

# LOCAL DEVELOPMENT FRAMEWORK MONITORING REPORT 2010-2011

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**Bath & North East  
Somerset Council**

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# 1.0 REVIEW AND MONITORING OF THE DEVELOPMENT FRAMEWORK

## Introduction

1.1 Review and monitoring are crucial to the successful delivery of the 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:

- the implementation of the local development scheme (LDS) and;
- the extent to which the objectives and targets in local development documents are being implemented.

## Review of Plan Production Progress

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

## Monitoring of Plan Output

1.3 To assess the effectiveness of LDDs a monitoring system based on a range of output indicators is used to judge policy implementation. This includes:

- assessing actual progress in terms of spatial objectives, policies and related targets, and reasons for the pace of progress;
- evaluating the effectiveness of existing policies and any need for adjustment or replacement, particularly in the context of changing national or regional policy; and
- actions proposed to policies to address the issues raised.

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

- ensures a clear link from objectives through to policies, implementation programmes and to output targets<sup>1</sup> and related indicators;
- focuses on key objectives rather than monitoring a wide range of indicators not directly relevant to policy performance;
- is consistent with wider local authority, sub-regional and national monitoring;
- allows transparency and accountability in terms of delivery; and
- facilitates more informed policy and decision-making.

### **Contextual Indicators and the wider Evidence Base**

1.5 In addition to the output indicators in the AMR report, contextual data (e.g. house prices, employment numbers and air quality) provide the social, environmental and economic background against which policies can be monitored and reviewed. Monitoring involves both keeping track of the outcomes of policy and development management decisions and a broader system of watching and analysing local conditions in conjunction with other Council services. The results of the 2011 Census are expected in 2012 and these will provide an important new benchmark and allow changes to be observed since 2001. The outputs of the plan should contribute to wider sustainability objectives identified in Sustainability Appraisal.

### **Future monitoring**

1.6 The Core Strategy was submitted to the Secretary of State on 3<sup>rd</sup> May 2011 and was subject to independent Examination between January-March 2012. If it is found sound it is anticipated that it will be adopted later in 2012. Future monitoring will report on the indicators detailed in the Core Strategy's monitoring and review section. Initial monitoring against the Draft Core Strategy is included where possible in this AMR. The Council will publish a monitoring report on its website at least annually, but may release quarterly or half yearly updates for some indicators.

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<sup>1</sup> 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.

## 2.0 REVIEW OF PLAN PRODUCTION PROGRESS

- 2.1 The current B&NES Local Development Scheme (LDS) was approved by Cabinet on the 13<sup>th</sup> July 2011 and came into effect on 10<sup>th</sup> August 2011.
- 2.2 As this version of the LDS was reviewed after the 2010/11 monitoring period, the previous version (published 9<sup>th</sup> March 2009) is used for the purposes of this update. The LDDs that were to be progressed during 2010/11 are set out in the table below. An update on progress since April 2011 has been included for information. An update relating to new documents included in the more recent LDS review is also included.

### Milestone/Progress

LDD	PROGRESS FROM APRIL 2010 TO MARCH 2011
Core Strategy DPD	<p><b>LDS Milestone:</b> <i>Publication of proposed Submission DPD (Reg 27) and draft SA report Sept 2010, Submission to the Secretary of State in January 2011 and the pre-hearing meeting in March 2011.</i></p> <p>-These milestones were not met due to the need to consider the implications of the intention to abolish the RSS. However, the draft Core Strategy was published for consultation in December 2011.</p> <p><b>Update since April 2011:</b> The Core Strategy was submitted for Examination on 3<sup>rd</sup> May 2011. A consultation on proposed changes to the Draft Core Strategy was held during September/October 2011. The Pre-hearing meeting took place on 18<sup>th</sup> November 2011 and Examination Hearings took place between January and March 2012.</p>
Placemaking Plan (Site Allocations DPD)	<p><b>LDS Milestone:</b> <i>Preparation (and publication of SA scoping report for consultation) August 2010</i></p> <p>-Production work has commenced but the programme has been reviewed due to resources required to progress the Core Strategy through to examination and the priority to bring forward development of the MoD sites within Bath.</p> <p><b>Update since April 2011:</b> It is currently intended that formal public consultation ('issues and options') will take place in Autumn 2012. Work on the MoD sites in Bath as part of the Placemaking Plan is being accelerated (in the form of Concept Statements) in light of the imminent release and marketing of these sites. Consultation on the</p>

	Concept Statements is expected in April/May 2012.
<b>Joint Waste Core Strategy DPD</b>	<p><b>LDS Milestone:</b> <i>Submission to Secretary of State Sep 2010 and Examination Jan-March 2011.</i></p> <p>-The DPD was submitted to the Secretary of State on the 30th July 2010 and the Examination Hearings took place in November 2010. The Inspectors Report concluding the Examination and finding the document sound was issued on the 3<sup>rd</sup> February 2011.</p>
<b>Gypsies, travellers and travelling showpeople site allocations DPD</b>	<p><b>LDS milestone:</b> <i>Publication of issues and options in November 2010.</i></p> <p>-As reported in last year's AMR, work on the DPD was under review. This milestone was therefore not met.</p> <p><b>Update since April 2011:</b> Work has now advanced on this DPD and issues and options consultation took place between November 2011 and January 2012. Consultation on the Council's preferred options is expected in May 2012.</p>
<b>Planning Obligations SPD review</b>	<p><b>LDS milestone:</b> <i>Adoption July 2010.</i></p> <p>-Due to work commencing on the Community Infrastructure Levy (CIL) this milestone was not met. Consultation on the review of the Planning Obligations SPD will coincide with consultation of the draft CIL charging schedule in Autumn 2012.</p>

## LDS Review

- 2.3 The LDS was reviewed after the end of the 2010/11 monitoring period and came into effect in August 2011. The following documents have been included and a brief overview/update is provided here.

<b>Retrofitting and Sustainable Construction SPD</b>	<p><b>Role:</b> Develop a firm steer for development management and public on application of emerging Core Strategy climate change policies related to construction and retrofitting of buildings.</p> <p><b>Progress:</b> Work has commenced and consultation is anticipated to commence in Spring 2012.</p>
<b>World Heritage Site Setting SPD</b>	<p><b>Role:</b> To supplement the Core Strategy policy to enable effective management and protection of the Bath World Heritage Site Setting</p> <p><b>Progress:</b> Work has commenced and consultation is anticipated to commence in Summer 2012.</p>

<b>Community Infrastructure Levy</b>	<p><b>Role:</b> The CIL is a levy on new development to fund the timely delivery of infrastructure needed to support development.</p> <p><b>Progress:</b> Work has commenced and consultation on a preliminary draft charging schedule is anticipated in Spring 2012.</p>
<b>Neighbourhood Planning Protocol</b>	<p><b>Role:</b> The NPP sets out how the community, stakeholders, businesses and interested parties can participate in neighbourhood planning, be involved in the production of plans and proposals for the District by the LPA and engage with planning applications. The NPP also contains an update of the Statement of Community Involvement (SCI).</p> <p><b>Progress:</b> Work has commenced and consultation is anticipated to commence in March 2012.</p>

## 3.0 HOUSING DELIVERY

**Note: Data from 2006 (Core Strategy period) has been superseded by the May 2012 SHLAA**

- 3.1 This section reports on overall housing delivery, five year housing land supply, affordable housing delivery and the extent to which development took place on previously developed land. Future reports will also review the quality of what has been built.
- 3.2 Both the Local Plan (1996-2011) and Core Strategy (2006-2011) periods are reviewed in this section. It is now possible to report on the totality of the Local Plan period and the first 5 years of the Core Strategy period.

### Local Plan Performance 1996-2011

Local Plan Target (457 pa)	6,855
Homes built 1996-2011 (379 pa)	5,987 <sup>2</sup>
Homes built 2010/2011	413
+/- against Local Plan Target	-868

- 3.3 83% of the Local Plan target was met. The two largest sites allocated for residential development in the Local Plan, GDS.1/B1 'Western Riverside' (450-600 units by 2011) and GDS.1/K2 'South West Keynsham' (500 units by 2011) have not come forward as anticipated since its examination and adoption. This was due to the collapse in house building experienced nationally after 2008, delays in the securing of external funding at Bath Western Riverside, and access issues at South West Keynsham. These factors largely account for the shortfall in delivery. The latest position on these key sites is set out in the SHLAA<sup>3</sup>.

