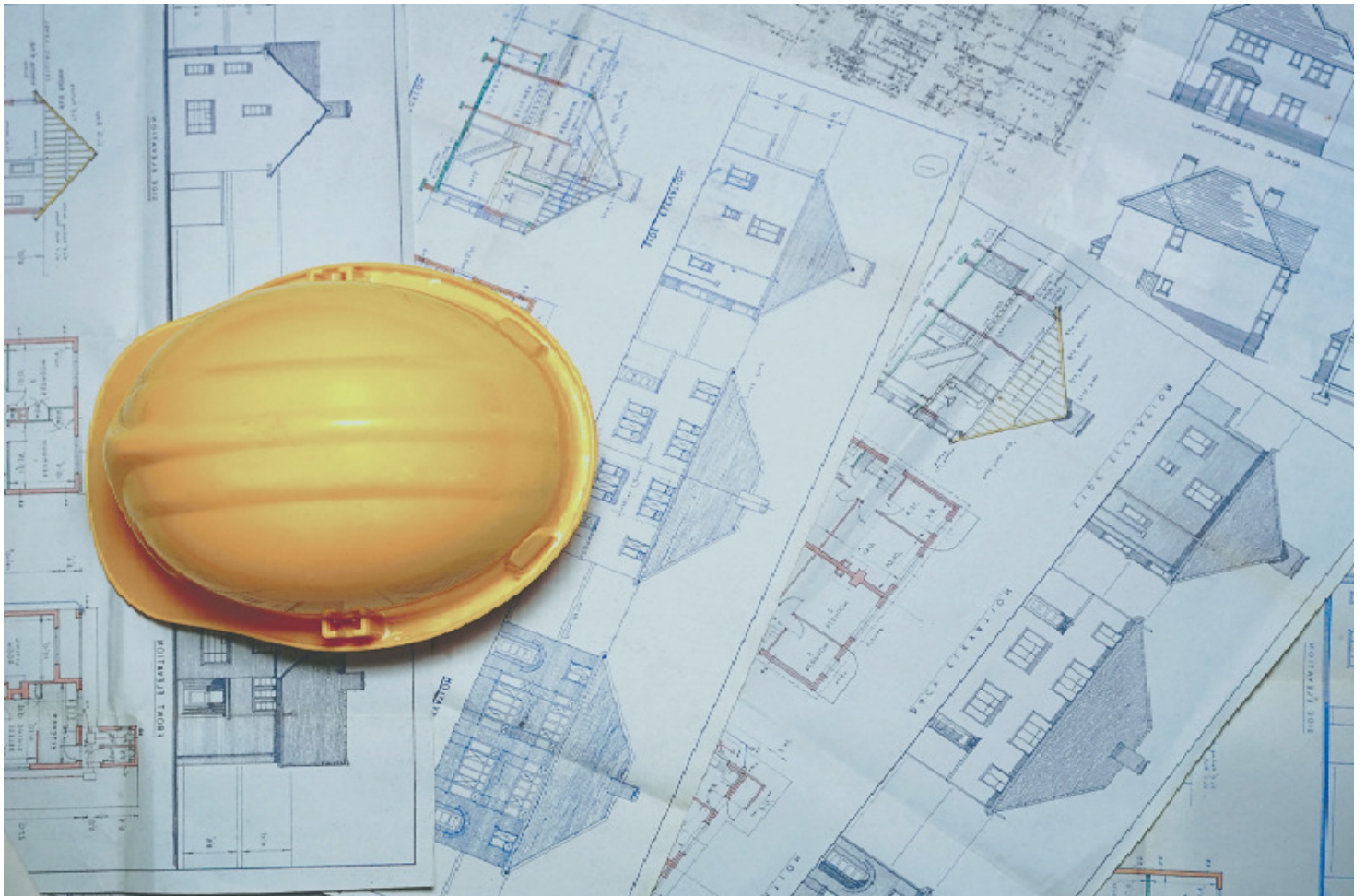


LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2008-2009



Bath and North East Somerset
Local Development Framework

**Bath & North East
Somerset Council**

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Somerset Council**

**LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT
2008-2009**

Planning Services
Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath
BA1 2DP

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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 fifth AMR to be produced and it reports on the period, April 2008 to March 2009 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 policies 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:

Core Output Indicators:

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 Councils 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 the indicators used in this AMR reflect this.

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. 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 cabinet on the 14th January 2009 and came into effect on 9th of March 2009. This version is the third review of the LDS which was first published in February 2005. The LDDs that were to be progressed during 2008/09 are set out in the table below. Whilst this AMR covers the period 1st April 2008 – 31st March 2009, an update on progress to October 2009 has been included to ensure. Comments are made in relation to progress against the timetable of the March 2009 LDS.

Amendments to The Planning Act 2008 came into force on April 6th 2009 and this detailed that supplementary planning documents are no longer required to be listed in the Local Development Scheme. As this was after the monitoring period and the adopted LDS contains the SPDs, the progress of the SPDs has been recorded in this AMR.

PART 1 MILESTONE AS AT APRIL 2008

Local Development Document	Progress from April 2008 to March 2009
Statement of Community Involvement	<p>LDS Milestones: Addendum to be published alongside adopted SCI in March 2009.</p> <ul style="list-style-type: none"> • Completed on time. <p>Conclusion: LDS Milestones met for 2008-09.</p>
Core Strategy DPD	<p>LDS Milestone: No milestones in the timeframe of the AMR.</p> <p>Progress since March 2009 : Core Strategy spatial options public consultation programmed to commence on 19th October 2009. This meets the milestone for publication of issues and alternative options in Sept –Oct-2009.</p> <p>NB Whilst the authority has maintained good progress against its LDS milestones, the impact of the delay to the RSS for the south west on the Council’s Core Strategy programme may require a review of the LDS during 2010.</p>
Site Allocations DPD	<p>LDS Milestone: No milestones in the timeframe of the AMR.</p> <p>Pre-production on the document to commence August 2010.</p>
Joint Waste Core Strategy DPD	<p>Progress:</p> <p>The four unitary authorities of Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire are preparing a Joint Waste Core Strategy.</p> <p>The Joint Waste Core Strategy (JWCS) sets out the strategic spatial planning policy for the provision of waste management infrastructure to treat all waste streams, municipal, industrial and commercial waste. The JWCS is a key development plan document that sits within each authority’s Local Development Framework.</p>

