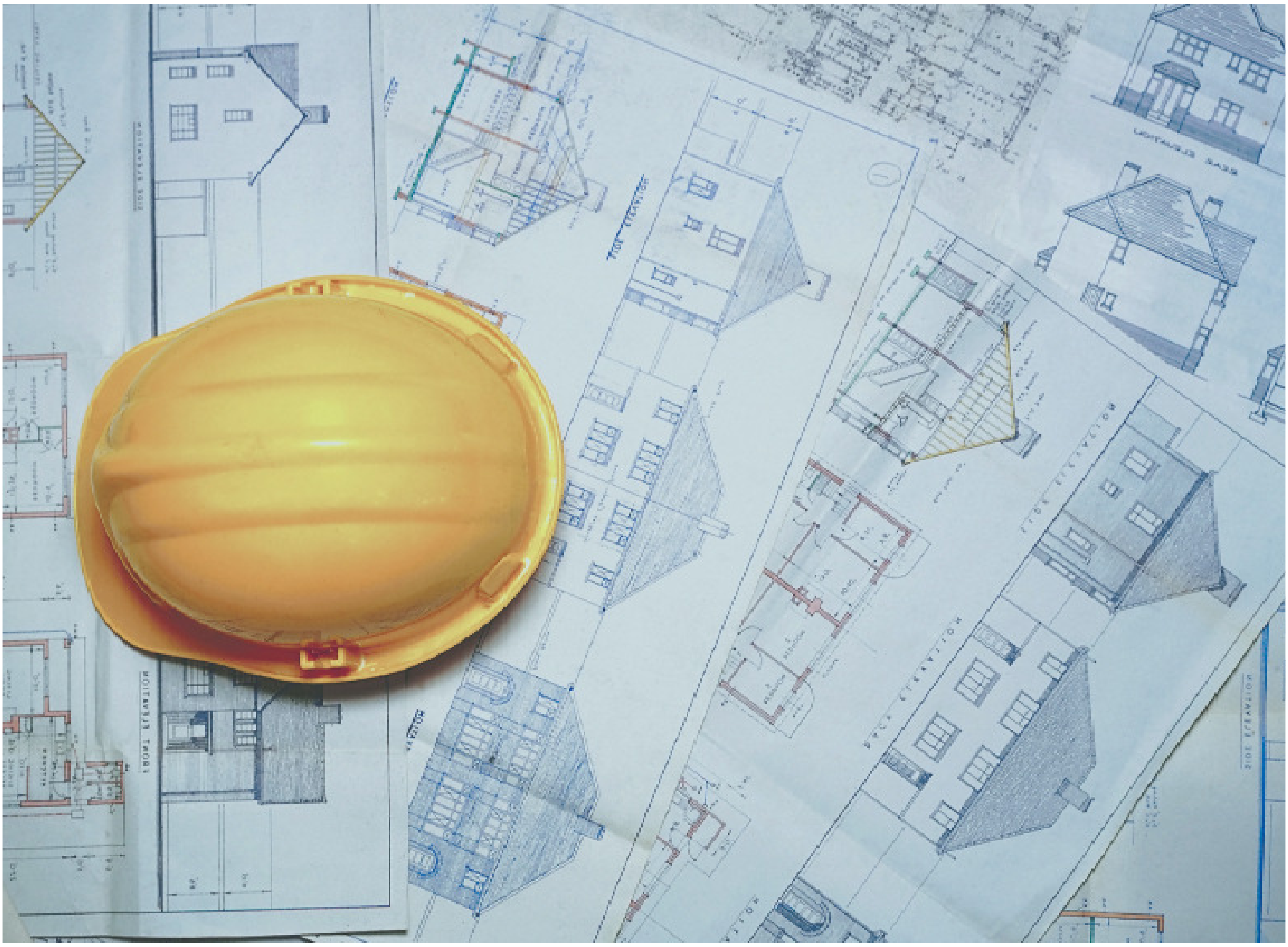
LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT

2007-2008



Bath and North East Somerset
Local Development Framework

Bath & North East Somerset Council

Bath & North East
Somerset Council

LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT
2007-2008

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Contents

REVIEW AND MONITORING OF LOCAL DEVELOPMENT DOCUMENTS

Bath & North East Somerset Council has a statutory requirement under the 2004 Planning and Compulsory Purchase Act to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31st December each year. This is the fourth AMR to be produced and it reports on the period, April 2007 to March 2008 and the strategic outcomes delivered through the implementation of the policies of the Local Plan.

1.1 Introduction

Review and monitoring are key aspects of the Government's 'plan, monitor and manage' approach to the planning system. They are crucial to the successful delivery of the spatial vision and objectives of the Local Development Framework (LDF) 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 local development document (LDD) 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 polices in local development documents are being assessed.

The AMR is based upon the period 1st April to 31st March and is submitted to the Secretary of State no later than the end of the following December.

1.2 Review of Plan Production Progress

The AMR will compare actual document preparation over the year against the targets and milestones for LDD production set out in the LDS. The report will assess 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 will set out reasons for this and identify the steps to be taken to address any problems. The LDS may need to be updated in light of this assessment.

1.3 Monitoring of Plan Output

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

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 policies 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. In line with existing regional monitoring, 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.

1.4 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:

<u>Core Output Indicators:</u>
The AMR is required to monitor a set of LDF core output indicators. As a consistent data source, the findings from these indicators can be 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. The core output indicators were updated in July 2008 and whilst this was after the timeframe of this reporting period, this AMR moves towards using the new approach.

<u>Local Output Indicators:</u>
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. Useful local output indicators will be identified as part of the formulation of the Core Strategy of the LDF.

1.5 Relationship with the National Indicators

The set of 198 National Indicators for local authorities and local authority partnerships (National Indicators) flow from the priorities identified in Public Service Agreements and Department of Communities & Local Government Strategic Objectives announced in the Comprehensive Spending Review 07 (CSR07) which sets out Government priorities going forward. These are the only set of indicators on which central government performance manage local government working on its own or in partnership with other bodies.

Of the set of 198 indicators there are a number on which spatial planning has a powerful influence. The core output indicators within AMRs provide a set of consistent and comparable definitions, to help planning bodies monitor their own progress, and review their own spatial strategies. Unlike with national indicators, AMRs are not used by Government to manage performance in local areas.

However using the COUNT principle (Collect Once Use Numerous Times), three AMR indicators (net additional homes, affordable homes and deliverable housing sites) are the same as national indicators NI154, N155 and NI159.

The collection and reporting of the national indicators provides planning bodies with a consistent body of information from which they can select relevant indicators to include in their own monitoring frameworks, alongside the core output indicators, to measure the implementation of spatial strategies at the local level.

1.6 Performance Trajectories

As a means of assessing policy implementation, performance trajectories are used in the AMR to demonstrate past and likely future performance, where appropriate. To this end, a 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. In a 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.

1.7 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.

1.8 Sustainability Appraisal and Significant Sustainability Effects

The planning system requires local authorities to undertake a sustainability appraisal (SA) 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.