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<sup>2</sup> This figure includes 313 off-campus student cluster flats (120 pre2006, 193 post 2006) which, subsequent to the Core Strategy hearings, the Council proposes to count towards housing supply, subject to the Inspector's recommendation on this matter.

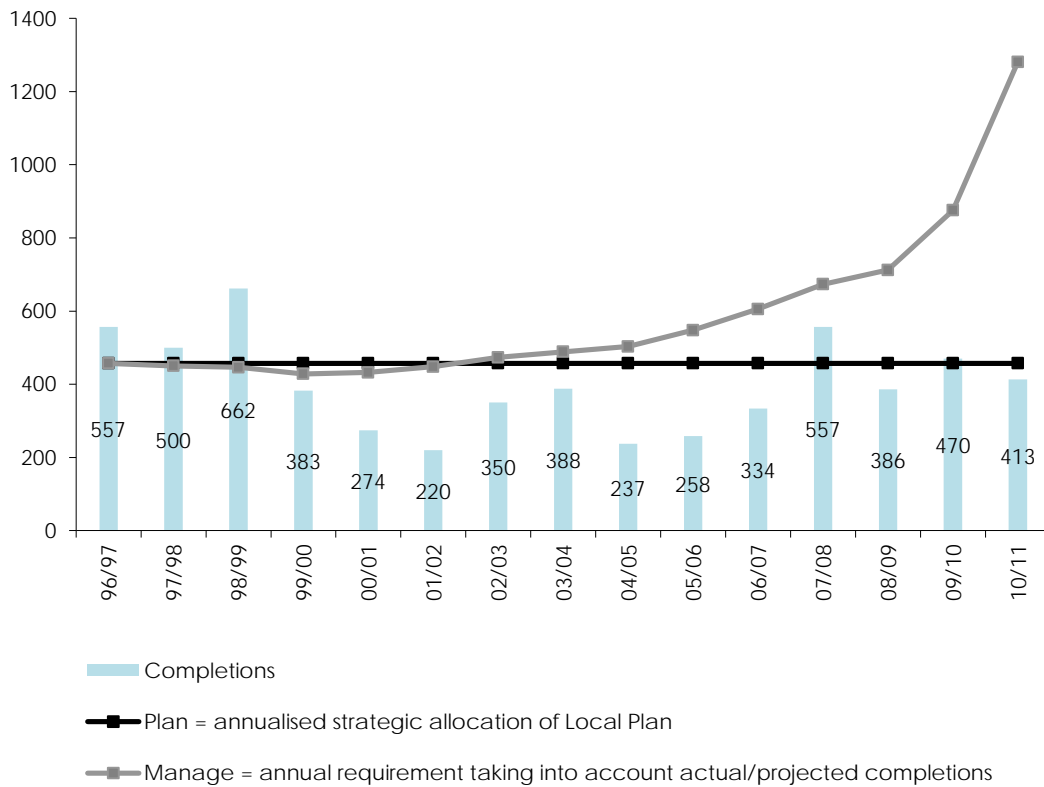
<sup>3</sup>

<http://www.bathnes.gov.uk/environmentandplanning/planning/planningpolicy/localdevelopmentscheme/Pages/strategichousinglandavailabilityassessment.aspx>



- 3.4 The housing trajectory on the following pages compares actual delivery during the course of 1996-2011 to planned build rates and identifies any shortfall/surplus at a given point in time.
- 3.5 Part 1 of the Local Plan housing trajectory shows delivery over the plan period. Annual completions are set against the indicative annualised average requirement of the Local Plan. As a result of past performance the future annualised requirement changes over time. Part 2 of the Local Plan housing trajectory shows the housing supply position against the indicative cumulative target at any given point in time.
- 3.6 At 2006 (the beginning the Core Strategy period), 3,719 homes had been built, resulting in a shortfall against the cumulative Local Plan requirement of 851.

### Local Plan Housing Trajectory, Part 1



### Local Plan Housing Trajectory, Part 2



## Core Strategy Housing Delivery 2006-2026 (at April 2011)

Core Strategy Target (575 pa)	11,500 <sup>4</sup>
Homes built 2006/07-2010/11 (432 pa)	2,160
Homes built 2010/2011	413
Total Residual Requirement	9,340
Annualised Residual Requirement	622
5 Year Requirement	3,110
SHLAA Deliverable Supply	3,300

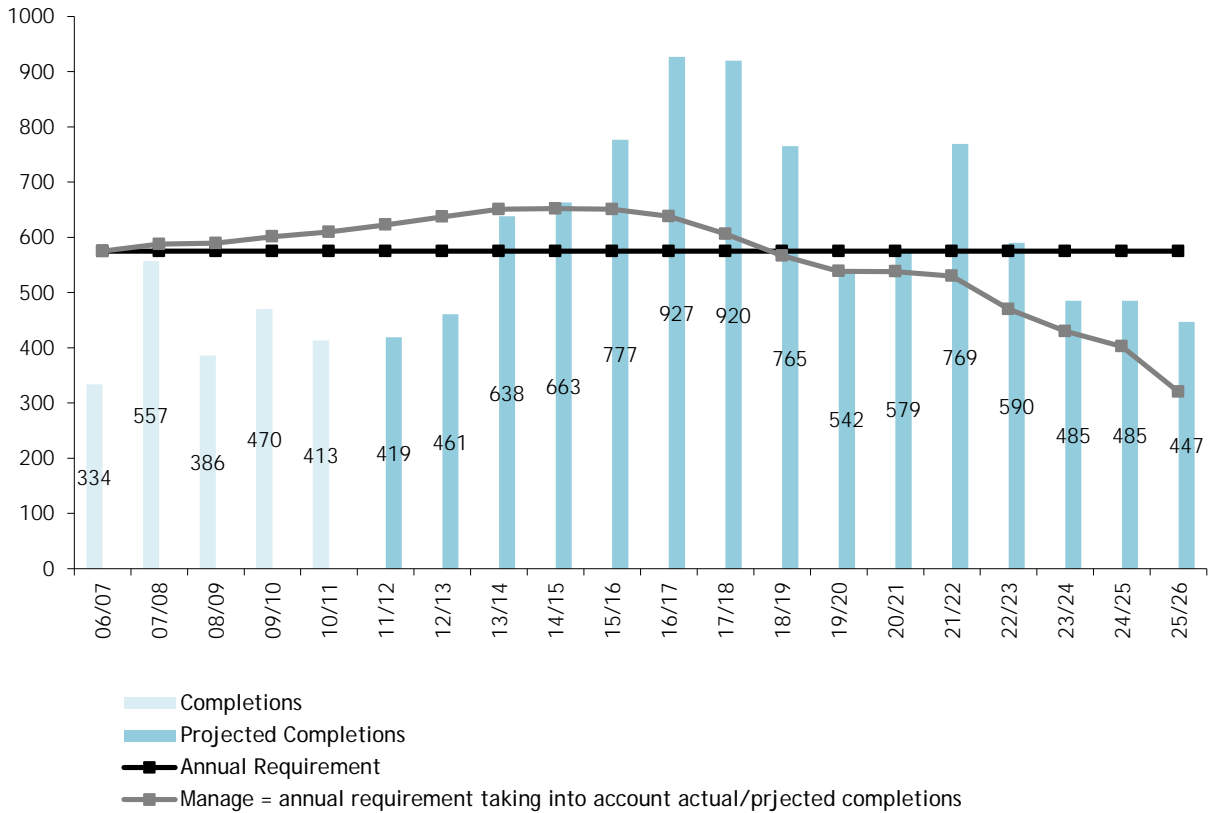
- 3.7 Housing delivery is currently 715 homes behind the cumulative annualised requirement to 2011. In calculating the 5 year requirement this shortfall is redressed during the remainder of the plan period rather than during the next 5 years. The Council is not precluded from managing the shortfall in this way.
- 3.8 Appendix 2 of the SHLAA gives site specific information on the spatial distribution of past and forecast housing delivery across the district. The immediate forecast for 2011/12 is 450.