	<p>Key issues for the JWCS are to move waste management away from landfill, reduce waste production, encourage recycling and composting and focus on recovering value from any residual waste which remains.</p> <p>The JWCS is not concerned with specific technologies and is separate from the processes for procuring facilities to treat household waste.</p> <p>Implementation of the Joint Waste Core Strategy will be monitored throughout its lifetime. Monitoring will be a critical tool to understand capacity provision and future capacity requirements throughout the plan period.</p> <table border="1" data-bbox="515 591 1445 887"> <tr> <td data-bbox="515 591 1150 656">The JWCS Submission Document to be considered by Cabinets and Councils</td> <td data-bbox="1150 591 1445 656">Oct-Nov 2009</td> </tr> <tr> <td data-bbox="515 656 1150 721">Consultation on the JWCS Submission Document relating to issues of 'soundness'.</td> <td data-bbox="1150 656 1445 721">Jan/Feb 2010</td> </tr> <tr> <td data-bbox="515 721 1150 786">Consideration of outcomes from consultation.</td> <td data-bbox="1150 721 1445 786">Feb/March 2010</td> </tr> <tr> <td data-bbox="515 786 1150 851">Submission of the JWCS to Secretary of State.</td> <td data-bbox="1150 786 1445 851">April/May 2010</td> </tr> <tr> <td data-bbox="515 851 1150 887">Examination in Public</td> <td data-bbox="1150 851 1445 887">2010</td> </tr> </table> <p>The key milestones and remaining timetable for submission of the JWCS to the Secretary of State is set out below.</p> <p>Timetable</p> <p>Details of JWCS consultations and other supporting documents including the independent technical reports commissioned by the authorities to form the evidence base and inform the JWCS, can be found at the West of England Partnership website at: http://www.westofengland.org/waste/planning</p> <p>The JWCS is a separate document from the Joint Residual Municipal Waste Strategy (JRMWS) produced by the four Unitary Authorities of the West of England Partnership, which deals exclusively with municipal waste and is primarily aimed at reducing the amount of municipal waste going to landfill. The JRMWS can be viewed at: http://www.westofengland.org/media/103813/waste_strategy_summary_short.pdf</p>	The JWCS Submission Document to be considered by Cabinets and Councils	Oct-Nov 2009	Consultation on the JWCS Submission Document relating to issues of 'soundness'.	Jan/Feb 2010	Consideration of outcomes from consultation.	Feb/March 2010	Submission of the JWCS to Secretary of State.	April/May 2010	Examination in Public	2010
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Consideration of outcomes from consultation.	Feb/March 2010										
Submission of the JWCS to Secretary of State.	April/May 2010										
Examination in Public	2010										
Gysies, travellers and travelling showpeople site allocations DPD	<p>No LDS milestone in the reporting period.</p> <p>Progress since March 2009: Commencement to start July 2009 and this is on track.</p>										
Planning Obligations SPD	<p>Adopted on 8th July 2009.</p> <p>First review now underway.</p>										
Locally Important Buildings SPD	<p>Now deleted from the LDS due to the limited resources.</p>										
Sites of Nature	<p>Currently removed from the LDS.</p>										

Conservation Interest SPD	
Strategic Site SPD's -Bath central and river corridor -Keynsham town centre -Midsomer Norton town centre -Radstock town centre	Milestone in the LDS : pre-production Jan - Dec 2009 Progress: work has commenced as programmed on these SPDs.
Bath Public realm SPD	Milestone in the LDS: Public participation Jan 2009 Progress: Public participation period ran from 8 th Jan – 20 th Feb 2009 and the document was subsequently endorsed by the Council. It is however no longer to be progressed as an SPD.

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:

- Planning Obligations SPD
- Joint Waste Core Strategy

Consultation statements are available on both these documents for further information.

	Public consultation	Consultation statement	Statement of compliance with SCI
Planning Obligations SPD	30 th October - 10 th December 2008	√	√
Joint Waste Core Strategy	January 15th- March 12th 2009	√ See West of England Partnership website	√

Community involvement in planning applications

There are several examples of developer led consultations:

Bath: Holcombe Green, Pennyquick View
 Keynsham: Former Temple Primary School, Former Temple Infant School.

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-2008 Population Estimates

		B&NES	WoE	South West
37	All Ages	180,300	1,066,100	5,209,200
38,41	Children 0-15	30,100 (16.7%)	187,000	922,200
39,42	Working Age 16-64M/59F	113,900 (63.2%)	681,200	3,115,200
40,43	Older People 65M/60F +	36,200 (20.1%)	197,800	1,171,800

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 2008-based Subnational population estimates

		B&NES	South West	England
44	Projected Population 2008	180,300	5,209,200	51,446,200

Ethnicity (Revised mid-year 2007 estimates Experimental Statistics)

		B&NES	South West	England
51	Black and Ethnic Minority Population	5.8%	4.6%	11.7%

ECONOMIC DEVELOPMENT

Unemployment Rate Jan 2008-Dec 2008 (ONS Annual Population Survey)

		B&NES	WoE	South West	UK
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11(A)	Unemployment Rate	3.4%	3.7%	4.2%	6%
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Economic Activity/Inactivity Rate Jan 2008– Dec 2008 (ONS)

		B&NES	WoE	South West	England & Wales
12	% Working Age Active	81.1	81.4	81.6	78.7
13	% Working Age Inactive	18.9	18.6	18.4	21.3

Employment by Occupational Group Jan 2008-Dec 2008

		B&NES	WoE	South West	England & Wales
20	Managers and senior officials	18.3	16.6	16.4	15.9
21	Professional	14.8	14.4	11.9	13.0
22	Associate professional and technical	14.2	14.3	14.4	14.5
23	Admin and secretarial	9.4	12.5	10.9	11.4
24	Skilled trades	9.1	9.8	12.3	10.7
25	Personal service	9.5	7.7	8.8	8.1
26	Sales and Customer Service	8.5	8.1	7.9	7.5
27	Process, plant and machine operatives	4.9	5.9	6.0	7.0
28	Elementary	11.2	10.6	11.3	11.4
29	Other Flexibility	4.6	4.9	4.2	4.6

Average (mean) earnings (2008 ONS Annual Survey of Hours and Earnings)

