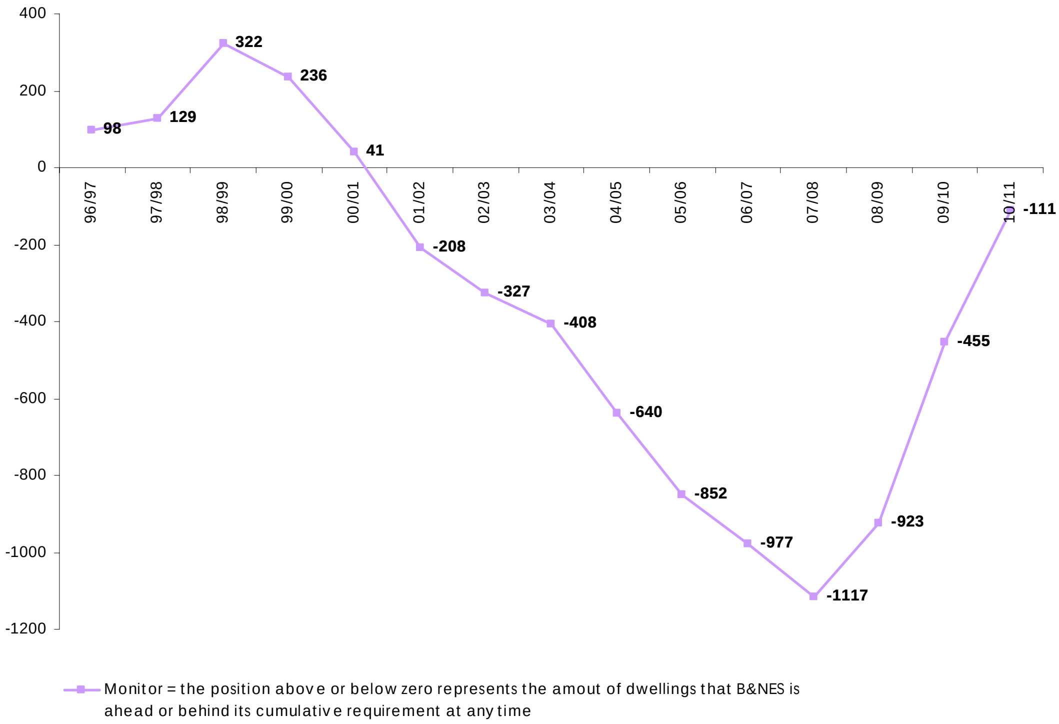
Housing delivery is one of the key core output indicators that the Council is required to monitor. The concept of a housing trajectory supports the 'plan monitor and manage approach' to housing delivery by showing past and estimating future performance. It considers past rates of housing completions and projected provision over the lifespan of the Local Plan (1996-2011).

The preparation of a trajectory allows the assessment of any future shortfall or surplus of housing over the plan period by comparing anticipated supply to planned build rates. On this basis the Council can review its housing policies to ensure the delivery of the required amount of housing. Where possible the trajectory reflects the outcome of discussions with the development industry regarding the likely timing and rate of delivery for residential land allocations identified in the Local Plan. This is supplemented with information from development control officers.

Part (i) of the housing trajectory shows completions to date during the plan period and anticipated completions during the remainder of this period. These are set against the indicative annualised average requirement. As a result of delivery rates (both past and anticipated) the real annual average requirement changes over time. The requirement of the draft SW RSS is shown for information.



Part (ii) shows the housing supply position against the indicative cumulative target at any given point in time



Commentary on Part (i) of the Housing Trajectory

Completions in the three years between 1996 and 1999 were above the average annual rate of 457 needed to meet the Local Plan requirement of 6,855 by 2011. However in the 8 years that have followed delivery rates have fallen significantly below the annual average required. Consequently the real rate of delivery required has risen significantly since 2001/02. Higher completion rates, significantly in excess of the indicative annual average will be required during the remainder of the Plan period to ensure that B&NES delivers its strategic requirement.

At the end of the 2006/07 monitoring period 4050 dwellings had been delivered at an average annual rate of 368. In order to meet the Local Plan requirement an average of 701 units will need to be delivered every year for the next 4 years. However, with forecast delivery for 2007/08 estimated to be just 317, the final 3 years of the plan period will need to see delivery rates of 830 units.

Increased delivery rates are expected toward the end of the plan period as key development sites such as GDS.1/B1 Bath Western Riverside and GDS.1/K2 South West Keynsham are built out. However a shortfall against the strategic local plan requirement is forecast.

Commentary on Part (ii) of the Housing Trajectory

Part (ii) of the housing trajectory indicates that at the end of the plan period a shortfall of 111 dwellings is likely.

There is therefore a shortfall of 111 dwellings in terms of identified deliverable supply. The Local Plan was prepared and examined before the publication of PPS3. Consequently, a windfall allowance was made that was used to offset the amount of land that needed to be specifically identified and allocated for housing development. PPS3 states that windfall allowances should no longer normally be applied. Thus, the Council has removed the windfall allowance that it made. This has contributed to the emergence of an under supply of housing.

At the end of the 2006/07 monitoring period housing delivery was 977 units behind the indicative cumulative requirement of 5027 (457 x 11) at this point in the plan period. Put another way housing delivery in B&NES is a approximately two years behind schedule (977 / 457 = 2.13)

Whilst delivery was ahead of schedule between 1996 and 2001, since that time reduced housing completions have caused delivery to fall further and further behind schedule. This situation will get a little worse next year before the gap begins to close between 2009 and 2011.