1.9 Integration with other Strategies and Initiatives

LDF monitoring is undertaken in the context of wider community and local initiatives, particularly the Sustainable 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.

The Sustainable Community Strategy uses the Local Area Agreement (LAA) as a rolling three year action plan. The LAA helps measure how the aspirations contained in the Sustainable Community Strategy are met and this will include key local indicators such as the NIs and AMR indicators outlined in paragraph 1.5 above.

1.10 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 to 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 (LDS) was approved by the Government Office for the South West (GOSW) in March 2007. The LDDs that were to be progressed during 2007/08 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 2007 to 31st March 2008. However, the time period has been extended to December 2008 to ensure a forward looking approach.

PART 1 MILESTONE AS AT APRIL 2008

Local Development Document	Progress from April 2007 to March 2008
Bath & North East Somerset Local Plan	LDS Milestone: Adopted by September 2007 • Adopted October 2007 Conclusion: LDS Milestones met for 2007-8.
Statement of Community Involvement	LDS Milestones: Expected to go to Examination in November 2007 with adoption in May 2008 • Adopted October 2007. Conclusion: LDS Milestones exceeded for 2007-08.
Bath Western Riverside SPD	LDS Milestone: Adoption by September 2007 post Local Plan adoption • Adopted March 2008 Conclusion: Adopted behind schedule.
Core Strategy DPD	LDS Milestone: Publication of issues and options Oct-Dec 2007. • Launch document went out to consultation in September 2007 ahead of timetable. There have subsequently been changes to the Local Development Framework regulations and PPS12 which have altered the preparation process and the nature of Core Strategies. This warrants a review of the Core Strategy programme. Progress since March 2008 : Options are being drafted for consultation in March 2009. The review of the LDS will reflect the changes, and is scheduled for early 2009.
Allocations DPD	LDS Milestone: Pre-production commencement July 2007, publication of issues and alternative options for consultation Feb-April 2008. • As a result of the changes to the DPD preparation process, this DPD is on hold pending a review of the LDS.

Joint Waste DPD	LDS Milestone: Public participation on preferred options and draft SA report May-June 2008. Progress: This DPD is being prepared jointly by the 4 West of England Unitary Authorities. Although work has been progressing on the Preferred Options document during 2007/8, there has been some slippage in the timetable for publishing and consulting on this document. This delay has resulted from revised governance procedures for the West of England Partnership, which came into effect in Summer 2008, together with the need to carry out additional work on the search for possible landfill sites
Planning Obligations SPD	LDS Milestone: Public Consultation Oct /Nov 2007 & Adoption March 2008 Progress since March: public consultation scheduled for 30th October - 10th December 2008. Public consultation on this SPD was delayed as further work was required to consolidate the evidence base. This SPD now incorporates what was originally to be an affordable housing SPD.
Replacement Dwellings in the Green Belt SPD	LDS Milestone: Pre-production June 2007, publication of draft SPD April/May 2008. • Consultation draft April 2008 as programmed. Progress Since March 2008: Adopted October 2008 on schedule.
Locally Important Buildings SPD	LDS Milestone: Public participation on draft SPD April/May 2008. Consultation draft issues in April 2008 as programmed. Progress since March 2008: Due to lack of resources, this DPD is being reviewed via the LDS review.
Sites of Nature Conservation Interest SPD	LDS Milestone: public participation April/May 2008 • Consultation in April 2008 as programmed. Progress since March 2008: This SPD is being reviewed via the LDS review.
Affordable Housing SPD	LDS Milestone: Commencement August 2007, Public Consultation Sept/Oct 2008 • Now subsumed into Planning Obligations SPD and so ahead of schedule – and out for public consultation on the 30th October.

3. Review of community involvement in the preparation of the Local Development Framework

The Statement of Community Involvement (SCI) adopted in 2007 details the community engagement to be carried out in both planning policy and planning applications; and that this should be reviewed through the AMR. In this reporting period the following documents have been consulted upon:

- Locally Important Buildings SPD
- Existing dwellings in the Green Belt SPD
- Core Strategy launch document

In the case of the two SPD's consultation statements (regulation 17 statements) are available for further detail. The consultation statement for the core strategy launch document will become available when the core strategy options paper is released for consultation in spring 2009.

	Public consultation	Consultation statement	Statement of compliance with SCI
Locally Important Buildings SPD	10th April - 22nd May 2008	√	To follow with adoption of SPD.
Existing dwellings in the Green Belt SPD	10th April - 22nd May 2008	√	√
Core Strategy launch document	25th September - 17th December 2007	To be published with core strategy options.	To be published alongside core strategy options.

Community involvement in planning applications

There have been several examples of developer-led consultations. This includes the following sites: development at Sion Road for Bath Spa University, dwellings at Peasedown St John, stands at Bath Rugby Club, and student accommodation at the former George Yeo site at Lower Bristol Road.

4. 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 England and Wales as a whole.

DEMOGRAPHY

ONS Mid-2007 Population Estimates

		B&NES	WoE	South West
37	All Ages	178,300(100%)	1,055,900	5,178,000
38,41	Children 0-15	30,100 (16.89%)	186,300	921,400
39,42	Working Age 16-64M/59F	112,600 (63.15%)	186,300	3,111,600
40,43	Older People 65M/60F +	35,600 (19.97 %)	194,100	1,144,900

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 2006-based Subnational population projections

		B&NES	South West	England
44	Projected Population 2007	177,200	5,168,400	51,094,200
45	Projected Population 2026	206,400	6,138,900	58,682,400
46	Projected population change 2006-2026	29,200	970,500	7,588,200
41	Percentage projected population change 2006-2026	16.5%	18.8%	14.9%

Ethnicity (Revised mid-year 2006 estimates Experimental Statistics)

		B&NES	WoE	South West	England & Wales
51	Black and Ethnic Minority Population	5.4%	7.1%	4.3%	11.3%

ECONOMIC DEVELOPMENT

Unemployment Rate Jan 2007-Dec 2007 (ONS Annual Population Survey)

		B&NES	WoE	South West	UK
11(A)	Unemployment Rate	4.4%	3.6%	4.1%	5.4%

Economic Activity/Inactivity Rate Jan 2007 – Dec 2007 (ONS)

		B&NES	WoE	South West	England & Wales
12	% Working Age Active	80	80.8	81.5	78.4
13	% Working Age Inactive	20	19.2	18.5	21.6

Employment by Occupational Group Jan 2007-Dec 2007

		B&NES	WoE	South West	England & Wales
20	Managers and senior officials	16.8	15.6	15.6	15.3
21	Professional	12.7	14.4	12.5	13.0
22	Associate professional and technical	16.8	16.1	14.6	14.6
23	Admin and secretarial	11.0	12.6	11.6	11.7
24	Skilled trades	9.3	9.8	12.0	10.8
25	Personal service	7.5	8	8.3	8.0
26	Sales and Customer Service	8.2	8.1	7.3	7.6
27	Process, plant and machine operatives	4.8	5.3	6.5	7.2
28	Elementary	12.7	9.9	11.4	11.4
29	Other Flexibility	5.2	5.3	4.9	5.0