[Hyperlink to May 2011 Strategic Housing Land Availability Assessment](#)

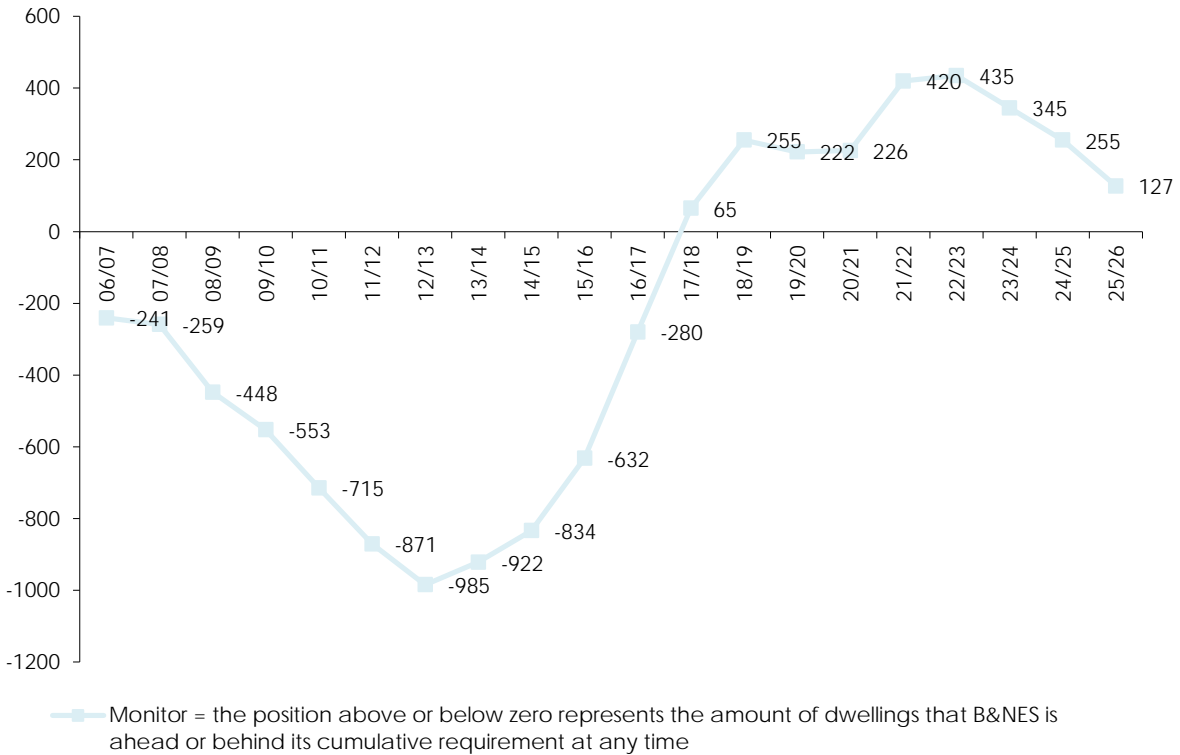
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<sup>4</sup> As proposed to be modified

### Draft Core Strategy Housing Trajectory, Part 1



### Draft Core Strategy Housing Trajectory, Part 2



## Affordable Housing through the Planning System

3.10 Affordable housing completions are shown from 2006. The Core Strategy seeks to enable 3,000 new affordable houses to 2026. Policy HG.8 of the Local Plan currently sets the framework context for securing affordable housing. This will be replaced by Policy CP.9 of the Core Strategy.

3.11 Whilst this AMR covers the period 2010/11 information is now available up to 2012 and is therefore, included. From 2006-2012, 743 additional affordable homes have been delivered through the planning system and 168 have been demolished to enable redevelopment. The net addition has therefore been 575 (95 per annum).

3.12 This information does not include addition via Homebuy (i.e. change of tenure) or losses from Right to Buy or stair casing out of shared ownership.

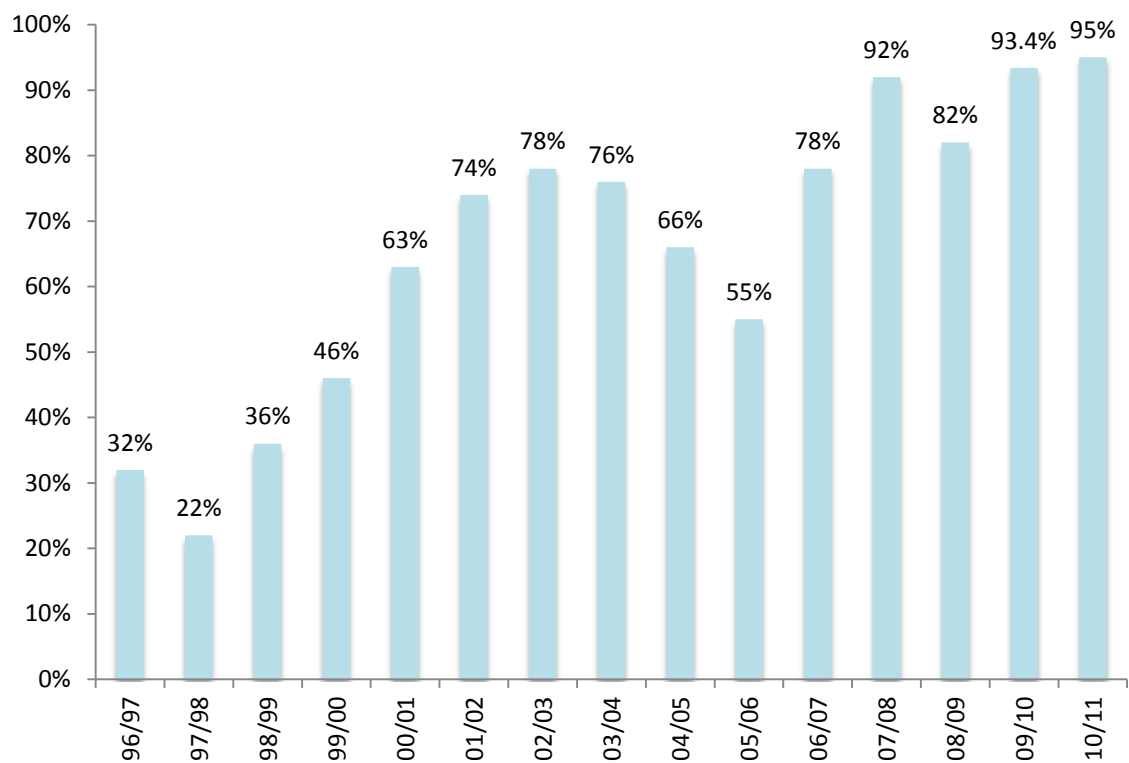
### Changes to affordable housing through the planning system 2006-2012



## Previously Developed Land

3.13 This indicator reports on gross completions (new build dwellings plus gains from change of use and conversions) on brownfield sites as a percentage of all gross completions. In June 2010 PPS3 was reissued with a change to Annex B that removed private residential gardens from the definition of previously developed land. This change is not reflected in the data for 2010/11, nor has it been retrospectively applied to the data for earlier years. Future reporting will identify the component of brownfield development that is from garden land.

### % of housing development on previously developed land



## 4.0 BUSINESS SPACE

4.1 Data on employment floorspace development and future employment land supply is presented on the following pages as part of an analysis set within the context of the strategic employment land policies of firstly the Local Plan and secondly the Draft Core Strategy.

### Local Plan 2001-2011

4.2 The Local Plan business development framework was developed based on the conclusions of the Business Land Requirements Study (Roger Tym & Partners / Cluttons, 2003). This provided a forecast of employment market demand for floorspace during the period 2001-2011 within the District and its four sub-areas.

4.3 The Study forecasted an increase in office floorspace demand (B1a and b), mainly in Bath, and the need to manage a reduction in the demand for industrial floorspace (B1 c, B2 and B8). These forecasts were incorporated into Policy ET.1 as indicative guidance on the scale of changes which would be appropriate in employment floorspace provision. The progress made towards these guidance figures is monitored as a means of informing planning decisions. The floorspace forecasts are derived from employment based forecasts so that one office type job occupies 18sqm and one industrial type job occupies 35 m<sup>2</sup>.

4.4 The Local Plan sought to enable 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.

4.5 The Local Plan targets must be heavily caveated with the observation that the economic downturn experienced since 2008 throws considerable doubt on the demand targets within ET.1. Currently vacancy rates in Bath suggest that demand has not been forthcoming as forecast and that the office market has been able to function reasonably well during the last 5 years.