		B&NES	WoE	South West	England & Wales
30	Workplace Based	£23,435	£24,950	£23,537	£25,333
31	Residence Based	£25,637	£25,435	£23,930	£25,363

Qualifications (Jan 2008- Dec 2008, Annual Population Survey)

		B&NES	WoE	South West	England & Wales
65	% with NVQ4+	34%	31.9%	28.3%	28.6%
75	% of LEA pupils obtaining 5 or more GCSEs (grade A-C)	69.1%	62%	63.2%	64.8%

HOUSING

Average House Prices (Land Registry House Price Index)

		B&NES	WoE	South West	England & Wales
--	--	------------------	------------	-------------------	----------------------------

35	April 2005	£203,554	£169,277	£169,146	£157,583
35	April 2006	£209,136	£174,457	£176,369	£163,765
35	April 2007	£229,085	£194,332	£191,342	£178,237
35	April 2008	£237,484	£200,122	£194,689	£182,466
35	April 2009	£201,605	-	£160,159	£152,847

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%

CRIME (data from the Home Office)

	Total crime per 1000 populations	B&NES	Bristol	N.Somerset	S. Glos
36	2005/06	83.8	179.7	82.8	77.9
36	2006/07	90.7	175.5	89.8	80.3
36	2007/08	79.1	156.1	69.0	74.7
36	2008/09	69.5	141.9	68.8	73.5

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	73km ²	21%
Mendip Hills AONB	37km ²	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	3862	2180	1062	2049
	Historic Parks & Gardens	14	8	7	7

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

OPEN SPACE – no loss

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

Haycombe Cemetery, Royal Victoria Park and Keynsham Memorial Park have all received green flag status in 2008. This was the 6th consecutive year that Royal Victoria Park had received the award.

5.0 CORE OUTPUT INDICATORS

5.1 Business Development and Town Centres

Business Development

Plan Objectives

- 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

Plan Policies

- 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

National Core Output Indicators

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.

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 monitored as a means of informing planning decisions.

During the period 2001-2011 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 2008/09

The following tables present a summary of the office floorspace supply position (in sqm) 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	10,234 (5,489)	-11,270 (-139)	-1,036 (5,350)
Keynsham	213(0)	-1,117 (0)	-904 (0)
Norton Radstock	1,450 (922)	-281 (0)	1,169 (922)
Rural Areas	3,206 (0)	0 (0)	3,206 (0)
Total	15,103 (6,411)	-12,668 (-139)	2,435 (6,272)

Note: First figure in each column is development for the period 2001/02 – 2008/09. The figure in brackets is development during last financial year (BD1). For the purposes of BD2, 95.6% of office development took place on previously developed land (PDL) during 2008/09.

Progress in relation to Policy ET.1

	2009 Target	2011 Target	Position in relation to 2011 target
Bath	14,400	18,000	-19,036
Keynsham	0	0	-904
Norton Radstock	1,600	2,000	831
Rural Areas	3,200	4,000	-794
Total	19,200	24,000	-19,903

Floorspace Supply to 2011 (BD3)

	Gains	Losses	Net Supply
Bath	10,931	-1345	9,586
Keynsham	1,798	-140	1,658
Norton Radstock	5,097	-1,031	4,066
Rural Areas	0	0	0
Total	17,826	2,516	15,310

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 18.

Industrial Development Key Data 2001/02 – 2008/09

The following tables present a strategic summary of the industrial floorspace supply position (in sqm) 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	1,562 (0)	-16,829 (0)	-15,267 (0)
Keynsham	0 (0)	-900 (0)	-900 (0)
Norton Radstock	7,895 (1,267)	-4,907 (0)	2,988 (1,267)
Rural Areas	5,905 (0)	-33,000 (0)	-27,095 (0)
Total	15,362 (1,267)	-55,636(0)	-40,274 (1,267)

Note: First figure in each column is development for the period 2001/02 - 2008/09. The figure in brackets is development during last financial year. For the purposes of BD2, 91.5% of industrial space was built on previously developed land in the last year.

Progress in relation to Policy ET.1

	2009 Allowance	2011 Allowance	Remaining loss capacity in relation to 2011 Allowance
Bath	-14,000	-17,500	2,233
Keynsham	-2,800	-3,500	2,600
Norton Radstock	-11,200	-14,000	16,988
Rural Areas	-8,400	-10,500	-16,595
Total	-36,400	-45,500	5,226

Floorspace Supply to 2011 (BD3)

	Gains	Losses	Net
Bath	802	-5300	-4,498
Keynsham	240	0	240
Norton Radstock	1,411	-1031	380
Rural Areas	530	0	530
Total	2,983	-6331	-3,348

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 19.

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 there was a total net gain of 2,435sqm across the period 2001,02 – 2008/09. This shows an increase in the rate of office space developed this monitoring year which has led to a gain in the overall figure; this is in contrast to the position at last year's AMR when supply was at a 5,000 sqm loss.

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 10,234 sqm of space has been delivered since 2001, this has been more than offset by the loss of 11,270 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 9,586 sqm of space to come forward. This will help to close the gap on the Local Plan target, although a net shortfall of around 9,500 sqm is forecast.

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 is developed.

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 in office space development outside of Bath in this monitoring period other than completion of part of the development at the St Peters Factory site in Westfield and at Excelsior Terrace in Midsomer Norton North.

New space is set to come forward through the final phase of construction at GDS.1/ St Peters Factory and at 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.

Some office space is set to come forward in Keynsham at the Severnside Waste Paper site and the Old Manor House Hotel.

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 a net figure of 40,274 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 there has been no loss of industrial land this year however the rate of loss is approaching the allowance of Policy ET.1 and in the period 2001–2011 about 15,000 sqm has been released against the allowance of -17,500 sqm. In the short term, a small loss (5,300sqm) is anticipated if a planning application relating to land on the Lower Bristol Road is approved, this is pending consideration as of November 2009. 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. In the short term, no major losses are expected, although a small loss of 140 sqm is expected due to a change of use of a unit from offices to residential. In the medium term, the announcement by Cadbury Schweppes that operations will cease at Somerdale could result in the loss of a significant amount of industrial floorspace (unless reused or replaced by other space or occupiers).

In contrast Norton Radstock has experienced a small net gain in industrial floorspace in this monitoring period. The balance of the current stock of planning permissions indicates a further short term net gain in industrial floorspace in Norton Radstock - notably at St Peters Factory.