Assessment of Plan Period and 5 Year Housing Supply

PPS3 requires LPAs from 1st April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5 year supply of deliverable land for housing (para 7).

In the first instance this is the period from 1st April 2007 to end March 2012. The Council has used the housing provision figures of the B&NES Local Plan, adjusted to reflect the level of housing that has already been delivered during the plan period as the basis for determining the first 4 years of required supply.

- The B&NES Local Plan housing requirement is 6,855 1996-2011 at a rate of 457dpa.
- At 1st April 2007, 4050 dwellings had been completed.
- To achieve the Local Plan requirement a further 2805 dwellings must be completed by end March 2011 at a rate of 701dpa.

An assessment of the housing land requirement for the fifth year has been made having regard to the draft RSS for the South West.

- The draft RSS for the South West sets out a rate of delivery of 775 dpa for B&NES 2006-2026.

Therefore, B&NES assesses that the level of housing required over the full 5 year period is 2803 + 775 = **3578.**

The Components of Supply

		Plan Period Deliverability	5 year Deliverability
A	Allocated sites with PP and s106	578	578
B	Allocated sites without PP	1610	2026
C	Large sites with PP	230	230
D	Small sites with PP	276	332
E	Windfall allowance	0	0
F	Plan Period / 5 year deliverable supply	2694	3166
G	Remaining Plan Period / 5 year requirement	2805	3578
H	Under Supply	-111	-412
I	Number of years supply	N/A	**4.43 Years**

Breakdown of 5 Year Supply Components

		Remaining Capacity	Plan Period Deliverability	5 year Deliverability
A	**Allocated sites with planning permission**			
B3	Rush Hill	106	106	106
B4	Southgate	92	92	92
B5	Solsbury Park	32	32	32
B13	St Martins Hospital	70	70	70
NR5	Mount Pleasant Hostel	14	14	14

NR7	Kilmersdon Road	31	31	31
NR9	Chilcompton Road	41	41	41
NR11	Hazel Terrace	24	24	24
WAN	Somermead	7	7	7
V3	Paulton Printing Factory I	161	161	161
	Sub Total		**578**	**578**
B	**Allocated sites without planning permission**			
B1	Bath Western Riverside	2850	357	508
B7	Englishcombe Lane	45	45	45
B12	Lower Bristol Road	150	50	75
B14	St Mary's School	15	15	15
K1	Cadbury Somerdale	150	50	50
K2	South West Keynsham	700	350	580
NR2	Radstock Railway Land	210	50	50
NR4	St Peters Factory/Jewsons	107	107	107
NR13	Coombe End	30	30	30
NR14	Welton Packaging	100	100	100
NR 15	Cautletts Close	110	110	110
V3	Paulton Printing Factory II*	200	200	200
V7	Goosard Lane	16	16	16
V8	Radford Retail Systems	30	30	30
V0	Brookside Drive	30	0	10
V10	Wellow Lane	100	100	100
	Sub Total	**4843**	**1610**	**2026**
C	**Large sites with planning permission**			
	Gibbs Garage, Bathwick Street	14	14	14
	Post Office, 25 New Bond Street	10	10	10
	14-16 Monmouth Place	14	14	14
	Smiles Stores, St Georges Place	12	12	12
	New Burnt House, Odd Down	18	18	18
	Lymore Yard, Odd Down	10	10	10
	St Perters Hall, Westmoreland	10	10	10
	Manor Road, Weston	13	13	13
	Yard at Pool Barton, Keynsham	11	11	11
	Hawthorns House, Keynsham	30	30	30
	Greenacres, MSN Redfield	30	30	30
	77 Charlton Road, MSN Redfield	12	12	12
	Freshford Mill	21	21	21
	Parsonage farm, West Harptree	11	11	11
	Hither Hayes Dairy, Paulton	14	14	14
	Sub Total	**230**	**230**	**230**
D	**Small sites with planning permission**	**640**	**276**	**332**
E	**Windfall allowance**	**0**	**0**	**0**

*A planning application for 420 units is awaiting determination

The consequences of identifying less than 5 years housing supply

Para 71 of PPS3 states that:

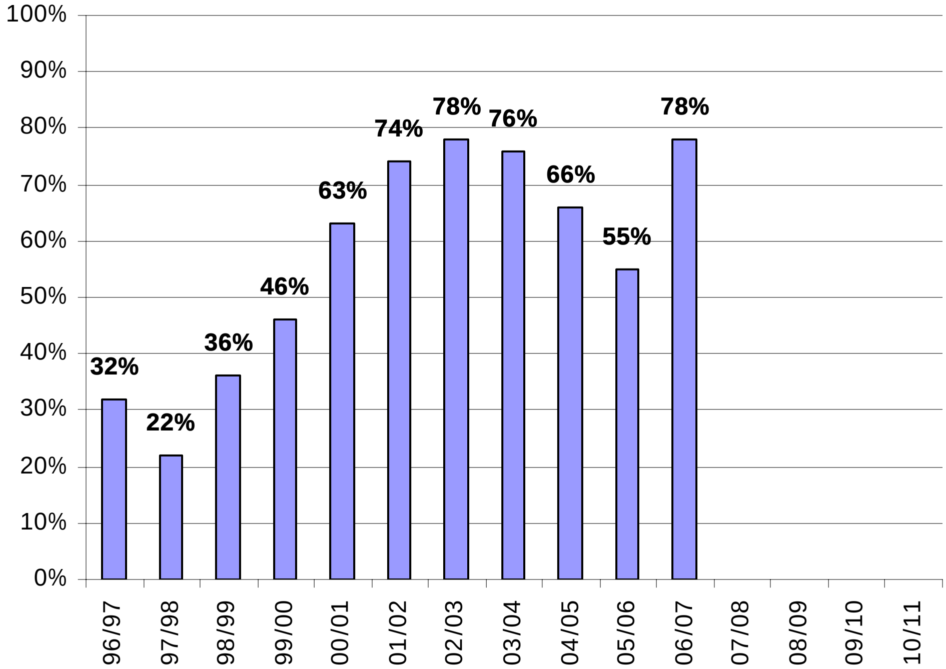
Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69.

