

Bath and North East Somerset Council
Authorities Monitoring Report (AMR)
2023/24

Introduction

The authorities monitoring report aims to show how the Council's planning policies have been implemented during the previous financial year (1st April 2023 – 31st March 2024).

The Council is committed to monitoring the outcomes of its Core Strategy adopted June 2014, Placemaking Plan adopted July 2017 and the Local Plan Partial Update adopted in January 2023. The data collected is presented in this document.

The AMR also reports on the progress of plan-making in B&NES against the milestones set out in the Council's Local Development Scheme and the activities undertaken by the local planning authority in respect of the duty to co-operate.

Structure of the AMR

The structure of the AMR follows the objectives and policies of the Core Strategy and the Placemaking Plan. The objectives of the Core Strategy are listed below and the key indicators, which enable monitoring of the implementation of policies and are reported on in this AMR, are set out in section 7 of the Core Strategy. Where relevant, progress against the associated Core Strategy policy target or expectation is outlined.

- Objective 1 – Pursue a low carbon and sustainable future in a changing climate
- Objective 2 – Protect and enhance the Districts natural, built and cultural assets and provide green infrastructure
- Objective 3 – Encourage economic development, diversification and prosperity
- Objective 4 – Invest in our city, town and local centres
- Objective 5 – Meet housing needs
- Objective 6 – Plan for development that promotes health and well being
- Objective 7 – Deliver well connected places accessible by sustainable means of transport

Sustainability Appraisal

The purpose of the sustainability appraisal process is to appraise the social, environmental and economic effects of a Local Plan from the outset. In doing so it will help ensure that decisions are made that contribute to achieving sustainable development.

In July 2017 the sustainability appraisal report on the Placemaking Plan was published. The report includes a monitoring programme of significant effects indicators which are as follows;

- Delivery of housing

- Delivery of affordable housing
- Potential negative effects of the housing allocation sites with regards to heritage and culture, pollution and local distinctiveness
- Air quality

The above SA significant effects indicators are also covered by the indicators listed within the Core Strategy

Adopted Plans

The current adopted development plan for Bath and North East Somerset comprises;

- Core Strategy (adopted July 2014),
- Placemaking Plan (adopted July 2017)
- Joint Waste Core Strategy.
- Local Plan Partial Update (adopted January 2023)

The authority also includes made neighbourhood plans in the following areas:

- Chew Valley Area, covering seven parishes (2015)
- Claverton (2019)
- Clutton (2015)
- Englishcombe (2016)
- Freshford and Limpley Stoke (2015)
- Publow with Pensford (2017)
- Stanton Drew (2021)
- Stowey Sutton (2015)
- Westfield (2018)
- Whitchurch village (2017)

Emerging Plans

The Council published the launch document of the Local Plan in October 2022. The Council consulted on their options document in February 2024. In light of new mandatory housing targets and proposed revisions to the National Planning Policy Framework, the Local Plan is being revised, with a further options consultation anticipated in 2025.

Neighbourhood Plans

The Council's Neighbourhood Planning website contains a list of the proposed and made (or adopted) Neighbourhood Plans within the district: [Neighbourhood Plans](#)

8 Designated Neighbourhood Areas:

Plans in progress:

These areas have been designated as neighbourhood areas and are progressing work on their plans

- High Littleton and Hallatrow - Currently at examination
- Radstock
- Midsomer Norton
- Westfield review of existing plan

Dormant:

These areas have been designated as neighbourhood areas but are understood to not to be progressing at this stage

- Bathampton
- Batheaston
- Keynsham
- Paulton
- Timsbury

No Neighbourhood Plans have been made during this monitoring period.

Monitoring Results and Analysis

Structured around the seven Core Strategy objectives outlined below are the results of monitoring the relevant indicators set out in the Core Strategy. The accompanying commentary sets out a brief analysis of the information collected and progress against the associated policy target.

Objective 1 - Pursue a low carbon and sustainable future in a changing climate.

- reducing the need to travel by achieving closer alignment of homes, jobs, infrastructure and services
- ensuring the location and layout of new development enables and encourages people to make the fullest possible use of public transport, walking and cycling
- encouraging and supporting the increased generation and use of renewable and low carbon energy, including through the delivery of community led schemes
- promoting sustainable and energy efficient design and construction
- shaping places so as to minimise vulnerability and provide resilience to impacts arising from climate change including increased flood risk
- facilitating the prudent use and reduced consumption of key natural resources such as undeveloped land, energy, water and minerals
- maintaining and enhancing a network of connected and multifunctional green spaces for people and wildlife serving climate change adaptation and mitigation purposes

Relevant Policies

- CP1 – Retrofitting Existing buildings
- CP3 – Renewable Energy
- CP4 – District Heating
- CP5 – Flood Risk Management
- SCR2 – Roof-mounted/Building integrated Scale Solar PV
- SCR3 – Ground mounted Solar Arrays
- SCR4 – Community Renewable Energy Schemes
- SCR5 – Water Efficiency
- SU1 – Sustainable Drainage
- SCR6 – Sustainable Construction Policy for New Build Residential Development
- SCR7 – Sustainable Construction for New Build Non-Residential Development
- SCR8 – Embodied Carbon
- SCR9 – Electric Vehicle Charging Infrastructure
- PCS3 – Air Quality

Commentary

Renewable Energy Generation

The majority of renewable energy across the district is generated from photovoltaic installations. There is a total installed capacity of 30.1 MW.