## Office Development Headline Data 2001-2011

4.6 The following tables present a summary of the office floorspace supply position at the end of 2011. Site specific data is available on request from the planning policy team.

	ET.1 Target	Gains	Losses	Net
Bath	18,000	10,234	-11,270	-1,036
Keynsham	0 <sup>5</sup>	213	-1,117	-904
Norton Radstock	2,000	1,450	-281	1,169
Rural Areas	4,000	3,206	0	3,206
<b>Total</b>	<b>24,000</b>	<b>15,103</b>	<b>-12,668</b>	<b>2,435</b>

4.7 Against the target for an increase in office floorspace of 24,000 m<sup>2</sup> there was a total net gain of 2,435 m<sup>2</sup>. No new space was developed during 2010/11. Broadly speaking there has been no significant net change in the quantitative stock of office space since 2001.

4.8 Bath's target of 18,000 m<sup>2</sup> accounted for 75% of the district target. Although 10,234 m<sup>2</sup> of space has been delivered since 2001, there has been a loss of 11,270 m<sup>2</sup>, resulting in a net loss of office space in Bath of 1,036m<sup>2</sup>.

## Industrial Development Headline Data 2001– 2011

4.9 The following tables present a summary of changes to the supply of industrial floorspace at the end of 2011. Site specific data is available on request from the planning policy team.

	ET.1 Allowance	Gains	Losses	Net
Bath	-17,500	2,400	-15,350	-12,950
Keynsham	-3,500	0	-900	-900
Norton Radstock	-14,000 <sup>6</sup>	7,900	-6,000	1,900

<sup>5</sup> As a means of increasing the self-sustainability of Keynsham, Policies GDS.1/K1 (Somerdale) and GDS.1/K2 (South West Keynsham) made provision for additional employment space which was considered as additional to this market-led. In the event, development at these locations was not forthcoming during the plan period.

<sup>6</sup> 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.



Rural Areas	-10,500	12,200	-17,900	-5,700
<b>Total</b>	<b>-45,500</b>	<b>22,500</b>	<b>-40,150</b>	<b>-17,650</b>

- 4.10 Gains are recorded upon the implementation a planning permission. Losses are recorded upon the granting of planning permission for an alternative use. There is confidence that an industrial site will not return to industrial use once planning permission for a higher use value is achieved, hence why losses are recorded prior to the actual implementation of a replacement use. Losses are not triggered merely on account of the closure of a site / long term vacancy. This can result in a time lag between an apparent loss and the point at which this is regarded as a loss in plan monitoring.
- 4.11 In response to forecast changes to the structure of the B&NES economy the Local Plan sought to manage any reduction in the demand for industrial floorspace by limiting net losses to 45,000 m<sup>2</sup>. At the end of the monitoring period 17,650 m<sup>2</sup> had been released from the supply.
- 4.12 **Bath** appears to validate the forecast contraction in demand. The main changes were losses at the former Clarkes Factory at Rush Hill (-7,000 m<sup>2</sup>), Hygate Gears, Lower Bristol Road (-2,600 m<sup>2</sup>) and Avondale Court in the Brassmill Lane area (1,860 m<sup>2</sup>).
- 4.13 The data excludes the Bath Press site (-7,000 sqm jobs equivalent), or the Herman Miller Building (-2,000 sqm jobs equivalent estimate) which are long term vacant and subject to planning applications for alternative retail-led redevelopment. These losses won't be formally recorded until an alternative use is permitted on each site.
- 4.14 At **Keynsham** a single site (Cannock Garage), identified in the Local Plan for housing is the only recorded loss. The closure of the Somerdale Factory and the loss of 500 jobs (19,000 sqm floorspace equivalent) in 2011 is not included in the data.
- 4.15 At **Norton Radstock** the data suggests that the demand for industrial floorspace has been stronger than forecast with a net gain of c. 3,000 sqm, recorded against a forecast contraction of -14,000 sqm. However, this data does not include closure of Alcan (215 jobs / 7,525 sqm floorspace equivalent<sup>7</sup>). Even taking this account demand has remained stronger than anticipated.

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<sup>7</sup> Actual floorspace is 23,000 sq.m

- 4.16 Data on the **rural areas** reflects activity at the former Polestar Purnell factory, Paulton and Bath Business Park, Peasedown St John.
- 4.17 Polestar closed in 2006/07 resulting in the loss of 190 jobs and a floorspace equivalent<sup>8</sup> of 6,500 sqm. The actual loss of space was about 33,000 sqm. A small amount of light industrial space (3,150 sqm) forms part of the outline planning permission for the redevelopment of the site and will be counted towards supply when built.
- 4.18 At Bath Business Park an industrial quarter of 5,900 m<sup>2</sup> was built during 2008/09.
- 4.19 Elsewhere other significant loss was at Chew Stoke where a housing developed of 38 units and a GP surgery have been built in place of the Radford retail system plant of c. 8000 m<sup>2</sup> (actual floorspace).

### Core Strategy 2006-2026

- 4.20 The Core Strategy business development framework is based on the conclusions of the Scenario 2 of the Smart Growth Study (Business West 2011). This provides a forecast of employment change and market demand for floorspace during the period 2006-2026. In short, there is a need to significantly boost the supply of office space whilst managing a continued contraction in the demand for industrial space.

### Office Development Headline Data 2006-2012

- 4.21 The following tables present a summary of the office floorspace supply position (in m<sup>2</sup>) at the end of 2012 against the targets within the place based sections of the Draft Core Strategy.

### Implemented Development 2006-2012

	CS Target (Net)	Gains	Losses	Net
Bath	70,000 <sup>9</sup>	10,400	-3,000	7,400
Keynsham	10,000	0	-140	-140
Somer Valley	10,000	4,000	0	4,000

<sup>8</sup> Floor space equivalent figures are based on the employment densities used in the BLRS

<sup>9</sup> The net increase in Bath is to be achieved by the development of up to 85,000-100,000 m<sup>2</sup> of new space and the release of 15,000-30,000 m<sup>2</sup> of that which is least suitable for future use. There are significant qualitative issues to address alongside quantitative targets.

Rural Areas	N/a	230	0	230
<b>Total</b>	<b>90,000</b>	<b>14,630</b>	<b>-3,140</b>	<b>11,490</b>

### Planning Permissions that could contribute to future supply

	CS Residual	Gains	Losses	Net
Bath	62,600	10,500	-6,200	4,300
Keynsham	9,800	200	0	200
Somer Valley	6,000	3,200	-100	3,100
Rural Areas	N/a	1,000	0	1,000
<b>Total</b>	<b>75,350</b>	<b>14,900</b>	<b>-6,300</b>	<b>8,600</b>

### Combined Supply Position

	CS Target (Net)	Gains	Losses	Net
Bath	70,000	20,900	-9,200	11,700
Keynsham	10,000	200	-140	60
Somer Valley	10,000	7,200	-100	7,100
Rural Areas	N/a	1,230	0	1,230
<b>Total</b>	<b>90,000</b>	<b>29,530</b>	<b>-9,440</b>	<b>20,090</b>

### Bath Office Supply

- 4.22 Of the implemented gains about 10,000 m<sup>2</sup> are large developments over 500 m<sup>2</sup> and 1,000 m<sup>2</sup> relate to smaller developments. St Lawrence Court (2,825 m<sup>2</sup> within Southgate) and Rush Hill (2,600 m<sup>2</sup> as part of a mixed use redevelopment of the former Clarkes factory) are the two largest developments in the city since 2006. Other notable additions include the RICE building at the RUH and the change of use of 16-18 Queen Square from D1.
- 4.23 A couple of large permissions have been implemented but have subsequently changed use. Weirside Work (1250 m<sup>2</sup>), a new build office development in Twerton Riverside which was built but permitted to change to residential use on account of the fact that no occupation was forthcoming and none was likely to. These changes in circumstances reflect the impact of the economic downturn on the site since it was developed. 50 Wellsway was permitted to change from sui genesis to 660 m<sup>2</sup> of office suites. On account of a lack of occupier interest permission was granted (at appeal) for a change of use to a Tesco Express.

4.24 There is currently 10,000 m<sup>2</sup> with planning permission on large sites but this is partly off-set by 5,260m<sup>2</sup> of losses on large office sites with permission for other uses. There is some uncertainty in respect of whether the large gains will be implemented in the short term. There is a further 500 m<sup>2</sup> permitted on small sites. Likely losses on small sites total 900 m<sup>2</sup>.