Average (mean) earnings (2007 ONS Annual Survey of Hours and Earnings)

		B&NES	WoE	South West	England & Wales
30	Workplace Based	£24,749	£24,787	£22,585	£24,204
31	Residence Based	£24,553	£24,724	£22,966	£24,242

Qualifications (Jan 2007- Dec 2007, Annual Population Survey)

		B&NES	WoE	South West	England & Wales
65	% with NVQ4+	33.8%	32.6%	29.1%	28.1%
75	% of LEA pupils obtaining 5 or more GCSEs (grade A-C)	66.1%	57.4%	?	62.0%

HOUSING

Average House Prices (Land Registry House Price Index)

		B&NES	WoE	South West	England & Wales
35	April 2004	£188,558	£156,546	£158,366	£144,798
35	April 2005	£203,211	£167,732	£166,478	£158,047
35	April 2006	£207,059	£173,962	£176,053	£164,259
35	April 2007	£228,940	£194,571	£190,813	£178,618
35	April 2008	£240,287	Not available	£195,071	£183,336

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 (data from Avon and Somerset police force)

	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
36	2007/08	82.0	167.9	73.3	77.2	97.3

DEPRIVATION

		B&NES	Bristol	N. Somerset	S. Glos
	IMD Ranking (2004)	259	68	244	299
	IMD ranking (2007)	279	68	242	308
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	37*	33	35	28
	Listed Buildings	3857	2180	1062	2049
	Historic Parks & Gardens	14	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

5.0 CORE OUTPUT INDICATORS

5.1 Business Development and Town Centres

Business Development

<u>Plan Objectives</u>

L.8 To maintain and enhance Bath's regional, sub-regional and local importance as a centre for business and employment
L.9 To maintain and enhance opportunities for business and employment in Keynsham and Norton Radstock
L.10 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

<u>Plan Policies</u>

ET.1 Employment land overview - floorspace
ET.2 Office development (class B1a and b)
ET.3 Non-office business development (class B1c, B2 and B8)
ET.4 Appropriate development proposals in the rural settlements
ET.5 Appropriate development proposals in the countryside
GDS.1 General development sites

<u>National Core Output Indictors</u>

BD1: Amount of floorspace developed by type (sqm)
BD2: Amount of floorspace by on previously developed land by type (sqm)

BD3: Employment land available by type

Data on employment floorspace development (BD1 and BD2) and future employment land supply (BD3) is presented on the following pages as part of an analysis set within the context of the strategic employment land policies of the Local Plan.

<u>Business Floorspace Change 2001-2011</u>

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 monitored 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 B1a 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 24,000 sq.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 -45,000 sq.m distributed as follows:

	Allowance	**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 – 2007/08

The following tables present a summary of the office floorspace supply position at the end of the monitoring period. Data on individual sites is available on request from the planning policy team.

Office Gains Losses and Net (BD1 and BD2)

	Gains	Losses	Net
Bath	4,745 (0)	-11,131 (0)	-6,386 (0)
Keynsham	213 (0)	-1,117 (0)	-904 (0)
Norton Radstock	528 (0)	-281 (0)	247 (0)
Rural Areas	3,206 (3,206)	0 (0)	3,206 (3,206)
Total	8,458 (3,206)	-12,529 (0)	-4,837 (3,206)

Note: First figure in each column is development for the period 2001/02 - 2007/08. The figure in brackets is development during last financial year (BD1). For the purposes of BD2, all development took place on Greenfield land during 2007/08.

Progress in relation to Policy ET.1

	2008 Target	2011 Target	Position in relation to 2011 target
Bath	12,600	18,000	-24,386
Keynsham	0	0	-904
Norton Radstock	1,400	2,000	1,753
Rural Areas	2,800	4,000	-794
Total	16,800	24,000	-28,837

Floorspace Supply to 2011 (BD3)

	Gains	Losses	Net Supply
Bath	18,959	-1,484	17,745
Keynsham	1,748	-140	1,608
Norton Radstock	2,062	0	2,062
Rural Areas	3,112	0	3,112
Total	25,881	1,624	24,257

The supply figures in the above table are derived from sites with planning permission. Other land is available for office development but it is not anticipated that it will deliver any floorspace before 2011. Potential longer term sources of supply (such as existing local plan allocations and urban renewal opportunities identified as part of the RSS and Core Strategy process) are discussed in the commentary of page 19.

Industrial Development Key Data 2001/02 – 2007/08

The following tables present a strategic summary of the industrial floorspace supply position at the end of the monitoring period. Data on individual sites is available on request from the planning policy team.

Industrial Gains Losses and Net (BD1 and BD2)

	Gains	Losses	Net
Bath	1562 (0)	-16,829 (-368)	-15,267 (-368)
Keynsham	0 (0)	-900 (0)	-900 (0)
Norton Radstock	6,628 (676)	-4,907 (-1000)	1,721 (-1000)
Rural Areas	5,905 (5,905)	-33,000[1] (0)	-27,095 (5,905)
Total	14,095 (6581)	-55,636 (-1368)	-41,541 (5213)

Note: First figure in each column is development for the period 2001/02 - 2007/08. The figure in brackets is development during last financial year.

[1] Accounted for solely by the closure of the Polestar Purnell Printing Factory, Paulton

Progress in relation to Policy ET.1

	2008 Allowance	2011 Allowance	Remaining loss capacity in relation to 2011 Allowance
Bath	-12,250	-17,500	2,233
Keynsham	-2,450	-3,500	2,600
Norton Radstock	-9,800	-14,000	12,279
Rural Areas	-7,350	-10,500	-16,595
Total	-31,850	-45,500	3,959

Floorspace Supply to 2011 (BD3)

	Gains	Losses	Net
Bath	802	-100	702
Keynsham	240	0	240
Norton Radstock	4,805	-130	4,675
Rural Areas	4,880	0	4,880
Total	10,727	-230	10,497

The supply figures in the above table are derived from sites where there is a likelihood that development will come forward during the next three years. Other land is available for industrial development but it is not anticipated that it will deliver any floorspace before 2011. Potential longer term sources of supply (such as existing local plan allocations) are discussed in the commentary of page 20.

Office Development Commentary

The Local Plan is seeking to achieve a net increase in office floorspace of 24,000 sqm across the district between 2001 and 2011. At the end of the monitoring period approaching 5,000 sqm had actually been lost from the supply.

Bath is expected to be the main focus of office development. Its target of 18,000 sqm accounts for 75% the district target. However, since 2001 office development in Bath has fallen significantly behind the rate of delivery required by Policy ET.1. Although 8,950 sqm of space has been delivered since 2001, this has been more than offset by the loss 11,131 sqm 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 7,000 sqm.