Para 69of PPS3 states that:

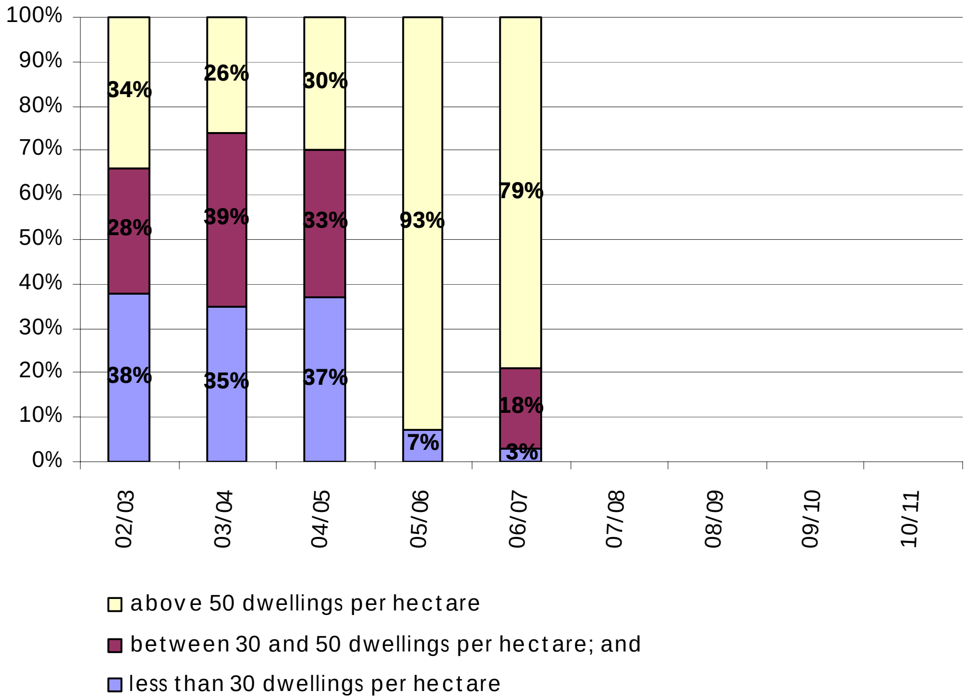
In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.
- the suitability of a site for housing, including its environmental sustainability
- Using land effectively and efficiently
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives eg addressing housing market renewal issues.

2b: Percentage of new and converted dwellings on previously developed land

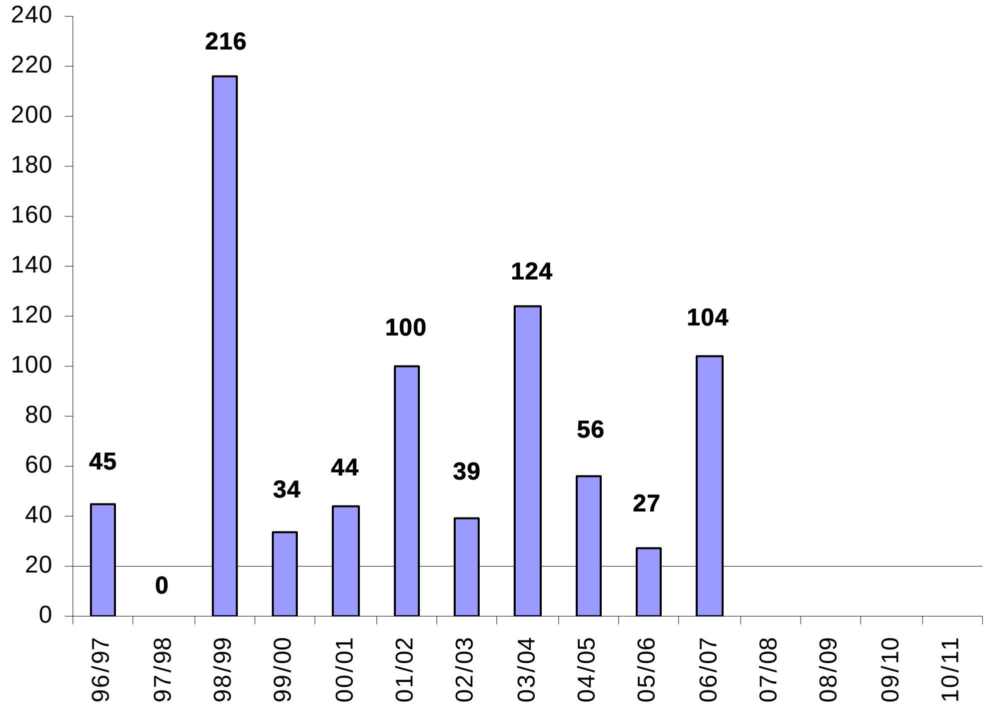


2c: Housing Density: Percentage of new dwellings completed at:



This indicator is based on data for sites that were fully completed during 2006/07. A threshold is applied so that only sites with a capacity of at least 5 or more dwellings are included in the assessment.