#### Sites with Planning Permission on large sites

Site	Size	Comments
Green Park House	2,250 m <sup>2</sup>	City centre site permitted Nov 2010 (10/01831/FUL)
Brougham Hayes	2,600 m <sup>2</sup>	Out-of-centre river corridor site permitted Jan 2009 (0/02199/FUL). Renewal app received Dec 2011 (11/05383/REN) alongside an application for an alternative 98 bed space hotel (11/05371/FUL). Both Pending Consideration.
Technology House	2180 m <sup>2</sup> (-760 m <sup>2</sup> )	Out-of-centre Twerton Riverside site. Permission to demolish 760m <sup>2</sup> of office space and to replace with 2,180 m <sup>2</sup> first granted in Dec 2006. Renewal application made in October 2011. Pending Consideration.
Rush Hill	2,500 m <sup>2</sup>	Out-of-centre site on the southern fringe of Bath. Capacity relates to the remainder of the floorspace yet to be implemented under (06/04076/RES, March 2007).
Kingsmead House	- 4,500 m <sup>2</sup>	City centre site. In Oct 2011 permission was granted for the redevelopment of Kingsmead House as a hotel (ref 10/04867/FUL). This will involve the demolition of the existing office block. The loss of office space was considered acceptable given that it was not attractive to potential occupiers in its current form and that the cost of refurbishing or redeveloping the site for office use was not viable.

4.25 Other potential sources of future supply where the site has relevant planning history or is currently a live consideration are listed below. In addition the Draft Core Strategy

identifies a number of areas for mixed use development within the Central Area. Further, Twerton Riverside is identified for economic-led redevelopment.

#### Other immediate potential sources of supply in Bath

Site	Size	Comments
Waterside Court	3,240 m <sup>2</sup>	Out-of-centre, Twerton Riverside site. Permitted in Jan 2006 (05/03019/FUL) but not implemented.
Bath Press	2,160m <sup>2</sup>	Out-of-centre, Twerton Riverside site. Planning permission refused in Jan 2012 (following appeal against non-determination) for 2160 sq.m of B1 space and 4580 m <sup>2</sup> of creative workspace as part of a Tesco led scheme for the redevelopment of the former Bath Press site (11/02674/EFUL) <sup>10</sup> .

#### Keynsham Office Supply

4.26 There are no significant developments or planning permissions to report. The Core Strategy's objective of an additional 10,000 m<sup>2</sup> will be met via a combination of the mixed use redevelopment at Somerdale, on 1.5ha of land allocated for employment uses at SW Keynsham and in the town centre. Office floorspace developed for Local Government purposes will not count towards the overall target as the target is based on forecast private sector demand.

#### Somer Valley Office Supply

4.27 The target for the Somer Valley is 10,000 m<sup>2</sup>. Key developments to date are 3,000 m<sup>2</sup> at Bath Business Park, Peasedown. Occupiers include Von Essen Hotels, Halsall construction, PAVE Financial Management, Care South, LDL Online and Grapevine Telecom. At Westfield, 750 m<sup>2</sup> has been built at St Peters Park by Oval Estates for their own use.

4.28 In respect of extant permissions, the outline planning consent for the Bovis scheme at Polestar Paulton includes 2,400 m<sup>2</sup> of office space. The development commenced during 2011/12. The balance of small permissions is 700m<sup>2</sup>.

#### Industrial Development Headline Data 2006-2011

<sup>10</sup> Tesco subsequently withdrew both applications for the Bath Press site in March 2012.

4.29 The following tables present a summary of the industrial floorspace supply position (in m<sup>2</sup>) at the end of 2011.

#### Implemented Development

	CS Limit (Net)	Gains	Losses	Net
Bath	-30,000	0	0	0
Keynsham	0	0	0	0
Somer Valley	-10,000	8,000	-8,800	-800
<b>Total</b>	<b>-40,000</b>	<b>8,000</b>	<b>-8,800</b>	<b>-800</b>

#### Planning Permissions that could contribute to future supply

	CS Residual	Gains	Losses	Net
Bath	-30,000	0	0	0
Keynsham	0	0	0	0
Somer Valley	-9,200	3,150	-7,525	-4,375
<b>Total</b>	<b>39,200</b>	<b>3,150</b>	<b>-7,525</b>	<b>-4,375</b>

NB: figures here do not include potential future gains losses on sites identified in the LP or Core Strategy but where no planning application has been submitted.

#### Combined Supply Position

	CS Target (Net)	Gains	Losses	Net
Bath	-30,000	0	0	0
Keynsham	0	0	0	0
Somer Valley	-10,000	11,150	-16,325	-5,175
<b>Total</b>	<b>-40,000</b>	<b>11,150</b>	<b>-16,325</b>	<b>-5,175</b>

#### Bath Industrial Land Supply

4.30 Policy B1 of the Draft Core Strategy plans for a net reduction of -30,000 m<sup>2</sup> (c.800 jobs) against a 2006 baseline of 240,000m<sup>2</sup> (7,000 jobs).

4.31 There are no confirmed gains or losses to report. There are however, a number of potential changes on the horizon arising from planning applications that are pending consideration.

- The Bath Press closed in 2007 and was subsequently purchased by St James Investments who are currently pursuing a supermarket-led redevelopment of the site with Tesco. At the time of closure the Bath Press employed 200 people, equivalent to a floorspace area of 7,000m<sup>2</sup>. The actual floorspace is significantly greater at 13,000 m<sup>2</sup>. The mixed-use redevelopment proposed by Tesco included 4,580m<sup>2</sup> of new space in the B1(c) use class which the applicant states could accommodate about 100 jobs.
- A little to the east the former Herman Miller building has been vacant for some time and is subject to an application proposing its reuse as a Lidl supermarket and three other large format retail units. This would result in the loss of 5,000 m<sup>2</sup> of industrial floorspace.
- The neighbouring Polamco site (1,858 m<sup>2</sup>) has been subject to an application proposing a change of use to retail (07/03786/FUL).

### **Keynsham Industrial Land Supply**

- 4.32 Policy KE1 of the Draft Core Strategy seeks to maintain the current level of industrial employment in Keynsham. This is estimated at 50,000m<sup>2</sup> (jobs equivalent).
- 4.33 There are no confirmed gains or losses to report, although there are changes on the horizon. The closure of the Somerdale Factory in 2011 resulted in the loss of 500 jobs (19,000m<sup>2</sup> floorspace equivalent). In order to recover this loss of floorspace new space will need to be provided as part of the redevelopment of Somerdale and the western half of GDS.1/ K2 where 1.5ha of land is allocated for employment uses alongside housing.

### **Somer Valley Industrial Land Supply**

- 4.34 Policy SV.1 of the Draft Core Strategy plans for a net reduction of -10,000 m<sup>2</sup> (c.300 jobs) against a 2006 baseline of 100,000m<sup>2</sup> (3,000 jobs).
- 4.35 At Midsomer Norton a couple of large units have been built at Local Plan site NR.8 'Wellsway Works' and ET.3 Old Mills totalling 1,630m<sup>2</sup>. There have also been 450m<sup>2</sup> of small gains.

- 4.36 At Bath Business Park, Peasedown, 5,900m<sup>2</sup> of industrial space has been developed. A further 3,150m<sup>2</sup> of new light industrial space has outline planning consent as part of the redevelopment of the Polestar site on the edge of Paulton.
- 4.37 There have also been a number of losses. At Polestar, Paulton, -6,500m<sup>2</sup> (jobs equivalent) has been demolished and -2,000m<sup>2</sup> has been lost to residential development (at the top of MSN High Street and at 77 Charlton Road).
- 4.38 In January 2012 permission was granted for the residential redevelopment of Alcan. This confirms the loss of the existing factory of 7,525m<sup>2</sup> (jobs equivalent) permitted at Alcan
- 4.39 Approximately 13,500 m<sup>2</sup> of industrial floorspace could be accommodated on undeveloped land at MSN Enterprise Park, Westfield Industrial Estate and Bath Business Park. The option to extend the Old Mills industrial estate to the north of the A362 is also supported in the Local Plan under Policy GDS.1/V4. This potential is partly off-set by the announcement from Welton Bibby Baron that production at their Midsomer Norton plant will move to Westbury (17 miles away) in 2013. Currently 300 staff work at the factory. This is a floorspace equivalent of about 10,000sqm



## 5.0 RETAILING

5.1 The current evidence base on floorspace capacity underpinning the Local Development Framework is the Retail Floorspace Quantitative Needs Assessment (August 2011, GVA).