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 17,500 sqm of space to come forward. This will help to close the gap on the Local Plan target, although a shortfall of approximately 6,000 sqm is forecast. Moreover, the supply that is forecast to come forward is not in the centre of Bath, the majority being out of centre along the Lower Bristol Road and as part of a mixed use development at Odd Down.

The RSS sets demanding job growth targets for Bath and North East Somerset. A range of urban renewal opportunities have been identified in central Bath and 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 in the Homebase area. The Council estimates that 35,000 sqm of space could be delivered here. New office space in the centre of Bath could be supplemented by strategic suburban opportunities that have been identified and at the proposed urban extension to the south west of the city. The strategy for longer term growth will come more sharply into focus as the Core Strategy gathers momentum during 2009.

The development of office space elsewhere is less critical to the health of the district's economy though it will enable the growth of local business enterprise. There has been little activity to date although 2,972 sqm at Bath Business Park, Peasdown St John was completed during the monitoring period. A number of units have already been occupied by:

- Von Essen Hotels (485 sqm)
- Halsall Construction (574 sqm – relocating HQ from Radstock)
- Pave Financial Management (relocating from central Bath)

New space is set to come forward through construction at GDS.1/ St Peters Factory and GDS.1/ Radstock Railway Land to contribute to the demand for space in Midsomer Norton and Radstock. A small amount of office floorspace 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 45,000 sqm. At the end of the monitoring period 41,541 sqm had been released from the supply showing that there is little scope for further releases of industrial land in the short term. There are important spatial variations to note across the district.

In Bath industrial land has been released from the supply. In Bath the rate of loss is approaching the allowance of Policy ET.1 so that by the end of the monitoring period about 15,000 sqm had been released against the allowance of -17,500 sqm. The balance of the current stock of planning permissions suggests that there will be no further losses in the short term. However, two planning applications relating to land on the Lower Bristol Road and involving a combined loss of (7,158sqm) were pending consideration at the end of the monitoring period. In the medium to longer term much industrial floorspace will likely be released at GDS.1/B1 Bath Western Riverside as its redevelopment for housing gets underway.

In Keynsham the sole loss of space relates to a site that was allocated in the Local Plan for housing. No further losses are expected in the short term, although the announcement by Cadbury Schweppes that operations will cease at Somerdale could result in the loss of a significant amount of industrial floorspace in the medium term (unless reused or replaced by other space or occupiers).

In contrast Norton Radstock and the Rural Areas have experienced a small 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 is about 5,000 sqm indicating that in the short term Norton Radstock will experience further gains in industrial floorspace – notably at St Peters Factory and through the intensification of Old Mills.

However, the closure of Alcan (23,000 sqm) during the monitoring period could signal that a significant loss of industrial space is on the horizon, depending on the future plans for the site and the existing and evolving planning policy context. Alcan is currently protected as a Core Employment Area under Policy ET.3.

It should be noted that 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.

Data on the rural areas almost entirely reflects activity at the former Polestar Purnell printing factory and Bath Business Park, Peasdown St John.

The printing factory closed in 2006/07 resulting in the loss of 33,000 sqm and will be redeveloped with housing and a small amount of industrial space (3,150 sqm) together will a small amount of office space.

At Bath Business Park 5,905 sqm of industrial space was completed during the monitoring period. The 2ha of land remaining at Bath Business Park could yield between 4000 and 5000 sqm of industrial space. Without any detailed consent it is unlikely that this land will come forward before 2011.

Town Centres

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

BD4: Total amount of completed floorspace for town centre uses within (i) town centre areas and (ii) the local authority area.

	A1 Retail	A2 Services	B1a	D2 Leisure
Within Town Centres				
Bath	0	0	0	0
Keynsham	0	0	0	0
Midsomer Norton	0	0	0	0
Radstock	0	0	0	0
Total Centres	0	0	0	0
Outside Town Centres				