It should be noted that allowance for the managed release of industrial land in Policy ET.1 supposed the deletion of Policy GDS.1/V6 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, Peasedown 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 with a small amount of office space.

Land remaining at Bath Business Park could yield between 4,000 and 5,000 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	A1/A3	A2 Services	B1a
Bath	1789.1	3682	-3682	-97.1
Keynsham	0	-	0	0
Midsomer Norton	0		0	0
Radstock	0		0	0
Total Centres	1789.1	3682	-3682	-97.1

Information on A1 gains has only been available since 2006. This AMR presents information on completions of permissions granted across the period from 2006-2009, but will be monitored annually from next years AMR.

There are only a handful of completions relating to change of use to A1 during the period in Bath and the majority of these are small changes of use of first floors or basements into A1 use, as well as some extensions to existing shops. The loss of A2 and gain of mixed A1/A3 use is solely attributable to the change of use of the site in the High Street to a coffee shop.

Keynsham, Midsomer Norton and Radstock have not seen any change in these uses over the period.

Southgate

The Southgate redevelopment of Bath City Centre will yield 37,567 m² retail space, including a new Debenhams department store which will trade from 11,600m². After taking account of retail floorspace that will be lost through demolition the net gain in space will be 17,000m². A further 3,522m² of restaurant space and 2,278m² of leisure

space also forms part of the redevelopment. The new Southgate will be completed in three phases from autumn 2009 to autumn 2010, and the first phase opened on 4th November 2009. 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 Indicators

Progress against Local Plan Housing Delivery Target 1996-2011

The Local Plan housing requirement for the period 1996-2011 is 6,855. Progress against this target at the end of the 2008/09 is set out in the table below.

H1(a)	Local Plan 1996 – 2011 (457 pa)	6,855
H2(a)	Net additional dwellings since the start of the Local Plan period	4973
H2(b)	Net additional dwellings for 2008/09	352
H2(d)	Residual Requirement (941 pa)	1,882
H2(c)	Estimated delivery 2009/10-2010/11	849
	Forecast Shortfall	1,033

Housing delivery in Bath and North East Somerset during the Local Plan period is forecast to fall short by about 1,000 dwellings i.e. delivery will be 85% of target. The two largest sites allocated for development in the Local Plan, GDS.1 B1 'Western Riverside (450-600 units by 2011) and GDS.1/K2 'South West Keynsham' (500 units) have not come forward as anticipated.

Progress against Core Strategy Housing Delivery Target 2006-2026

H1(a)	Core Strategy 2006 – 2026 (775 pa)	15,500
H2(a)	Net additional dwellings since the start of Core Strategy period	1,244
H2(b)	Net additional dwellings for 2008/09	352
H2(d)	Residual Requirement (838 pa)	14,256
H2(c)	Estimated delivery 2009/10-2025/26	14,256
	Forecast Shortfall/ Surplus	Nil

Housing Trajectory

The housing trajectory shows past rates of housing completions and projected provision over the lifespan of the Local Plan (1996-2011) and beyond to 2013/14 in order to present supply figures for the next 5 years.

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.

Housing Delivery during 2008/09 fell below the average annual rate of 457 needed to meet the Local Plan requirement of 6,855 by 2011. Combined with preceding years of low completions, there is a need for very high delivery in the last two years of the Local Plan period.

At the end of the 2008/09 monitoring period 4,973 dwellings had been delivered at an average annual rate of 382. In order to meet the Local Plan requirement an average of 941 units will be needed for the next 2 years.

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.

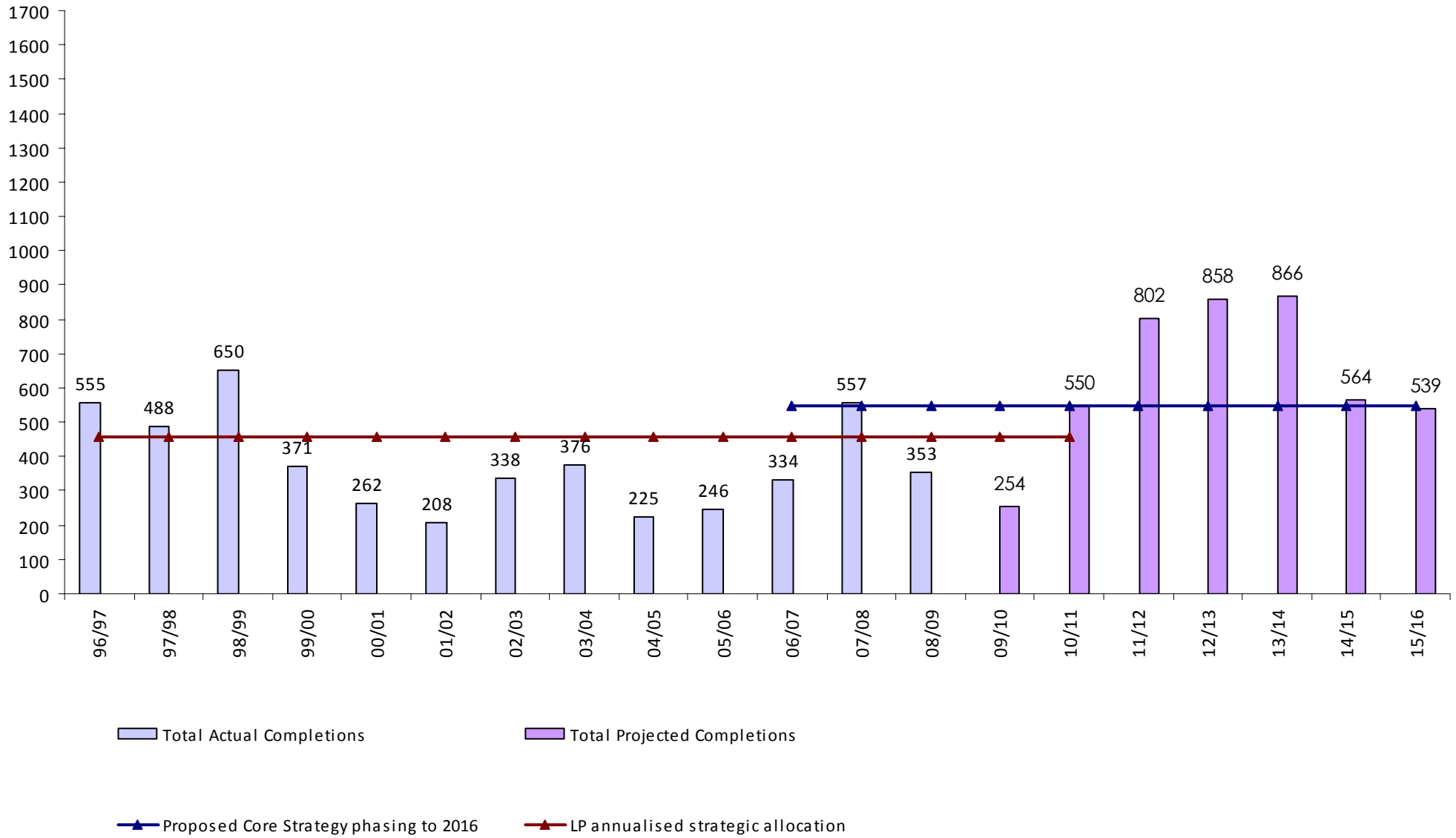
In the context of the Local Plan requirement part (ii) of the housing trajectory forecasts a shortfall of 1,078 dwellings by the end of the Local Plan period.