### Bath Convenience Capacity

	2011	2016	2021	2026
Available Goods Expenditure £m	831.9	890.4	958.6	1033.6
Turnover from Study Area £m	167.0	182.4	196.5	211.8
Market Share %	20.1	20.5	20.5	20.5
Expenditure Inflow £m	16.7	18.2	19.7	21.2
Total Turnover Potential £m	183.7	200.6	216.2	233.0
Benchmark turnover of existing and committed facilities £m	145.6	147.0	149.3	151.5
Commitments £m	34.2	34.5	35.0	35.6
<b>Residual Expenditure £m</b>	<b>3.9</b>	<b>19.1</b>	<b>31.9</b>	<b>45.9</b>
Sales density for new space £/m <sup>2</sup>	12,000	12,120	12,303	12,489
<b>Indicative floor space capacity</b>	<b>329</b>	<b>1,574</b>	<b>2,589</b>	<b>3,675</b>

### Bath Convenience Floorspace Developments and Commitments

5.2 Commitments generating £34.2m of expenditure (2,850m<sup>2</sup> floorspace equivalent) were identified in the GVA assessment).

- The expansion of Waitrose at the Podium will increase the net sales area from 1,560m<sup>2</sup> to 3,700m<sup>2</sup>. It is estimated that the net sales area for convenience goods will increase by **1,060m<sup>2</sup>** (from 1,340m<sup>2</sup> to 2,400m<sup>2</sup>). At a sales density of £11,320/m<sup>2</sup> the additional convenience sales area will turnover at **£12.0m** per annum. This development did not require planning permission. A Lawful Development Certificate was issued in March 2011. Construction began in January 2012 and is due to complete this year.
- Sainsbury's Odd Down opened in April 2011 and trades from a net sales area of 1,858 m<sup>2</sup>, of which **1,394m<sup>2</sup>** is convenience sales. At a sales density of £12,526/m<sup>2</sup> this store will turnover at **£17.5m** per annum.

- Permission was granted at appeal for a Tesco Express on the Wellsway. This opened in 2011<sup>11</sup>. The sales area is 270m<sup>2</sup> of which **243m<sup>2</sup>** is convenience sales. At a sales density of £7,075/m<sup>2</sup> this store will turnover **£1.7m** per annum.
- Lidl have applied to develop a discount supermarket with a net sales area of 1,275m<sup>2</sup> (80% convenience i.e. **1,018m<sup>2</sup>**) alongside 3,300m<sup>2</sup> of large format retail space in the former Herman Miller Building at Twerton Riverside (ref 10/04926/FUL). The Lidl trading model generates a lower sales density of £291/m<sup>2</sup>. This means the store will turnover at **£3.0m** per annum. There is a resolution to permit this scheme but planning permission has not been issued as an associate S106 agreement has not yet been completed.
- In combination the first 3 commitments account for £31.2m of the committed expenditure. The additional contribution from Lidl brings this up to the £34.2m identified in the capacity table.

5.3 Against this background the 2011 capacity for additional floorspace is de minimis. This rises to 1,600m<sup>2</sup> at 2016, 2,600m<sup>2</sup> at 2012 and 3,700m<sup>2</sup> at 2026.

5.4 In Autumn 2011 Sainsbury's announced a proposal to replace their existing (with permission to be extended) store at Green Park Station with a new larger store on the site of the current Homebase. No planning application has been made.

### **Bath Convenience Floorspace Applications**

5.5 Sainsbury's have submitted an application to extend the net sales area of their store at Green Park Station by 963 m<sup>2</sup>. This will enable an overall uplift in the convenience sales area of 770m<sup>2</sup>. This extension at an edge-of-centre location could account for 50% of identified capacity to 2016. These figures are based on the competition commission definition of net sales area. Sainsbury's company financial performance data is provided on this basis<sup>12</sup>.

5.6 Tesco have submitted two applications for a mixed use redevelopment of the Bath Press site to include a 6,300m<sup>2</sup> supermarket with a net sales area of

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<sup>11</sup> Two other Tesco Express stores, at Bathwick Hill and Englishcombe Lane have opened since 2006. Each has a sales area of about 240m<sup>2</sup>. At Moorland Road the closure of Woolworths was mitigated by the reoccupation of this building by Sainsbury's trading from 225m<sup>2</sup>

<sup>12</sup> 10/04475/FUL was approved at Development committee in March 2012.

3,383m<sup>2</sup> (competition commission definition). The alternative NRPf definition yields a figure of 3,983m<sup>2</sup>. This is the method used by Tesco to present its company financial performance data. The planning application indicates a split between convenience and comparison floorspace of 2,828m<sup>2</sup> and 1,155m<sup>2</sup>.

- 5.7 11/02674/EFUL is being appealed on account of non-determination. The hearing was to have taken place in April 2012 but it was withdrawn in March 2012. In January 2012 the development control committee resolved that it would have refused this application. 10/03380/EFUL was to have been considered by the development control committee in March 2012 but was also withdrawn.
- 5.8 In combination these developments yield 3,600m<sup>2</sup> of convenience floorspace. This would be sufficient to meet the identified capacity to 2026.

### Bath Comparison Capacity

	2011	2016	2021	2026
Available Goods Expenditure £m	1263.8	1514.6	1888.4	2358.1
Turnover from Study Area £m	440.3	533.7	665.4	830.9
Market Share %	34.8	35.2	35.2	35.2
Expenditure Inflow £m	44.0	53.4	66.5	83.1
Total Turnover Potential £m	484.4	587.1	732.0	914.0
Benchmark turnover of existing and committed facilities £m	551.0	584.9	645.7	713.0
Commitments £m				
<b>Residual Expenditure £m</b>	<b>-66.6</b>	<b>2.2</b>	<b>86.2</b>	<b>201.1</b>
Sales density for new space £/m <sup>2</sup>	6000	6369	7032	7763
<b>Indicative floor space capacity</b>	<b>-11,105</b>	<b>346</b>	<b>12,263</b>	<b>25,901</b>

### Bath Comparison Floorspace Developments and Commitments

- 5.9 The following post 2006 developments all contribute to the 11,105 m<sup>2</sup> surplus of retail floorspace at 2011.
- 5.10 The new Southgate shopping centre fully opened in Autumn 2010 with 37,500 m<sup>2</sup> of comparison retail space, including the new Debenhams department store which is trading from 11,600m<sup>2</sup>. After taking account of existing floor space that was be lost through demolition the net gain i is 17,000m<sup>2</sup>. This is the figure used for monitoring purposes in the table above. A further 3,500m<sup>2</sup> of restaurant space and 2,300m<sup>2</sup> of

office space<sup>13</sup> also forms part of the redevelopment. Related development at Bath Spa station will yield a further 1,700 m<sup>2</sup> of restaurant space.

- 5.11 Other city centre developments since 2006 include the change of use and refurbishment of the former Post Office buildings on Bond Street (500m<sup>2</sup>), the Milsom Place development at Shires Yard (1,100m<sup>2</sup>) and 7-9 Broad Street (200m<sup>2</sup>).
- 5.12 The expansion of Waitrose will introduce more comparison goods floorspace at this store. This will not add to the existing stock of comparison floorspace given that Waitrose is simply taking occupation of existing comparison floorspace and making small additions.
- 5.13 The Lidl proposal for the conversion of the Herman Miller Building at Twerton riverside (ref 10/04926/FUL) includes 3,300m<sup>2</sup> of large format retail space

#### Bath Comparison Floorspace Applications

- 5.14 The expansion of Sainsbury's at Green Park Station will enable the net sales area for comparison goods to increase by 200m<sup>2</sup>

#### Keynsham Convenience Capacity

	2011	2016	2021	2026
Residual Expenditure £m	-11.0	-10.6	-8.9	-6.9
Indicative floor space capacity m <sup>2</sup>	-916	-876	-721	-553

#### Keynsham Comparison Capacity

	2011	2016	2021	2026
Residual Expenditure £m	-7.9	-6.4	-4.6	-1.9
Indicative floor space capacity m <sup>2</sup>	-1,745	-1,346	-875	-325

5. 15 There is no surplus quantitative capacity for convenience or comparison floorspace in Keynsham. In 2010 a Tesco supermarket opened at Charlton Road on land allocated for such a use in the Local Plan. The net sales area is 1,882m<sup>2</sup> of which 1,600m<sup>2</sup> is for convenience goods. The store is estimated to turnover at £20.5m a year.