2d: Affordable Housing Completions



Policy HG.8 seeks to secure the provision of 35% affordable housing before determining applications for planning permission in the following circumstances:

In Bath, Keynsham, Norton-Radstock, Saltford, Peasdown St. John and Paulton where permission is sought for 15 dwellings or more or the site has an area of 0.5ha or more. In settlements where the population is 3000 or below, where permission is sought for 10 dwellings or more or the site has an area of 0.5ha or more.

The Local Plan also includes a rural exception site policy (HG.9)

Local Indictor: Mix of housing types

	Houses/Bungalows				Flats/Apartments			
	1bed	**2bed**	**3bed**	**4+bed**	**1bed**	**2bed**	**3bed**	**4+bed**
Bath	0	37	43	16	47	70	6	0
Keynsham	0	8	2	1	9	14	0	0
Norton Radstock	0	5	4	9	3	13	0	0
Rural	0	5	4	9	3	13	0	0
B&NES Total	**0**	**55**	**53**	**35**	**62**	**110**	**6**	**0**

Figures exclude 20 units completed during 2006/07. Data gap.

Transport

Plan Objectives

T.1 To co-ordinate development and transport measures to reduce car-usage and to ensure alternative forms of transport are available in an integrated way
T.2 To increase accessibility by a choice of means of transport, cycling and walking
T.3 To maximise the safety of all types of movement
T.4 To reduce the adverse impacts of all forms of travel on the natural and built environment

Plan Policies

T.1 The integration of development and transport
T.24 Development Control
T.26 On-site servicing and parking

National Core Output Indictors

3a: Percentage of completed non-residential development complying with car-parking standards set out in the B&NES LP.

This indicator was not monitored during 2006/07.

3b: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre

	2005/06	2006/07	2007/08	2008/09	2009/10
GP	76%	90%			
Hospital	36%	37%			
Primary School	84%	91%			
Secondary School	81%	90%			
Employment	83%	90%			
Major Retail Centre	78%	94%			

The output for this indicator was provided by the West of England partnership office by combining a GIS layer of completions data for 2006/07 and with Accession accessibility software.

Because urban areas are better served by public transport a higher proportion of completions in Bath, Keynsham and Norton Radstock will result in a better performance. During 2006/07, at least 90% of completions met most of the accessibility criteria of this indicator. Clearly access to the Royal United Hospital, Bath is an issue.

Local Services

Plan Objectives

L.13 To maintain and enhance the vitality and viability of city, town and local neighbourhood and community centres in urban and rural areas

L.14 To ensure provision of sufficient, good quality and accessible community, leisure, recreational and sports facilities and open space including improved access to the countryside.

Plan Policies

S.4 Location of retail development
S.5 Primary shopping frontages
S.8 Retention of shops in district, local and villages centres
S.9 Retention of local needs shops outside the identified centres and development of new small scale local shops
SR.1A Protection of playing fields and recreational open space
SR.1B Protection of land used for informal recreation and play

National Core Output Indicators

4a: Amount of completed retail, office and leisure development (m^2)

	A1 Retail	A2 Services	D2 Leisure
Bath	-20,567	0	0
Keynsham	0	0	0
Midsomer Norton	0	0	0
Radstock	0	0	0
B&NES Total	-20,567	0	0

4b: Amount of completed retail, office and leisure development in town centres (m^2)

	A1 Retail	A2 Services	D2 Leisure
Bath	-20,567	0	0
Keynsham	0	0	0
Midsomer Norton	0	0	0
Radstock	0	0	0
B&NES Total	-20,567	0	0

2006/07 will from the base date for monitoring retail and leisure development. Data has been collected since 2001 but its coverage is sketchy and uneven. The process of monitoring retail and leisure developments has now improved. Using 2006/07 as a base date ties in with the beginning of the SW RSS period and the Councils Retail Strategy.

4c: Amount of eligible Open Spaces managed to Green Flag Award standard

2.55%	Royal Victoria Park, Bath (22.12ha)

Bath City Centre

Bath is a major retail centre with just under 80,000m² of floorspace and 600 retail units. The city centre has built a strong reputation for its independent retail offer which generates a unique character which is not present in other centres and is very hard to re-create elsewhere. Bath also benefits from having a strong historic identity, both through its attractive Georgian architecture and its visitor experience, reinforced by the Roman Baths. A visit to the shops in Bath therefore represents a different experience tot hat which could be achieved in other nearby centres.