At the end of 2008/09 housing delivery was 968 units behind the indicative cumulative requirement of 5941 (457×13) at this point in the plan period. Put another way housing delivery in B&NES is just over 2 years behind schedule ($968 / 457 = 2.1$ years).

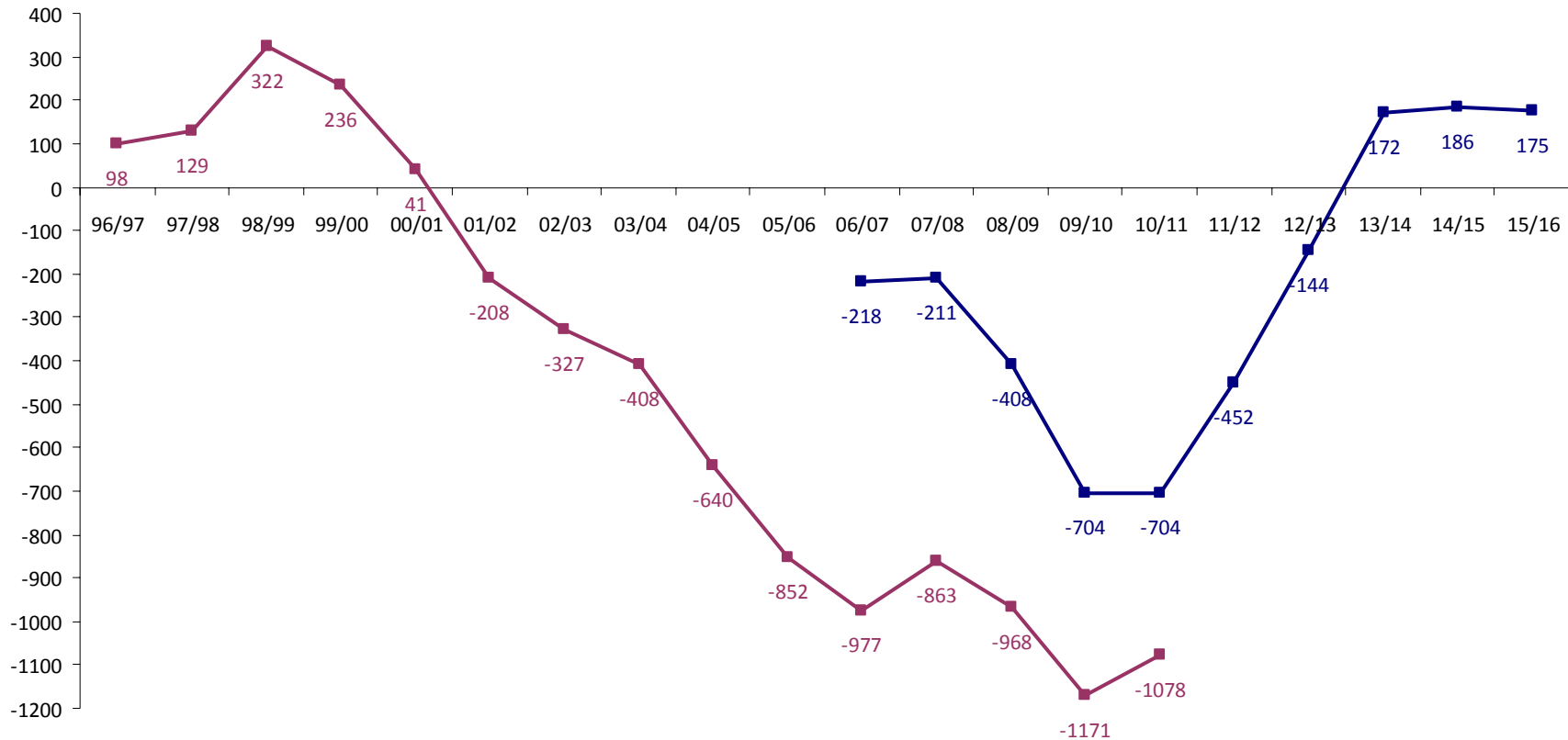
Against the draft RSS (phased as explained on page 28 of the AMR), at the end of 2008/09 housing delivery was 704 units behind the indicative cumulative requirement of 1,650 (550×3) for the first 3 years of the plan period. Put another way housing delivery in B&NES is in excess of 1 year behind schedule ($704/550 = 1.28$ years). However, forecasts of delivery during forthcoming years suggest that delivery will get back on track by 2013/14.

Note: this is not the case in term of 5 year supply, the calculation of which must take account of shortfalls in delivery during the Local Period (see pages 28).

Part (i) of the housing trajectory



Part (ii) of the housing trajectory



- LP Monitor = the position above or below zero represents the amount of dwellings that B&NES is ahead or behind its cumulative requirement at any time (local plan figures)

- CS Phasing Monitor = the position above or below zero represents the amount of dwellings that B&NES is ahead or behind its cumulative requirement at any time

Assessment of 5 Year Housing Supply (1st April 2009 – 31st March 2014)

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).

Calculating the 5 year supply target

The housing provision figures of the B&NES Local Plan have been used as the basis for determining the first 2 years of required supply.