Southgate

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

5.2 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

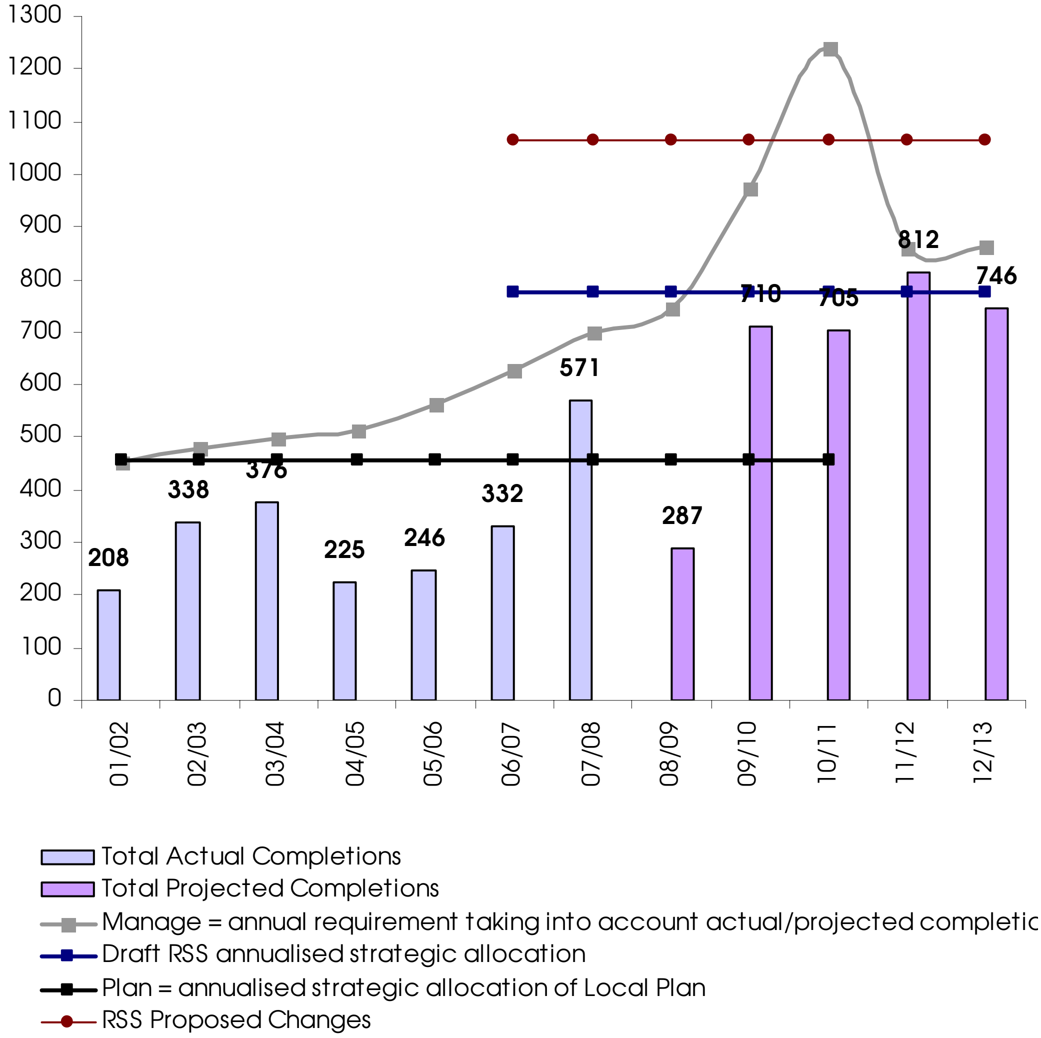
Housing Trajectory

H1(a)	Local Plan 1996 – 2011 Average annual net dwelling requirement	**6,855** **457**
H2(b)	*Draft RSS 2006 – 2026* *Average annual net dwelling requirement*	***15,500*** ***775***
H2(c)	*RSS Proposed Changes 2006 -2026* *Average annual net dwelling requirement*	***21,300*** ***1,065***
H2(a)	Net additional dwellings since the start of the Local Plan period	**4621**
H2(b)	Net additional dwellings for 2007/08	**571**
H2(c)	Projected net additional dwellings up to end of the Local Plan period. Note: 2234 dwellings must be delivered by the end of the plan period in order to achieve the Local Plan target of 6,855 dwellings by 2011.	**1,746**
H2(d)	The annual average number of net additional dwellings needed to meet Local Plan housing requirements, having regard to previous year's performance.	**745**

The 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) and beyond to 2013.

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.

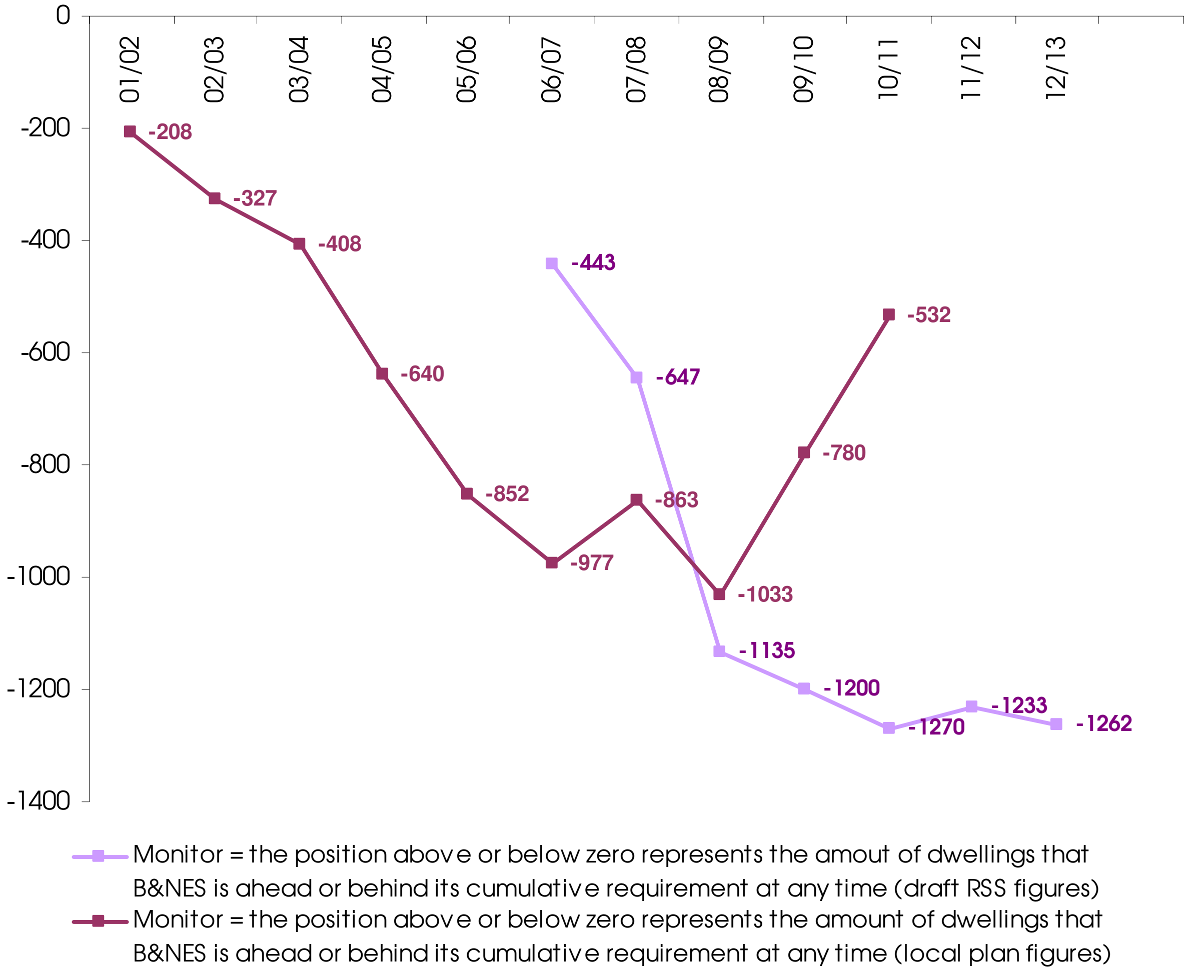
Part (i) of the housing trajectory shows completions to date during the plan period and anticipated completions during the remainder of this period and beyond to 2013 in order to cover the full 5 year housing supply period. These completions are set against the indicative annualised average requirement of the Local Plan. As a result of delivery rates (both past and anticipated) the real annual average requirement changes over time. The average annual housing delivery requirement (775) of the draft SW RSS is shown for information. In July 2008 the Secretary of State published her proposed changes to the draft SW RSS which increased the average annual housing requirement to 1065.



Delivery during 2007/08 was above the average annual rate of 457 needed to meet the Local Plan requirement of 6,855 by 2011. However preceding years of low completions result in the need for very high delivery in the last three years of the plan period.

At the end of the 2007/08 monitoring period 4,621 dwellings had been delivered at an average annual rate of 385. In order to meet the Local Plan requirement an average of 745 units will be needed for the next 3 years. However with forecast delivery for 2008/09 estimated to be just 287, the final 2 years of the plan period will need to see delivery rates of 974 dpa. This level of development is unlikely to occur. Whilst increased delivery rates are expected in the final two years of the plan period; a shortfall against the strategic local plan requirement is forecast.

Part (ii) of the housing trajectory shows the housing supply position against the indicative cumulative target at any given point in time. This is shown against both the Local Plan requirement and the draft RSS figures. The position in relation to the Secretary of State's proposed changes is not shown.



In the context of the Local Plan requirement part (ii) of the housing trajectory indicates that at the end of the plan period a shortfall of 532 dwellings is likely.

At the end of the 2007/08 monitoring period housing delivery was 863 units behind the indicative cumulative requirement of 5484 (457 x 12) at this point in the plan period. Put another way housing delivery in B&NES is just under 2 years behind schedule (863 / 457 = 1.9 years). This is a slight improvement on the situation last year when B&NES was 2.13 years behind schedule.