Use Class Mix	**Number of Units**	**% of Total Units**	**Floorspace m²**	**% of total Floorspace**
A1 Comparison Retail (non-food)	334	56.0	55,555	70.6
A1 Convenience Retail (food & drink)	35	5.9	5,795	7.4
A1 Services	59	9.9	2,213	2.8
A2 Financial & Professional Services	36	6.0	3,320	4.2
A3 Restaurants & Cafes	64	10.7	6,253	7.9
A4 Drinking Establishments	25	4.2	2,904	3.70
A5 Hot Food Takeaways	9	1.5	310	0.4
Vacant	35	5.9	2,358	3.0
Total	**597**	**100%**	**78,708**	**100%**

Breakdown of Comparison Units	**Number of Units**	**% of Units**	**Floorspace m²**	**% of Floorspace**
Clothing and Footwear	132	39.5	29,079	52.3
Furniture, carpets and textiles	18	5.4	2,338	4.2
Booksellers, arts, crafts and stationers	35	10.5	2,991	5.4
Electrical, gas, music and photography	34	10	3,472	6.2
DIY, hardware & homeware	7	2.1	1,477	27
China, glass, gifts & fancy goods	17	5.1	686	1.2
Cars, motorcycles & motor accessories	1	0.3	245	0.4
Chemists, drug stores & opticians	27	8.1	2,053	3.7
Variety, department & catalogue	3	0.9	7,496	13.5
Florists, nurseryman & seedsmen	2	0.6	16	0.02
Toys, hobby, cycle & sport	20	6.0	4,013	7.22
Jewellers	24	7.2	1,038	1.9
Other comparison retailers	14	4.2	651	1.2
Total	**334**	**100%**	**55,555**	**100%**

Breakdown of A Class Service Units	**Units**	**%**	**Floorspace**	**%**
Restaurants, cafes & takeaways	73	#	#	#
Drinking establishments	25	#	#	#
Banks/financial services	29	#	#	#
Estate agents and valuers	5	#	#	#
Other Professional	?	#	#	#
Travel agents	3	#	#	#
Hairdressers and beauty parlours	33	#	#	#
Laundries and dry cleaners	2	#	#	#

Vacancy Rate	1996	2000	2004	2005	2007
	5.93%	4.2%	4.0%	6.6%	5.9%

Retailer Representation

Since 1996, the proportion of Independent shops has risen from 48% to 50% of all retail units. The proportion of national multiples has remained at 42%, whilst regional multiples have lost share, down from 10% to 8%.

Southgate

Demolition of the old Southgate shopping centre started in February 2007. Since then the Dairy and Engineering buildings, Churchill House, Manvers Street Bus Station and Ham Gardens Car Park have been demolished, with the site cleared for archaeological excavation by August 2007.

The Southgate redevelopment of Bath City Centre will yield 37,567 m^2 retail space, including a new Debenhams department store which will trade from 11,600m^2. After taking account of retail floorspace that will be lost through demolition the net gain in space will be 17,000m^2. A further 3,522m^2 of restaurant space and 2,278m^2 of leisure space also forms part of the redevelopment. The new Southgate will be completed in three phases from autumn 2009 to autumn 2010. For further details go to www.southgatebath.com

Demolition underway in February 2007

Keynsham Town Centre

Keynsham town centre serves the day to day shopping needs of local residents and those of the surrounding rural areas. It contains a reasonable range of comparison and convenience shops.

Use Class Mix	**Number of Units**	**% of Total Units**	**Floorspace m²**	**% of total floorspace**
A1 Comparison Retail (non-food)	59	40.7	5,387	41.8
A1 Convenience Retail (food & drink)	13	9.0	1,832	14.2
A1 Services	26	18	1,848	14.3
A2 Financial & Professional Services	22	15	1,796	13.9
A3 Restaurants & Cafes	8	5.5	284	2.2
A4 Drinking Establishments	5	3.4	922	7.1
A5 Hot Food Takeaways	5	3.4	275	2.1
Vacant	7	5.0	557	4.3
Total	**145**	**100%**	**12,901**	**100%**

Breakdown of Comparison Units	**Units**	%	**Floorspace**	**% of floorspace**
Clothing and Footwear	10	17	1,447	27
Furniture, carpets and textiles	5	8.5	562	10.4
Booksellers, arts, crafts and stationers	9	15	539	10
Electrical, gas, music and photography	6	10	225	4.2
DIY, hardware & homeware	2	3.4	277	5.2
China, glass, gifts & fancy goods	1	1.7	36	0.7
Cars, motorcycles & motor accessories	1	1.7	149	2.8
Chemists, drug stores & opticians	7	11.9	816	4.0
Variety, department & catalogue	0	0	0	0
Florists, nurseryman & seedsmen	2	3.4	32	0.6
Toys, hobby, cycle & sport	4	6.8	394	7.3
Jewellers	1	1.7	36	0.67
Other retailers and charity shops	11	18.6	875	16.2
Total	**59**	**100%**	**5,388**	**100%**

Breakdown of Service Units	**Units**	**%**	**Floorspace**	**%**
Restaurants, cafes & takeaways	#	#	#	#
Banks/financial services	#	#	#	#
Estate agents and valuers	#	#	#	#
Other Professional	#	#	#	#
Travel agents	#	#	#	#
Hairdressers and beauty parlours	#	#	#	#
Laundries and dry cleaners	#	#	#	#

Vacancy Rate	**1996**	**2000**	**2004**	**2005**	**2007**
	7.18%	5.56%	4.23%	4.83%	4.83%

Midsomer Norton Town Centre

Midsomer Norton town centre serves the daily shopping needs of the southern part of Bath and North East Somerset and northern Mendip District. The town has a good range of convenience shopping facilities, both within the town centre and out-of-centre at Thicket Mead. The town centre also provides for a range of day to day comparison goods shopping.