The B&NES Local Plan housing requirement is 6,855 1996-2011 at a rate of 457dpa. At 1st April 2009, 4,973 dwellings had been completed. To achieve the Local Plan requirement a further 1,882 dwellings must be completed by the end March 2011 at a rate of 941 dpa.

An assessment of the housing land requirement for the 3rd, 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.

Statements in the Core Strategy Options document concerning the delivery timetable for urban extensions at Bath and SE Bristol translate into a phasing policy of 5,500 dwellings to 2016 and a further 10,000 dwellings to 2026.

As a consequence of completions during the first 3 years of the RSS period (1,244) a further 4,256 homes will be needed during the next 7 years at an average annual rate of 608. The level of housing required over the full 5 year period is $941 + 941 + 608 + 608 + 608 = \mathbf{3,706}$.

Put another way, the requirement is $(608 \times 5) + (333 \times 2)$ to account for the fact that the annual average requirement to meet the Local Plan target by 2011 is higher than that of the RSS (adjusted to take account of performance since 2006).

The Components of 5 year housing land supply

		LP Period to 2011	5 year to 2013/14
A	Allocated sites with PP and s106	313	596
B	Allocated sites without PP	125	1501
C	Large sites with PP	243	301
D	Small sites with PP	234	583
E	Other identified supply in SHLAA	78	304
F	Windfall allowance	0	0
G	Deliverable supply	884	3,300
H	Requirement	1,882	3,706
I	Under Supply	998	406
J	Number of years supply	n/a	4.45

Breakdown of 5 Year Supply Components

		Remaining Capacity	LP Period Deliverability	5 year Deliverability
A	Allocated sites with planning permission			
B1	Western Riverside, Kelso Place	14	14	14
B4	Southgate	99	99	99
NR2	Radstock Railway Land	210	20	160
NR4	St Peters Factory/Jewsons I	103	68	103
NR9	Chilcompton Road	21	21	21
V3	Paulton Printing Factory I	161	81	161
V8	Radford Retail Systems	38	10	38
	Sub Total	646	313	596
B	Allocated sites without planning permission			
B1	Western Riverside 'Crest'	2281	0	237
B1	Western Riverside North Bank	258	0	107
B1	Western Riverside 'East'	557	0	0
B1	Western Riverside 'BFI Waste'	10	0	10
B2	MoD Foxhill	421	0	0
B7	Englishcombe Lane	40	0	40
B12	Lower Bristol Road	120	0	0
B14	St Mary's School	15	0	15
B16	Podium and Hilton	71	0	0
B18	Hayesfield Playing Field	29	0	29

K1	Cadbury Somerdale*	500	0	125
K2	South West Keynsham	530	0	180
K4	St John's Ct / Charlton Road	10	0	10
NR4	St Peters Factory/Jewsons II	60	0	60
NR11	Hazel Terrace	22	10	22
NR13	Coomb End	30	0	30
NR14	Welton Packaging	100	0	60
NR15	Cautletts Close	100	0	100
V3	Paulton Printing Factory II	421	30	210
V3	Paulton Printing Factory III	210	0	210
V9	Brookside Drive, Farmborough	30	0	30
V10	Wellow Lane, Peasedown	95	30	95
Sub Total		5910	70	1570
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		10	10	10
7-9 Broad Street		10	10	10
88 Coronation Avenue		11	11	11
43 Upper Oldfield Park		14	14	14
5-13 Somerset Place		28	14	28
Marjorie Whimster House		19	9	19
Holcombe Green		-40	0	-40
Holcombe Green		52	0	52
Keynsham				
Yard at Pool Barton		11	11	11
Land Behind 94-96 Temple Street		14	14	14
12A Caernarvon Road		15	15	15
Fairholm Manor, 130 Wellsway		13	13	13
Norton Radstock				
Builder's Yard, Frome Road		10	10	10
52 High Street I		10	0	10
Plovers Rise		11	11	11
Villages				
Freshford Mill		21	21	21
Hither Hayes Dairy, Paulton		14	14	14
Sunnyside House, Frederick Avenue		25	25	25
Delkor, Paulton		14	14	14
Sub Total		298	252	298

D Other identified supply in SHLAA			
Bath			
Walcot Yard	5	0	5
Lambridge Harvester	50	0	50
Beechen Cliff School	20	0	20
Lansdown Telephone Exchange	9	0	9
Byways, Bathwick Street	12	0	12
Keynsham			
Eppleworth/69 & 71 Bristol Road	12	6	12
2-6a Charlton Road	9	9	9
Temple Infant School	7	0	7
Temple Junior School	15	0	15
Amberley Close	22	0	22
Norton Radstock			
Radstock County Infants	14	0	14
Old Pit Yard, The Downs Clandown	30	0	30
52 High Street II	10	0	10
Villages			
Paulton Builders Merchants	10	0	10
Heal House, Paulton	10	0	10
Wheeler & Co, Timsbury	28	0	28
Goldney House, Temple Cloud	20	0	20
Sub Total	283	15	283
E Small sites with planning permission	583	234	583
F Windfall allowance	0	0	0
TOTAL	7720	884	3300

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 Bath Western Riverside 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.

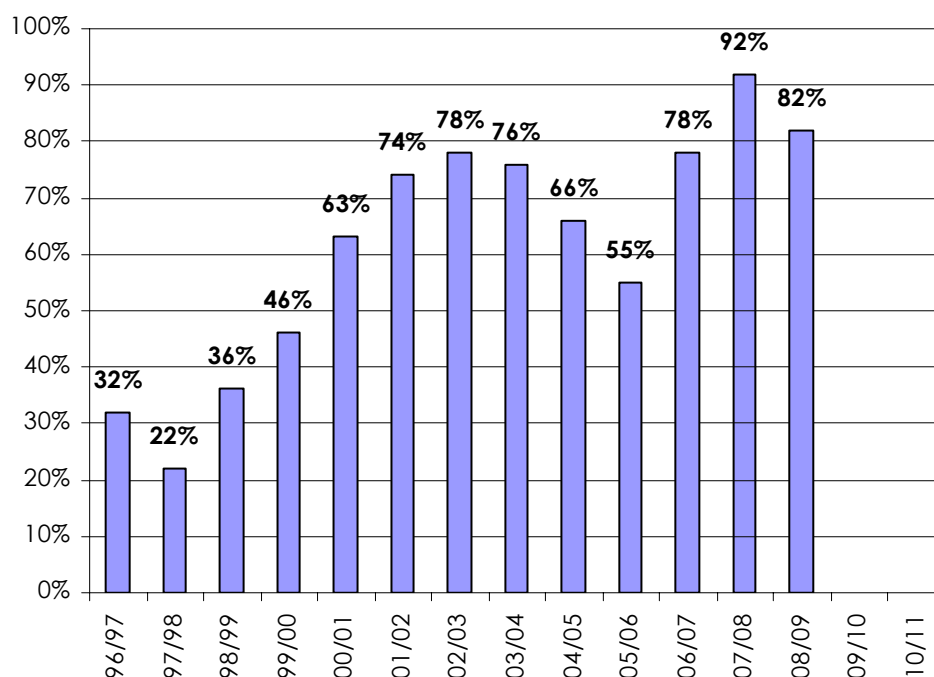
Para 69 of PPS3 states that:

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.