Taking into account the draft RSS figures, and looking at the first 7 years of the RSS's lifespan; whilst the graph shows a sharp decrease during the initial three years of the plan period, it then remains broadly constant at around 1200 dwellings under supply for each year between 2010 and 2013.

Assessment of Plan Period and 5 Year Housing Supply (1st April 2008 – 31st March 2013)

PPS3 requires LPAs to assess and demonstrate the extent to which existing land already fulfils the requirement to identify and maintain a rolling 5 year supply of deliverable land for housing (para 7).

The Council has used the housing provision figures of the B&NES Local Plan as the basis for determining the first 3 years of required supply.

The B&NES Local Plan housing requirement is 6,855 1996-2011 at a rate of 457dpa.

At 1st April 2008, 4,621 dwellings had been completed.

To achieve the Local Plan requirement a further 2234 dwellings must be completed by the end March 2011 at a rate of 745 dpa.

An assessment of the housing land requirement for the 4th and 5th years 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 775dpa for B&NES 2006-2026 to achieve a target of 15,500 new homes within this period. Taking into account the completions achieved in the first two years of this period, this figure has been adjusted to reflect what needs to be delivered in the remaining 18 years. This has been calculated to be a target of 811 dpa.

Taking into account these targets, B&NES assesses that the level of housing required over the full 5 year period is 2234 + 811 + 811 = **3856**.

For information

It is likely that the RSS will be adopted in its final form at the end of the 2008/09 financial year. Bath & North East Somerset has expressed significant concerns over the level of development set out in the changes. If the RSS were to be adopted with a requirement of 21,300 dwellings (1065 per annum) for Bath and North East Somerset and this was applied to the current 5 year housing supply block of 2008/13 the housing land supply requirement would be arrived at as follows.

Subtracting completions for 2006-2008 (903 dwellings) away from the RSS requirement of 21,300 would require 20,397 dwellings to be delivered at an average annual rate of 1133 during the next 18 years.

This would result in a 5 year housing land supply requirement of 5 x1133 = 5,665

The components of supply data in the following table show a shortfall of -576 against the 5 year housing supply requirement of 3,856. Against a requirement of 5,665 there would be a shortfall of 2,385 and just 2.9 years of deliverable supply.

The Components of Supply

		LP Period Deliverability	5 year Deliverability
A	Allocated sites with PP and s106	450	682
B	Allocated sites without PP	805	1997
C	Large sites with PP	219	253
D	Small sites with PP	228	328
E	Windfall allowance	0	0
F	Plan Period / 5 year deliverable supply	1702	3260
G	Remaining Plan Period / 5 year requirement	2234	3856
H	Under Supply	-532	-596
I	Number of years supply	n/a	**4.25**

Breakdown of 5 Year Supply Components

		Remaining Capacity	LP Period Deliverability	5 year Deliverability
A	**Allocated sites with planning permission**			
B3	Rush Hill	29	29	29
B4	Southgate	92	92	92
B13	St Martins Hospital	37	37	37
NR2	Radstock Railway Land	210	50	210
NR9	Chilcompton Road	22	22	22
NR11	Hazel Terrace	24	24	24
V3	Paulton Printing Factory I	161	121	161
NR4	St Peters Factory/Jewsons	107	75	107
	Sub Total	**682**	**450**	**682**
B	**Allocated sites without planning permission**			
B1	Bath Western Riverside	2872	177	497
B2	MoD Foxhill	300	0	0
B7	Englishcombe Lane	45	45	45
B12	Lower Bristol Road West	150	50	150
B14	St Mary’s School	15	15	15
B16	Podium and Hilton	85	0	0
K1	Cadbury Somerdale	150	0	125
K2	South West Keynsham	530	100	275
NR13	Coomb End	30	20	30
NR14	Welton Packaging	100	30	100
NR15	Cautletts Close	110	30	110
V3	Paulton Printing Factory II*	421	130	291
V3	Paulton Printing Factory III	210	110	210
V7	Goosard Lane	16	0	16
V8	Radford Retail Systems	38	38	38
V10	Wellow Lane	95	60	95
	Sub Total	**5167**	**805**	**1997**
C	**Large sites with planning permission**			

Bath				
14-16 Monmouth Place		14	14	14
Smiles Stores, St Georges Place		12	12	12
Lymore Yard, Odd Down		10	10	10
St Peters Hall, Westmoreland		13	13	13
Manor Road, Weston		13	13	13
7 - 10 Kelso Place Lower Weston		14	14	14
Bruton Avenue Garages, Bear Flat		12	12	12
7-9 Broad Street		10	10	10
Keynsham				
Yard at Pool Barton		11	5	11
Hawthorns House		30	30	30
Land Behind 94-96 Temple Street		14	5	14
12A Caernarvon Road		15	8	15
Fairholm Manor, 130 Wellsway		12	0	12
Norton Radstock				
77 Charlton Road, MSN Redfield		12	12	12
Builder's Yard, Frome Road		10	10	10
Villages				
Freshford Mill		21	21	21
Hither Hayes Dairy, Paulton		14	14	14
Timsbury Road		16	16	16
	Sub Total	**253**	**219**	**253**
D	**Small sites with planning permission**	**703**	**228**	**328**
E	**Windfall allowance**	**0**	**0**	**0**
	TOTAL	**6,817**	**1,702**	**3,270**

Note: 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 in relation the 5 year land supply requirement alongside the slower than anticipated delivery of major development sites at BWR and SW Keynsham

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.

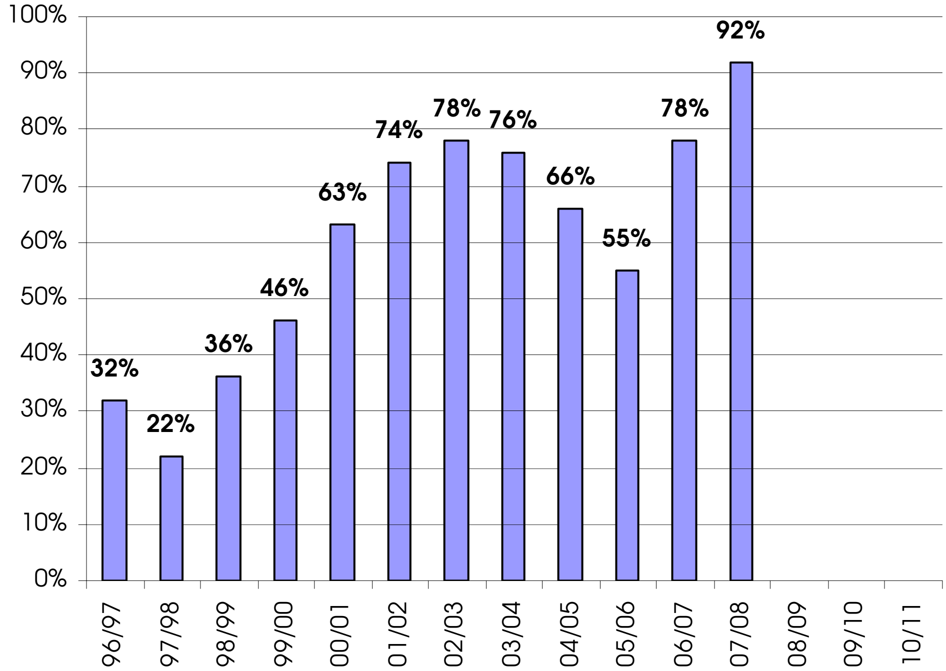
Para 69 of PPS3 states that:

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.