Use Class Mix	**Number of Units**	**% of Total Units**	**Floorspace m²**	**% of total floorspace**
A1 Comparison Retail (non-food)	51	37.8	4,884	49.2
A1 Convenience Retail (food & drink)	10	7.4	1,419	14.3
A1 Services	19	14.1	866	8.7
A2 Financial & Professional Services	30	22.2	1,527	15.4
A3 Restaurants & Cafes	7	5.2	313	3.2
A4 Drinking Establishments	4	3.0	365	3.7
A5 Hot Food Takeaways	6	4.4	218	2.2
Vacant	8	5.9%	417	1.2
Total	**135**	**100%**	**9,936**	**100%**

Breakdown of Comparison Units	**Units**	%	**Floorspace**	**% of floorspace**
Clothing and Footwear	9	17.6	1039	21.3
Furniture, carpets and textiles	6	11.8	521	10.7
Booksellers, arts, crafts and stationers	5	9.8	169	3.5
Electrical, gas, music and photography	5	9.8	221	4.5
DIY, hardware & homeware	1	2	110	2.2
China, glass, gifts & fancy goods	1	2	28	0.5
Cars, motorcycles & motor accessories	1	2	36	0.7
Chemists, drug stores & opticians	3	5.9	249	2.1
Variety, department & catalogue	4	7.8	1548	32.7
Florists, nurseryman & seedsmen	2	3.9	98	2.0
Toys, hobby, cycle & sport	5	9.8	427	8.7
Jewellers	1	2	34	0.7
Other retailers and charity shops	8	15.7	404	8.3
Total	**51**	**100%**	**4,884**	**100%**

Breakdown of Service Units	**Units**	**%**	**Floorspace**	**%**
Restaurants, cafes & takeaways	#	#	#	#
Banks/financial services	#	#	#	#
Estate agents and valuers	#	#	#	#
Other Professional	#	#	#	#
Travel agents	#	#	#	#
Hairdressers and beauty parlours	#	#	#	#
Laundries and dry cleaners	#	#	#	#

Vacancy Rate	**1996**	**2000**	**2004**	**2005**	**2007**
	9.16%	8.13%	5.51%	3.4%	5.9%

Radstock Town Centre

Radstock town centre currently provides a small shopping area that is dominated by a large general store (Radco). The centre serves two shopping roles. The shops and services located in the historic core act as a local centre for Radstock residents and the Radco store serves a wider catchment area for food and comparison shopping.

Use Class Mix	**Number of Units**	**% of Total Units**	**Floorspace m²**	**% of total floorspace**
A1 Comparison Retail (non-food)	17	42.5	2,892	*41.5*
A1 Convenience Retail (food & drink)	3	7.5	3,335	*47.86*
A1 Services	6	15	246	*6.53*
A2 Financial & Professional Services	7	17.5	278	*3.99*
A3 Restaurants & Cafes	0	0	0	*0*
A4 Drinking Establishments	0	0	0	*0*
A5 Hot Food Takeaways	5	12.5	141	*2.02*
Vacant	2	5	76	*1.09*
Total	**40**	**100%**	**6,968**	**100%**

Breakdown of Comparison Units	**Units**	%	**Floorspace**	**% of floorspace**
Clothing and Footwear	0	0	0	0
Furniture, carpets and textiles	2	11.76	2032	70.2
Booksellers, arts, crafts and stationers	2	11.76	94	3.3
Electrical, gas, music and photography	2	11.76	78	2.7
DIY, hardware & homeware	1	5.88	246	8.5
China, glass, gifts & fancy goods	1	5.88	88	3.0
Cars, motorcycles & motor accessories	2	11.76	72	2.5
Chemists, drug stores & opticians	1	5.88	48	1.6
Variety, department & catalogue	2	11.76	81	2.8
Florists, nurseryman & seedsmen	1	5.88	17	0.6
Toys, hobby, cycle & sport	2	11.76	87	3.0
Jewellers	0	0	0	0
Other retailers and charity shops	1	5.88	49	1.7
Total	**17**	**100%**	**2,892**	**100%**

Breakdown of Service Units	**Units**	**%**	**Floorspace**	**%**
Restaurants, cafes & takeaways	#	#	#	#
Banks/financial and other services	#	#	#	#
Estate agents and valuers	#	#	#	#
Travel agents	#	#	#	#
Hairdressers and beauty parlours	#	#	#	#
Laundries and dry cleaners	#	#	#	#

Vacancy Rate	**1996**	**2000**	**2004**	**2005**	**2007**
	20.97%	14.04%	12.96%	7.55%	5.0%

Minerals

Plan Objectives

E.5 To conserve and reduce the consumption of non-renewable resources including Greenfield land, soils, minerals, water and fossil fuels

Plan Policies

M.4 Planning applications for mineral extraction involving the production of secondary and recycled aggregates

M.6 Planning applications for mineral extraction involving the production of primary aggregates