<sup>13</sup> Previously identified as leisure space

### Midsomer Norton& Radstock Convenience Capacity

	2011	2016	2021	2026
Available Goods Expenditure £m	831.9	890.4	958.6	1033.6
Turnover from Study Area £m	81.1	86.5	93.1	100.4
Market Share %	9.7	9.7	9.7	9.7
Expenditure Inflow £m	0.8	0.9	0.9	1.0
Total Turnover Potential £m	81.9	87.3	94.0	101.4
Benchmark turnover of existing and committed facilities £m	63.9	64.5	65.5	66.5
Commitments £m	0	0	0	0
<b>Residual Expenditure £m</b>	<b>18.0</b>	<b>22.8</b>	<b>28.5</b>	<b>34.9</b>
Sales density for new space £/m <sup>2</sup>	12,000	12,120	12,303	12,489
<b>Indicative floor space capacity</b>	<b>1,498</b>	<b>1,880</b>	<b>2,317</b>	<b>2,793</b>

### Midsomer Norton& Radstock Comparison Capacity

	2011	2016	2021	2026
Available Goods Expenditure £m	1263.8	1514.6	1888.4	2358.1
Turnover from Study Area £m	47.2	56.0	69.1	86.0
Market Share %	3.7	3.7	3.7	3.7
Expenditure Inflow £m	0.5	0.6	0.7	0.9
Total Turnover Potential £m	47.6	56.6	69.8	86.8
Benchmark turnover of existing and committed facilities £m	47.6	50.6	55.8	61.7
Commitments £m	2.4	2.5	2.8	3.1
<b>Residual Expenditure £m</b>	<b>-2.4</b>	<b>3.5</b>	<b>11.2</b>	<b>22.1</b>
Sales density for new space £/m <sup>2</sup>	4000	4246	4688	5176
<b>Indicative floor space capacity</b>	<b>-591</b>	<b>821</b>	<b>2,392</b>	<b>4,270</b>

### Midsomer Norton & Radstock Convenience and Comparison Applications

5.16 In January 2012 planning permission was refused for an extension the Tesco supermarket at Old Mills. Old Mills is an out-of-centre location. The existing store opened in 1995 with a net sales area of 2,437m<sup>2</sup>. In 2005 permission was granted to extend the net sales area to 3,532m<sup>2</sup> with convenience sales area of 2,415m<sup>2</sup> and a comparison sales area of 490m<sup>2</sup>. The application proposed an extension to the net sales area of 1,563m<sup>2</sup> (376m<sup>2</sup> convenience and 1,187m<sup>2</sup> comparison).

## 6.0 VISITOR ACCOMMODATION IN BATH

- 6.1 PPS4 directs leisure uses to city and town centres. The Draft National Planning Policy Framework maintains this approach. The Local Plan provides no additional strategic policy guidance of particular relevance; however, the Draft Core Strategy seeks to enable the provision of 750 bed spaces to 2026 and seeks to manage the delivery of these within the Central Area (city centre and that part of edge of centre most amenable to change). This level of development equates to 37 per annum or 407 to 2017 (current 5 year time horizon).
- 6.2 The Draft Core Strategy target is derived from the Visitor Accommodation Study (VAS) which forecast a need for 250-375 bed spaces to 2016 and 450-750 bedspaces to 2026. The Core Strategy therefore plans at the top of the range. The VAS also recommends the type of provision which the Council should target. The planning system cannot control the type of accommodation that is forthcoming but can seek to manage its location. Central Area development exceeding 750 bedspaces needs additional justification in respect of the impact that this might have on the achievement of an overall package of delivery in respect of other uses. Out-of centre development must be justified on the basis that sequentially preferable sites are not available or deliverable.

### Supply

- 6.3 In 2007 SACO opened 43 serviced apartments on James Street. There are currently 597 bed spaces with planning permission in the Central Area, of varying characteristics and stages of implementation. In combination with Saco the total potential supply is 640.

Site	Beds	Details
SACO Apartments	43	Serviced apartments on James Street West. Conversion in 2007.
Gainsborough Building 06/00055/FUL	97	5* city centre development under construction following transfer of ownership from Osborne Property Group to YTL. Permitted in Jan 2008.
Kingsmead House 10/04867/FUL	177	3*-4* hotel with conferencing on peripheral city centre site granted permission in Nov 2011 (subject to S106).

Green Park House 10/01830/FUL	190	Peripheral city centre site granted permission in Nov 2010. Likely to require a 3*+ operator.
James Street West 11/00768/FUL	108	Budget 'Premier Inn' city centre development permitted at appeal in Dec 2011
King Edwards School 10/00041/FUL	12	Permitted in October 2009 but yet to receive licensing
Cambridge House 10/01270/FUL	13	Erection of roof extension to an existing office and commercial building to provide 13 hotel apartments. Permitted June 2010 and under construction.
<b>Total for Central Area</b>	<b>640</b>	

- 6.4 Within the city centre, an extension to provide 21 additional rooms at the Francis Hotel is pending consideration (12/00192/FUL). This would increase the total potential supply to 661 rooms.
- 6.5 At Brougham Hayes there is an application for a 98 bed hotel (11/05371/FUL) with Travelodge identified as the first operator. The applicants supporting material also mentions the prospect of a 65 bed 3+\* boutique hotel at Saw Close. This is a city centre site and therefore sequentially preferable and apparently deliverable within the next 5 years. It would raise the total potential supply further to 726 rooms
- 6.6 On the periphery of Bath an additional 61 bedrooms are permitted at Bailbrook House. Recently 07/03822/FUL was renewed under 11/02515/REN. This permits enlargement from 78 to 139 bedrooms (+61) and would enable a change in the offer of this hotel from 3\* conferencing to 5\* luxury.
- 6.7 The Gainsborough Hotel is under construction and Kingsmead House and James Street West have only recently been granted planning permission. The deliverability of these sites (427 bed spaces), each offering a different type of accommodation cannot be questioned with any credibility at this time. If implemented they ensure sufficient new development was forthcoming to 2017 against the recommendations of the Visitor Accommodation Study. Smaller schemes and extensions could supplement this total. The deliverability of Green Park House is less certain and there have been difficulties in securing an operator.

## 7.0 ENVIRONMENTAL QUALITY

### Flood Protection and Water Quality

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#### 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

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### National Core Output Indicators

7.1 Last year there were changes to the way that the Environment Agency records this data. It is now only **major** applications that are included; there has therefore been a fall in total numbers of applications considered by the EA in comparison to previous reporting years.

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

#### **(i) Flood defence grounds**

Environment Agency's comments on major planning applications 2010/11

Number of applications commented on by EA on flood risk grounds during 2010/11	-
• PPS25/TAN15 – Request for FRA/FCA	-
• Unsatisfactory FRA/FCA submitted	3
• Loss/Restricted Access to Watercourse	-
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 <sup>st</sup> March 2009*	-



## (ii) Water quality grounds

### Environment Agency's comments on planning applications 2010/11

Number of applications commented on by EA on water quality grounds during 2009/10	-
• Insufficient info- water quality	-
Approvals contrary to EA advice	-

## 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,**

- 7.2 Areas of biodiversity importance are recognised in the Local Plan and 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).
- 7.3 '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).

<b>Change in priority habitats</b>	
Priority habitats	No change to ha

<b>Change in areas designated for intrinsic environmental value</b>	
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

7.4 The Core Strategy will introduce an indicator on 'Number of nature conservation sites that are enhanced annually'.

7.5 Also the following changes to Regionally Important Geological and Geomorphological Sites (RIGS) are reported:

- Dundry Freestone Quarry - boundary amendment (Dec 2010)
- Midford Wellow Road Cutting - proposed new RIGS (Jul 2011)
- Rackledown Quarry, Dundry - proposed new RIGS (Jul 2011)
- Maes Knoll Tump RIGS - boundary amendment (Jul 2011)
- Marsh Lane Tip RIGS - boundary amendment (Jul 2011)
- *Butcombe Roadside Section* – de-designation of RIGS (Mar 2011)

7.6 Two new SNCI sites have been designated in the last 12 months:

- Charmydown SNCI (Aug 2010)
- Bathampton Meadow SNCI (Mar 2011)

7.7 This is not included in the above table as a new SNCI does not necessarily mean new habitat has been created.

## Renewable Energy

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### 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

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

7.9 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.