H3: Percentage of new and converted dwellings on previously developed land

This indicator reports only on those gross completions (new build dwellings plus gains from change of use and conversions) on PDL as a total and percentage of all gross completions.



92% equates to 550 of the 597 total gross completions for 2007/08.

PPS3 states that the priority for development is previously developed land (PDL) and that at least 60% of new housing should be delivered on it. It is apparent that the percentage built on PDL is high and shows a commendable increase since the beginning of the plan period.

H4: Net additional pitches (Gypsy and Traveller)

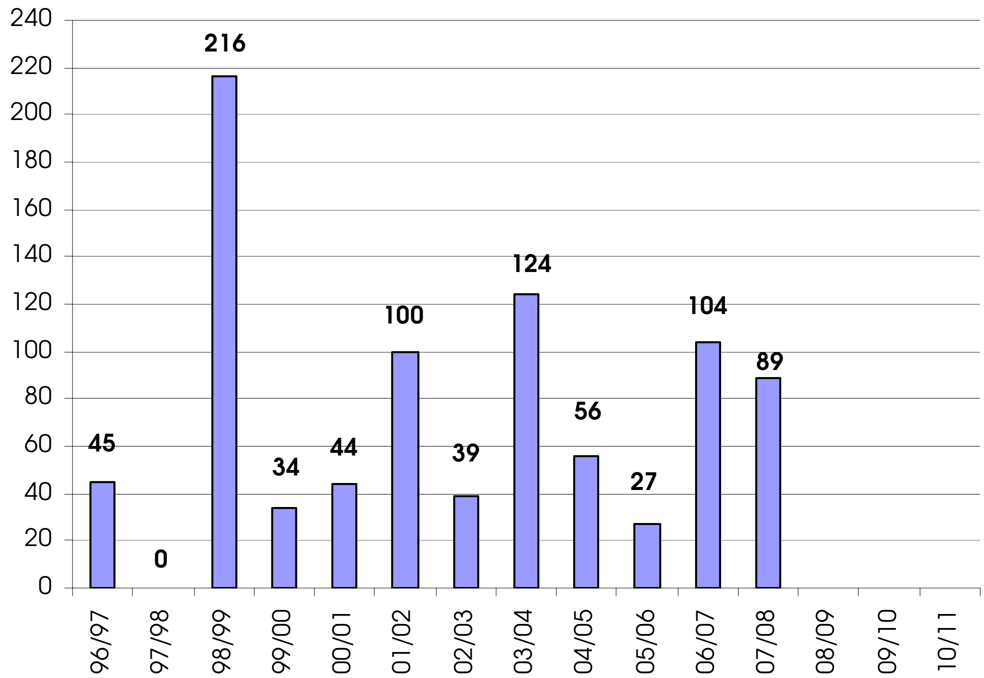
Policy GT.1 of the emerging RSS requires that 20 transit and 19 permanent pitches be identified for the period to 2016 period. In accordance with Circular 1/2006 the Core Strategy will include a criterion based policy to guide the selection of pitch locations. These will be identified in a supporting Site Allocations DPD.

H5: Gross Affordable Housing Completions

Policy HG.8 of the Local Plan 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)

Affordable housing is measured in gross terms i.e. the number of dwellings completed through new build, acquisitions and conversions. This does not take account of losses through sales of affordable housing and demolitions. Affordable housing includes both social-rented housing and intermediate housing.



H6: Housing Quality – Building for Life Assessments

The indicator has been introduced to show the level of quality in new housing development. It will measure the number and proportion of total new build completions on large housing sites (10 units or greater) reaching very good, good, average and poor ratings against the CABE 'Building for Life' criteria. No information is presented for the last monitoring period but will be included in the future.

5.3 Environmental Quality

Flood Protection and Water Quality

<u>Plan Objectives</u>

E. 6 To maintain and improve the quality of water resources necessary for the well being of the natural environment and for Consumption

<u>Plan Policies</u>

NE.13 Water Source Protection Areas
NE.13A Bath Hot Springs
NE.14 Flood Risk

<u>National Core Output Indictors</u>

E1: Number of planning permissions granted contrary to the advice of the Environment Agency on:

(i) Flood defence grounds

<u>Environment Agency's comments on planning applications 2007/08</u>

Number of applications commented on by EA on flood risk grounds during 2007/08	23
• PPS25 – Request for FRA/FCA	11
• Unsatisfactory FRA/FCA submitted	10
• Insufficient info – Flood Risk	2
Approvals for development subject to EA requested conditions to mitigate flood risk	-
Approvals for development following satisfactory receipt of EA requested flood risk assessment	-
Refusals in line in EA advice	-
Approvals contrary to EA advice	-
Still pending decision at 31st March 2008*	-

(ii) Water quality grounds

<u>Environment Agency's comments on planning applications 2007/08</u>

Number of applications commented on by EA on water quality grounds during 2007/08	1
• Unsatisfactory sewerage system	1
Approvals contrary to EA advice	0

Biodiversity

<u>Plan Objective</u> E.6 To secure the effective stewardship of the area's biodiversity (wildlife and habitats), and geology **<u>Plan Policies</u>** 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

<u>National Core Output Indictors</u>

E2: Change (losses or additions) in areas of biodiversity importance,

Areas of biodiversity importance are recognised in the RSS and Local Plan and emerging Core Strategy for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. This includes (SSSIs, sites of importance for Nature Conservation and other local sites.

'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). 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.

Change in priority habitats	
Priority habitats	No change to ha

Change in areas designated fof 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 Generation

Types	M'watts of Energy	M'watts of Heat
Wind: onshore	0	0
Solar photovoltaics	0	0
Hydro	0	0
Landfill gas	0	0
Sewage sludge digestion	0	0
Municipal (and industrial) solid waste combustion	0	0
Co-firing of biomass with fossil fuels	0	0
Animal biomass	0	0
Plant biomass	0	0
Total	0	0

Renewable energy in B&NES is currently only generated by small scale householder installations. There are currently no major developments/installations with planning permission.

Policy RE1 of the draft South West Regional Spatial Strategy (RSS) 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 order to assess the local viability of the anticipated RSS policies and targets on renewable heat, renewable electricity, building-integrated and on-site renewable energy and sustainable construction standards (residential and non residential); a renewable energy study has been commissioned. This will inform the Core Strategy

This indicator can be bundled with other national indicators to provide wider information relating to climate change including; NI 185 Co_2 reduction from Local authority operations; NI 186 Per capita reduction in Co2 emissions in the LA area; and NI 188 Planning to Adapt to climate change.