National Core Output Indictors

5a: Production pf primary land won aggregates

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Tonnes	10,000	No data				

Data supplied by the South West Mineral Valuation Unit

5b: Production of secondary/recycled aggregates

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Tonnes	Nil	Nil				

Waste Management

Plan Objectives

L.4 To provide for the safe and sustainable management of waste

Plan Policies

WM.1 Development of waste management facilities
WM.5 Development of materials recovery facilities and/or waste transfer stations
WM.7 Development of waste recycling centres
WM.8 Composting facilities
WM.9 Community composting faculties
WM.10 Thermal treatment with energy efficiency
WM.12 Landfill
WM.13 Landraising

National Core Output Indicators

6a: Capacity of new waste management facilities

The regeneration of Bath Western Riverside will require the relocation of the Councils central waste management facilities which comprise of a transfer station, materials recycling facility, a recycling centre and a refuse and cleansing depot. As a Waste Planning Authority the Council has a statutory responsibility to locate sites suitable for the treatment of municipal, commercial and industrial waste arisings within the District.

The Local Plan sets out the Council's land-use policies for waste management whilst making provision for the development of new sites at Keynsham (allocated site GDS.1/K3 (Broadmead Lane). The Council is also preparing a Joint Waste ore Strategy DPD with neighbouring unitary authorities to ensure that the approach is coordinated and provide realistic and economical solutions.

6b: Amount of municipal waste arising, and managed by management type and the percentage each management type represents of the waste managed

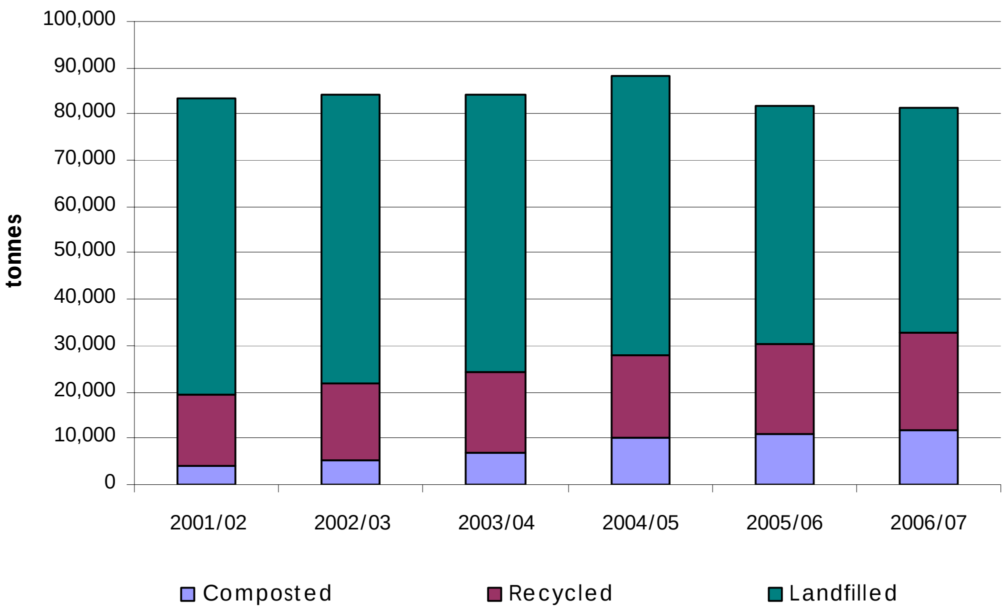
Amount of municipal waste arsing and managed by type

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Total household waste	83,257	84,369	84,252	88,470	81,753	82,081
Composted	4,224	5,187	6,931	10,207	10,897	11,687
Recycled	15,262	16,853	17,344	17,812	19,326	21,001
Landfilled	63,771	62,329	59,890	60,359	51,430	48,713

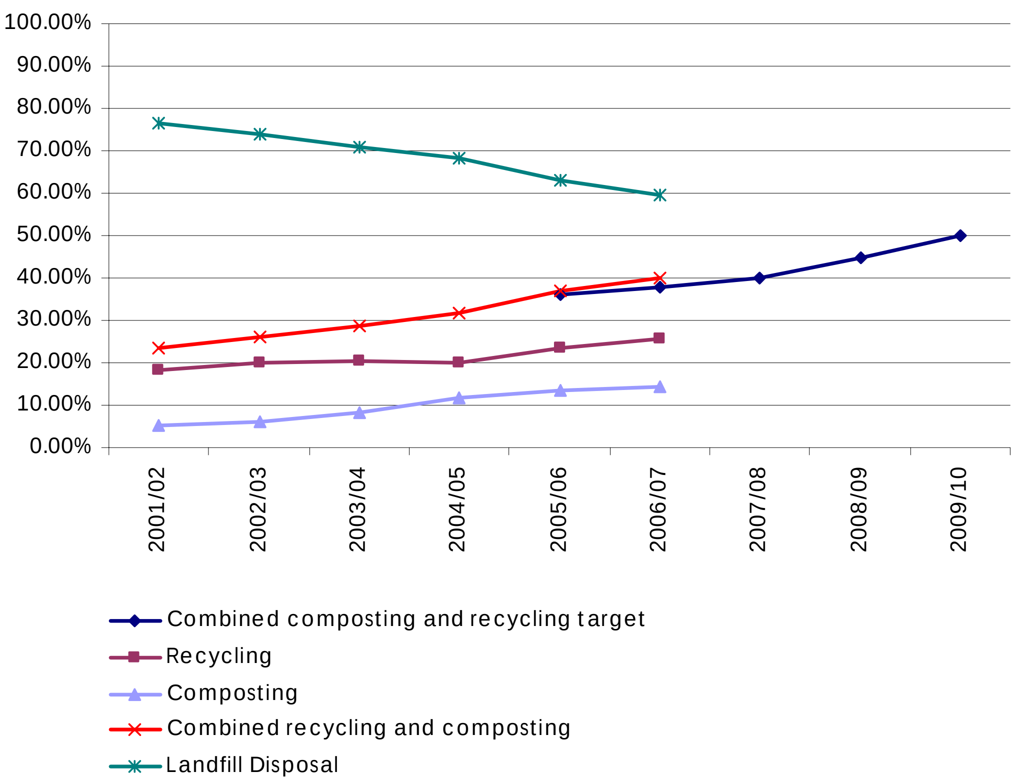
The percentage each management type represents of the waste managed