7.10 In order to assess the local viability of Core Strategy 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 is available to view on our website. This study informed the submission Core Strategy.

## 8.0 MINERALS

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### 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

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### 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						
<b>Total</b>	<b>10,000</b>	<b>No data</b>	<b>No data</b>	<b>No data</b>	<b>No data</b>	<b>No data</b>

#### 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	Nil	Nil

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

## 9.0 WASTE

9.1 The Joint Waste Core Strategy was adopted in March 2011. It covers the period 2006-2026 and replaces waste policies in the Local Plan with the exception of WM.4 and WM.9 Community composting facilities.

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### Local Plan Objectives

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

### Local Plan Policies

WM.9 Community composting facilities

### Joint Waste Core Strategy

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### National Core Output Indicators

#### 6a: Capacity of new waste management facilities

##### Recycling/Composting

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved 2010/11 (tonnes)	Capacity lost during 2010/11 (tonnes)	Capacity operational at 31/03/2011 (tonnes)	Capacity permitted but not operational at 31/03/2011 (tonnes)
Bath & North East Somerset*		0	0	112,300	0
Bristol City		4,999	0	364,704	544,999
North Somerset		6,000	0	103,000	0
South Gloucestershire		0	18,000	106,950	50,000
<b>West of England</b>	858,000^	10,999	18,000	686,954	594,999

\* taken from JWCS evidence base

^ municipal, commercial & industrial waste

9.2 There has been a small overall loss of capacity within the West of England during the year. The Joint Waste Core Strategy (JWCS) sets out an indicative requirement for recycling and composting of municipal, commercial and industrial waste. However, the capacity tonnages of operational and permitted sites in the monitoring table may include construction, demolition and excavation waste, as many recycling facilities, particularly transfer stations, recycle this waste as well. It is important that

recycling and composting facilities continue to be provided in suitable locations, to help further the overall aim of the West of England to provide sufficient capacity to manage its own waste arisings and divert waste away from landfill.

## Recovery

Zone & indicative capacity as set out in the Spatial Strategy (Policy 5 of the JWCS)	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved 2010/11 (tonnes)	Capacity lost during 2010/11 (tonnes)	Capacity operational at 31/03/2011 (tonnes)	Capacity permitted but not operational at 31/03/2011 (tonnes)
A~390,000 tpa		170,000	0	80,000	402,000
B~100,000 tpa		0	0	0	0
C~150,000 tpa		0	0	0	0
D~60,000 tpa		0	0	143,750	0
E~100,000 tpa		0	0	0	0
<b>West of England</b>	800,000	170,000	0	223,750	402,000

9.3 Since the adoption of the JWCS a further recovery facility has been approved in Zone A at Avonmouth and market demand in this area has been very strong. Provision of recovery capacity is consistent with the need to develop facilities for treating the waste which remains after recycling and composting has occurred, as a means of diverting waste from landfill. As facilities become operational the West of England is moving towards the aim of managing its own waste arisings and diverting waste away from landfill.

## Hazardous/Non-hazardous Landfill

Unitary Authority	Indicative annual requirement at 31/3/2011 as set out in the JWCS (tonnes)	Capacity of applications approved 2010/11 (tonnes)	Landfill capacity which became unavailable during 2010/11 (tonnes)	Landfill operational at 31/03/2011 (tonnes)	Time period of landfilling	Indicative operational supply p/a (tonnes)	Landfill permitted but not started at 31/03/2011 (tonnes)
Bath & North East Somerset*		0	0	0	N/A	N/A	0
Bristol City		0	250,000	0	N/A	N/A	0
North Somerset		0	0	0	N/A	N/A	0
South Gloucestershire		0	0	2,000,000	12 years Sept 2007 - Sept 2019	200,000	0
<b>West of England</b>	696,000	0	250,000	2,000,000		200,000	0

\* taken from JWCS evidence base

- 9.4 The landfill capacity for hazardous/non-hazardous waste has declined over the year as a result of a site closure. The West of England therefore will continue to rely on the exportation of any waste which cannot be re-used/recycled or recovered to landfill sites elsewhere. This will predominantly be to adjoining counties until provision comes forward within the West of England.

## Inert Landfill

Unitary Authority	Indicative annual requirement at 31/3/2011 as set out in the JWCS (tonnes)	Site Name	Capacity of applications approved 2010/11 (tonnes)	Landfill capacity which became unavailable during 2010/11 (tonnes)	Landfill operational at 31/03/2011 (tonnes)	Time period of landfilling	Indicative operational supply p/a (tonnes)	Landfill permitted but not started at 31/03/2011 (tonnes)
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Bath & North East Somerset*		N/A	0	0	0	N/A	N/A	0
Bristol City		N/A	0	0	0	N/A	N/A	0
North Somerset		Lulsgate Quarry, Felton	0	0	202,000	4 years Oct 2009 - Oct 2013	N/A	0
South Gloucestershire		Elm Park Playing Fields, Filton	0	0	0	2 years	N/A	100,000
South Gloucestershire		Shortwood Landfill Site	0	0	250,000	N/A	N/A	N/A
South Gloucestershire		Shireway Community Centre	56,100	0	0	18 months	N/A	56,100
South Gloucestershire		Woodlands Golf Course	80,000	0	0	2 years	N/A	80,000
South Gloucestershire		Lydes Vale House, Dodington	6,000	0	0	18 months	N/A	6,000
<b>West of England</b>	679,000		142,100	0	452,000		N/A	242,100

\* taken from JWCS evidence base

9.5 A limited amount of inert landfill capacity has been created over the year as a result of permissions for developments which require an amount of inert waste importation (e.g. golf courses, land improvement, bunding). However, as a substantial amount of inert waste is re-used/recycled, there may not be a significant requirement for inert landfilling capacity. The indicative requirement in the Joint Waste Core Strategy for inert landfill capacity arising is, therefore, only a general guide to the capacity that may be required.



## 10.0 TRANSPORT

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### 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
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- 10.1 The four Councils in the West of England Partnership area have produced their third Joint Local Transport Plan (JLTP) which covers the period from 2011 to 2026. JLTP3 was adopted by Bath and North East Somerset Council on 20 January 2011. This document is accessible on the Travel Plus website<sup>14</sup>.
- 10.2 The JLTP includes a range of integrated strategies to tackle congestion, improve road safety, air quality and accessibility, and enhance the overall quality of life of all people living and working in the West of England. The JLTP indicators are monitored and the most recent annual progress report is published on the West of England website: <http://www.westofengland.org/transport/joint-local-transport-plan/joint-progress-report-2010>

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<sup>14</sup> <http://travelplus.org.uk/>

## 11.0 PLANNING OBLIGATIONS

11.1 The Planning Obligations SPD was adopted in July 2009. This document states that the Council will monitor compliance with Section 106 agreements. The Council normally expects payment on commencement of development, but on larger schemes may be prepared to consider a series of targets tied to milestones, each of which triggers an instalment of the agreed total payment.

11.2 Planning Services issues a quarterly status report on the planning agreements made since the adoption of the SPD. In the monitoring period, the following contributions have been recorded:

Contribution towards	Payments received in the monitoring period (£)	In kind
Highways	2,200.00	2x provision of highway works
Children's services	125,552.29	
Transport	-	1x provision of junction improvements
Street lighting	35,667.35	
Open spaces	25,771.00	

11.3 A tool is to be introduced shortly that will improve the ability to monitor planning obligations; this is called the 'Obligation Tracker'. The Idox Obligation Tracker will allow monitoring of receipt of funds and delivery of commitments, as well as monitoring allocation of monies and spend of funds. This browser-based system will be an interactive collaborative tool to monitor the processing of Planning Obligations.

11.4 In the future, contributions will be sought through the Community Infrastructure Levy (CIL). The timetable for the preparation of the CIL is included in the LDS and is anticipated to be adopted in September 2013.