82% equates to 318 of the 390 total gross completions for 2008/09.

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 remain high despite a fall off from the very high figure for the previous year.

H4: Net additional pitches (Gypsy and Traveller)

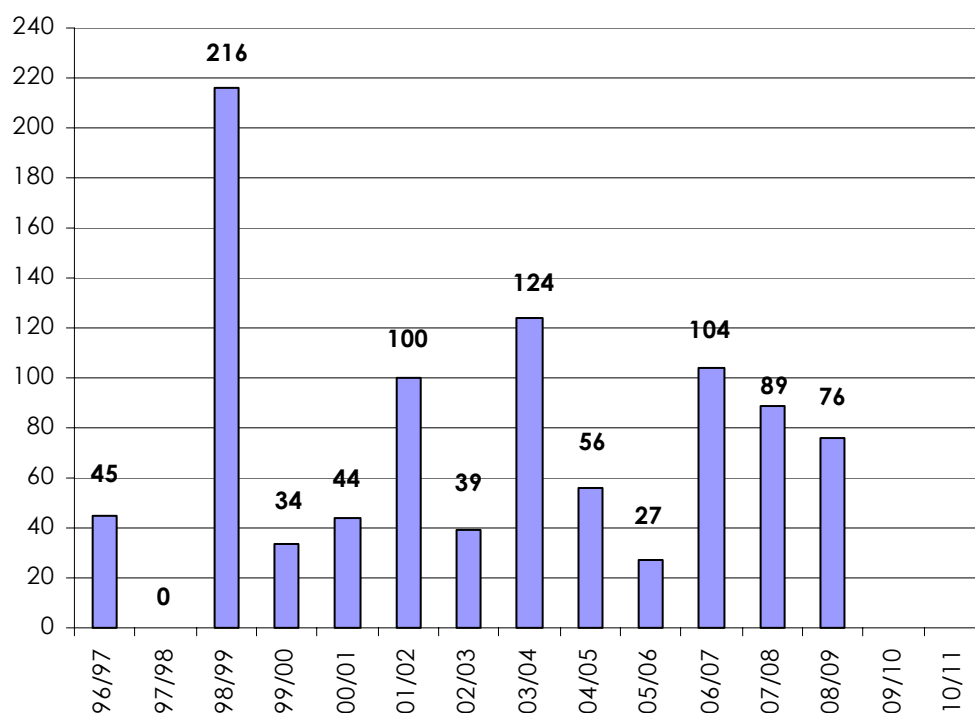
Policy GT.1 of the emerging RSS requires that 20 transit and 19 permanent pitches be identified for the period to 2011 period. In accordance with Circular 1/2006 the Core Strategy will include a criterion based policy to guide the selection of pitch locations. These will be identified in a supporting 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 measures 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.

Informal assessments of the qualifying 7 sites have been completed. The following table represents the number of sites (from the total of 7) against each score.

Building for Life Assessments

Building for Life score	Poor (score 0-10)	Average (score 11-13)	Good (score 14-15)	Very good (16-20)
Number of sites	2	5	0	0

These assessments are based on site visits and information supplied to support the planning application as made available online. Where possible archive files have also been retrieved to inform the assessments. The Assessments have been undertaken by accredited Building for Life Assessors working within Planning Services. Detailed Assessments are available to view on request from the Planning Policy Team.

Building for Life assessments are in their infancy and this is the first reporting year that the information (albeit an informal assessment) has been available. Informal assessments as not externally audited by CABE but formal assessments will be submitted to CABE in the future.

The planning permissions for these sites was approved at a time when there was no requirement to assess schemes against the Building For Life criteria at the application stage, and this remains the case until the Core Strategy gathers weight. Despite this, although no schemes have reached good or very good scores, it is commendable that 5 of the schemes achieved a score of average.

Scores should improve in the future as the core policy on High Quality Urban Design in the Core Strategy is likely to require that all applications are assessed for (and should reach either a good or very good score) at the pre-application stage. In the interim the Building For Life assessments will continue to be carried out on completed residential sites over 10 dwellings and the results monitored. The impact of setting a 'good' or 'very good' standard at the application stage will therefore not be seen for some years, but it should result in a higher number of completed 'good' or 'very good' schemes in the future. Information gathered through the AMR will be useful baseline information for assessing this impact.

5.3 Environmental Quality

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 Indicators

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

(i) Flood defence grounds

Environment Agency's comments on planning applications 2008/09

Number of applications commented on by EA on flood risk grounds during 2008/09	19
• PPS25/TAN15 – Request for FRA/FCA	7
• Unsatisfactory FRA/FCA submitted	11
• Loss/Restricted Access to Watercourse	1
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 31 st March 2009*	-

(ii) Water quality grounds

Environment Agency's comments on planning applications 2008/09

Number of applications commented on by EA on water quality grounds during 2008/09	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 Indicators

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 for 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 Indicators

E.3: 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 and now is available to view on our website. This study 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 Co₂ 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

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 Indicators

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	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	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 facilities
 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 for housing will mean the Council's central waste management facilities at Midland Road, Bath will need to be relocated. Options are being considered for these facilities which comprise a transfer station, a public 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 arising and managed by type