5.4 Minerals

<u>Plan Objectives</u>

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

<u>Plan Policies</u>

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

<u>National Core Output Indictors</u>

M1: Production of primary land won aggregates (tonnes)

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Crushed rock						
Sand and gravel						
Total	10,000	No data	No data			

M2: Production of (i) secondary and (ii) recycled aggregates

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

Recycled aggregate is construction, demolition and excavation waste recycled for use as aggregate.

5.5 Waste

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 Council's 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 Core 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

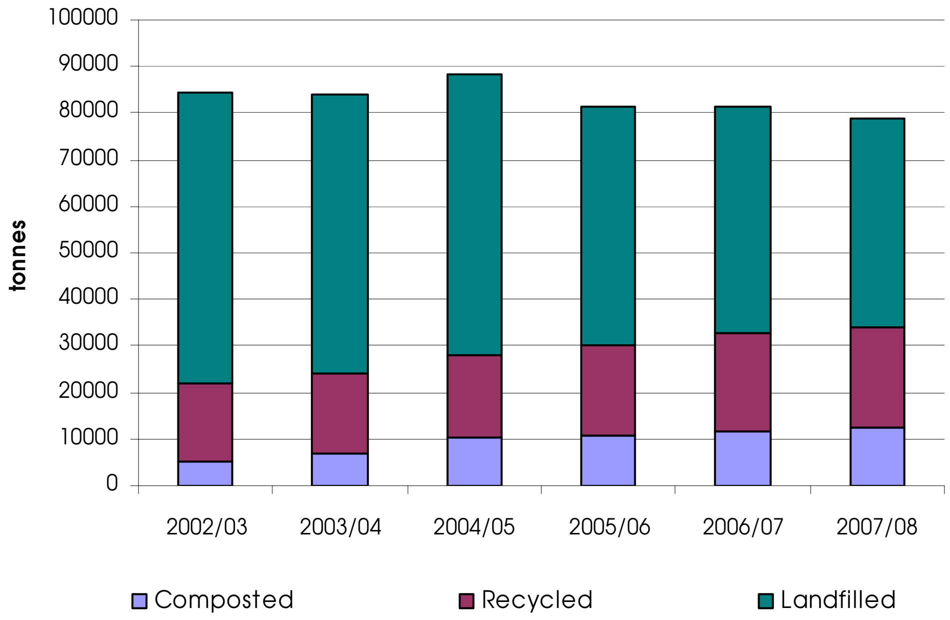
Amount of municipal waste arsing and managed by type

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Total household waste	84,369	84,252	88,470	81,753	82,081	79,430
Composted	5,187	6,931	10,207	10,897	11,687	12,647
Recycled	16,853	17,344	17,812	19,326	21,001	21,464
Landfilled	62,329	59,890	60,359	51,430	48,713	44,942

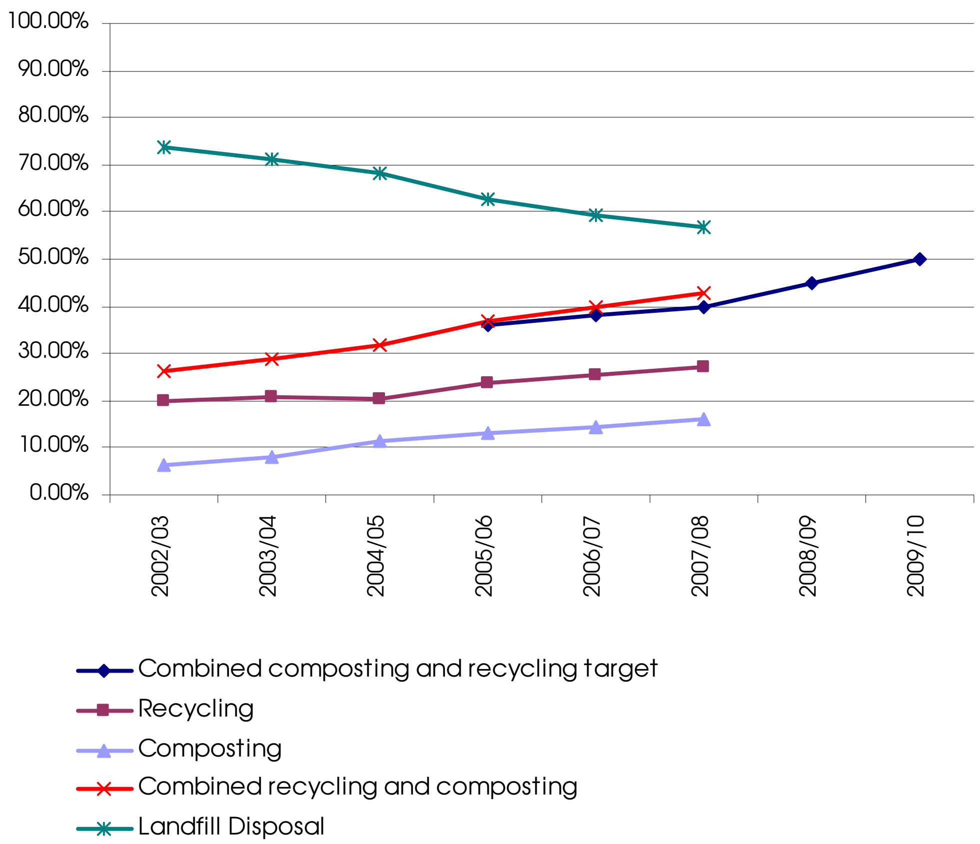
The percentage each management type represents of the waste managed

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Composted	6.15%	8.23%	11.54%	13.33%	14.24%	15.92%
Recycled	19.98%	20.59%	20.13%	23.64%	25.59%	27.02%
Composted + Recyled	26.12%	28.81%	31.67%	36.97%	39.89%	42.94%
Landfilled	73.88%	71.08%	68.23%	62.91%	59.35%	56.58%

Amount of municipal waste arising by type



The percentage each management type represents of the waste managed



The Council made good progress during the last monitoring period and has exceeded the target (set by the Waste strategy) 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.

5.6 Transport

<u>Plan Objectives</u>

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

<u>Plan Policies</u>

T.1 The integration of development and transport

T.24 Development Control

T.26 On-site servicing and parking

<u>Local Indicators</u>

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%	At least 83%		
Hospital	36%	37%	23%		
Primary School	84%	91%	At least 83%		
Secondary School	81%	90%	At least 83%		
Employment	83%	90%	At least 83%		
Major Retail Centre	78%	94%	At least 83%		

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 against this indicator.

Based on 2007/08 completions data for the urban areas of the district, at least 83% of new residential development can meet the criteria of this indicator aside from access to a hospital. Clearly access to the Royal United Hospital, Bath is an issue. Some rural development will be able to access these services and facilities and calculations are on going. The final percentage for most elements is likely to lie between 83% and 90%. Accessibility to RUH will likely remain at around 23%.

Planning Services
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