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Composted	18.33%	19.98%	20.59%	20.13%	23.64%	25.59%
Recycled	5.07%	6.15%	8.23%	11.54%	13.33%	14.24%
Composted + Recyled	23.40%	26.12%	28.81%	31.67%	36.97%	39.89%
Landfilled	76.60%	73.88%	71.08%	68.23%	62.91%	59.35%

Amount of municipal waste arsing and managed by type



The percentage each management type represents of the waste managed



The Council made good progress during the last monitoring period towards it target for increasing the proportion of waste that is managed through composting and recycling. This is leading to a decrease in the proportion of waste that is sent to landfill.

Flood Protection and Water Quality

Plan Objectives E. 6 To maintain and improve the quality of water resources necessary for the well being of the natural environment and for Consumption **Plan Policies** NE.13 Water Source Protection Areas NE.13A Bath Hot Springs NE.14 Flood Risk

National Core Output Indictors

7: Number of planning permissions granted contrary to the advice of the Environment Agency on:

(i) Flood defence grounds, or

Environment Agency's comments on planning applications 2006/07

Number of applications commented on by EA on flood risk grounds during 2006/07	19
• PPS25 – Request for FRA	5
• PPS25 – Request for FRA/FCA	7
• Unsatisfactory FRA/FCA submitted	3
• Loss of Flood Storage	1
• Risk of Flooding	1
• Loss of Flood Storage/Risk to Flood Defences	1
• Loss of access to the development/risk to the development	1
Approvals for development subject to EA requested conditions to mitigate flood risk	x
Approvals for development following satisfactory receipt of EA requested flood risk assessment	x
Refusals in line in EA advice	x
Approvals contrary to EA advice	**0**
Still pending decision at 31st March 2007*	**?**

*these applications will be tracked and reported on in the 2007/08 AMR

(ii) Water quality grounds

Environment Agency's comments on planning applications 2006/07

Number of applications commented on by EA on water quality grounds during 2006/07	1
• Insufficient info – Water Quality	1
Approvals contrary to EA advice	**0**

Biodiversity

Plan Objective

E.6 To secure the effective stewardship of the area's biodiversity (wildlife and habitats), and geology

Plan Policies

NE.8 Nationally important wildlife sites
NE.9 Locally important wildlife sites
NE.10 Nationally important species and habitats
NE.11 Locally important species and habitats
NE.12 Natural features: retention, new provision and management
NE.15 Character, amenity and wildlife value of water courses

National Core Output Indictors

Changes in areas and populations of biodiversity importance, including

(i) change in priority habitats and species (by type); and

(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance

'Change' is considered in terms of the impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Regional targets for biodiversity priorities are compiled by regional biodiversity partnerships, reflecting those in the national biodiversity action plan and those agreed by local biodiversity partnerships at the sub-regional level. Priority habitats and species are found in designated sites and the wider landscape.

Change in priority habitats and species	
Priority habitats	No change to ha
Priority species	No change to numbers

Change in areas designated fro intrinsic environmental value	
International significance	No change to ha
National significance	No change to ha
Regional significance	No change to ha
Sub regional significance	No change to ha
Local significance	No change to ha

Renewable Energy

Plan Objective

E.5 To conserve and reduce the consumption of non-renewable resources, including green field land, soils, minerals, water and fossil fuels

Plan Policies

ES.1 Renewable Energy Proposals
ES.3 Development involving gas and electricity supplies

National Core Output Indictors

9: Renewable Energy capacity installed by type

Types	M'watts of Energy	M'watts of Heat
Bio Fuels	0	0
Onshore Wind	0	0
Offshore Wind	0	0
Water	0	0
Solar Energy	0	0
Solar Heat	0	0
Geothermal Energy	0	0

Renewable energy in B&NES is currently only generated by small scale householder installations.

Policy RE1 of the draft South West Regional Spatial Strategy contains a target for 35-52MW of generating capacity, from a range of onshore renewable technologies in the Former Avon area.

Policy ES.1 of the B&NES Local Plan allows for the consideration of proposals to develop large installations such as wind turbines, but the Areas of Outstanding Natural Beauty and World Heritage Site designations will provide major constraints on their siting.

In 2005 planning permission was sought for the erection of a 45m high wind turbine on an elevated Green Belt site some 700m south of the built up area of Bath. The applicant has appealed on grounds of non-determination but the council resolved that had they been able to make a decision permission would have been refused on grounds, inter alia, of harmful impact on the Green Belt and the adjoining Cotswolds AONB.

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