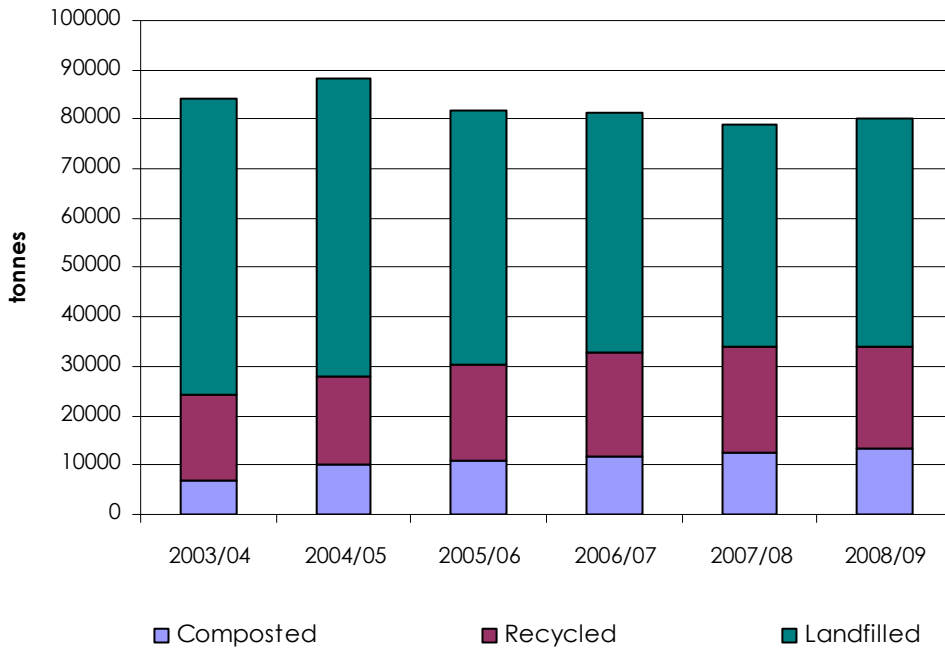
	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Total household waste	84,252	88,470	81,753	82,081	79,430	80,040
Composted	6,931	10,207	10,897	11,687	12,647	13,540
Recycled	17,344	17,812	19,326	21,001	21,464	20,550
Landfilled	59,890	60,359	51,430	48,713	44,942	46,150

The percentage each management type represents of the waste managed

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Composted	8.23%	11.54%	13.33%	14.24%	15.92%	16.92%
Recycled	20.59%	20.13%	23.64%	25.59%	27.02%	25.67%
Composted + Recycled	28.81%	31.67%	36.97%	39.89%	42.94%	42.59%

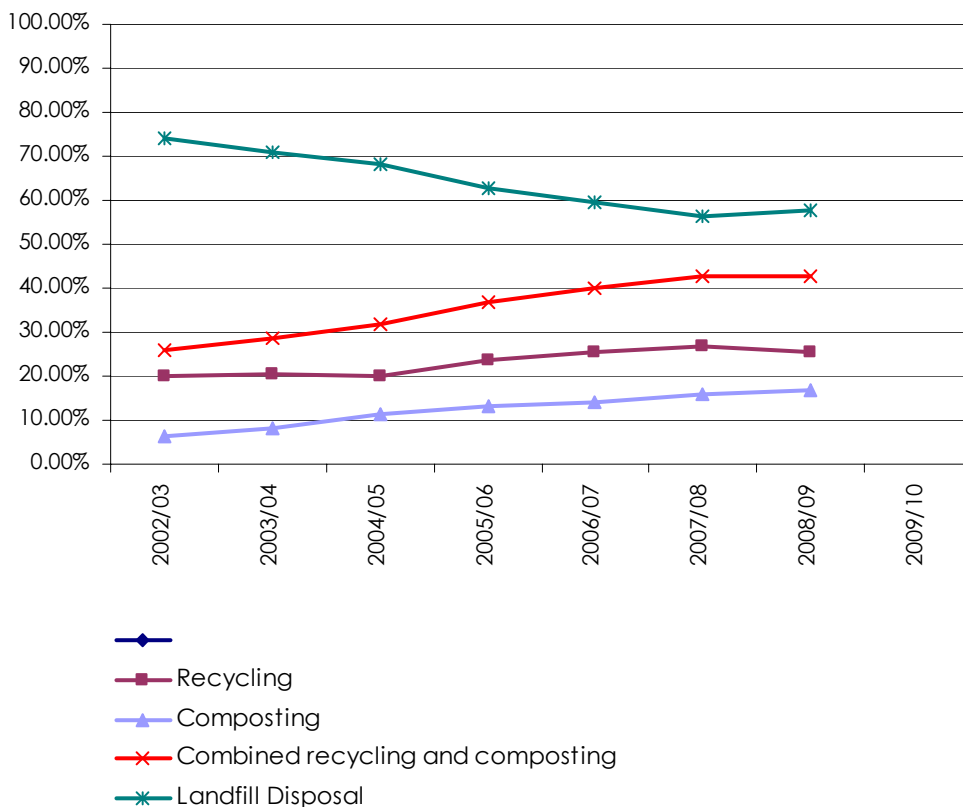
Landfilled	71.08%	68.23%	62.91%	59.35%	56.58%	57.66%
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Amount of municipal waste arising by type



The increase in total household waste is due to a reclassification of some types of waste from commercial to domestic, for example waste from charities and nursing homes is now classified as domestic waste. This is reflected in a slight upturn in the amount of waste landfilled and a slight fall off in the percentage of waste recycled as shown below. There is an encouraging increase in waste composted compared to last year.

The percentage each management type represents of the waste managed



5.6 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

Local Indicators

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
GP	76%	90%	At least 83%	98.36%
Hospital	36%	37%	23%	89.92%
Primary School	84%	91%	At least 83%	99.16%
Secondary School	81%	90%	At least 83%	93.28%
Employment	83%	90%	At least 83%	97.48%
Major Retail Centre	78%	94%	At least 83%	94.96%

Data on this indicator was incomplete for last years reporting period (2007/08) and as such assumptions were made based on the completions for the urban areas of the District. As reported in last years AMR it is likely that the figure was as high as 90% against each facility, with the exception of the Royal United Hospital (RUH), Bath.

For this years reporting period, full data is available and the results show a higher percentage than in previous years, with at least 93% of residential completions being within 30 minutes of all facilities listed, again with the exception of the hospital. This years figure for access to the hospital has increased greatly as it considers access of new development to all hospitals in the West of England area, without restricting it to just the RUH.

Trimbridge House
Trim Street
Bath
BA1 2DP

**Bath & North East
Somerset Council**