As of the end of this monitoring year no district heating schemes have been implemented.

For this monitoring year 3 major applications for solar panels have been permitted which will result in the provision of a further capacity of 453kw. No combined heat and power schemes have been granted.

Flooding

Between April 2023 and March 2024 the council consulted the Environment Agency on 48 applications. These applications were decided in accordance with the advice from the Environment Agency. No applications were determined against the advice of the Environment Agency.

Objective 2 - Protect and enhance the districts natural, built and cultural assets and provide green infrastructure

- ensuring that growth and development takes place within the environmental capacity of the District
- making optimum use of brownfield opportunities in meeting housing and economic development needs and avoiding greenfield land as far as possible
- helping to conserve and enhance the quality and character of our built and natural heritage
- maintaining and enhancing an accessible and multifunctional network of well linked green spaces
- helping to conserve, enhance and restore the diversity and resilience of the District's wildlife
- helping to avoid water, air, light and noise pollution and the contamination of land
- capitalising on the role our heritage has in promoting local distinctiveness, place-making and supporting regeneration
- maintaining an outstanding built and natural environment by ensuring that new development responds appropriately to the locally distinctive context and meets high standards of design
- facilitating continuing and wide participation in cultural activities

Relevant Policies

- CP7 – Green Infrastructure
- CP8 – Green Belt
- CP8a – Minerals
- NE1 – Development and green infrastructure
- GB1 – Visual amenities of the green belt
- GB2 – Development in green belt villages
- GB3 – Extensions and alterations to buildings in the green belt
- NE2 - Conserving and Enhancing the Landscape and Landscape Character
- NE2A - Landscape Setting of Settlements
- NE2B - Extension of Residential Gardens in the Countryside
- NE3 - Sites, Species and Habitats
- NE3a – Biodiversity Net Gain
- NE4 - Ecosystem Services
- NE5 - Ecological Networks
- NE6 - Trees and Woodland Conservation
- D1: General Urban Design Principles
- D2: Local Character and Distinctiveness
- D3: Urban Fabric
- D4: Streets and Spaces

- D5: Building Design
- D6: Amenity
- D7: Infill and Backland Development
- D8: Lighting
- D9: Advertisements & Outdoor Street Furniture
- D10: Public Realm
- HE1: Historic Environment
- NE2: Conserving and Enhancing the Landscape and Landscape Character
- NE2A: Landscape Setting of Settlements
- NE2B: Extension of Residential Gardens in the Countryside

Commentary

Historic Environment

The Historic England heritage at risk register includes 3 buildings of Grade I and II*. Bath and North East Somerset currently has just over 100 listed buildings at risk. The plan is to update this in coming years to provide an exact figure.

There are 35 conservation areas in Bath and North East Somerset. Bath Conservation Area has been divided into 16 character areas each with its own distinctive character. As a character appraisal for each area is completed the individual draft appraisal will be available on the council's website for officers, developers and the public to reference. Whilst it will generally carry limited weight until the complete appraisal can be adopted, it will nevertheless be a material consideration in making planning decisions (with the weight to be determined on a case by case basis). Character appraisals are available for some of the other conservation areas as listed on the Council's website. These will be updated and added to when resources allow.

A Combined Management Plan for the two Bath World Heritage Sites will review and refresh the Management Plan for the City of Bath WHS (2016 – 2022). The target is for the combined Bath WHS Management Plan to be completed in early 2025.

Green Infrastructure

Developers are required to have due regard to the Green Infrastructure Strategy, when formulating development proposals. The impact of new development on Green Infrastructure will be assessed through the Development Management Process.

The council's regulation 123 list includes Green Infrastructure to deliver the requirements set out in the Green Infrastructure Strategy, including specific green space requirements identified in the Green Space strategy. The Planning Obligations SPD sets out the requirements for site specific Green Infrastructure.

The council adopted a Green Infrastructure Strategy in March 2013. The Strategy identified a number of projects which have been progressed. These include; Bathscape -delivering landscape enhancement of the setting of Bath; Waterspace -unlocking the benefits from the river corridor, and Somer Valley Rediscovered - enhancing and creating new green space for nature and people. These and other strategic GI projects are being developed and delivered within the framework of the West of England Joint Green Infrastructure Strategy 2020-2030 as part of the council's commitment to deliver on the climate and ecological emergencies.

[Bathscape](#)

[Somer Valley Rediscovered](#)

Biodiversity Net Gain

Adopted LPPU Policy NE3a requires that a minimum of 10% Biodiversity Net Gain is secured for major planning applications and that minor applications provide for no net loss and appropriate net gain of biodiversity. A monitoring framework is being established in respect of the implementation of Policy NE3a and mandatory national requirement and this will be reported in future AMRs.

Planning applications decided under the local BNG policy have mostly included the proposals for post-development BNG as part of the application. Mandatory BNG differs from this approach allowing for BNG proposals to only be submitted at part of a pre-commencement condition. In some cases, BNG proposals received with an application will be completed or amended at condition stage.

Biodiversity Unit Gains and Losses

Total number of Planning applications decided with a BNG requirement: 91

Total biodiversity value (in biodiversity units) from planning applications with a decision made within the reporting period.

1) Total On-site Baseline

Habitat: 141.53

Hedgerow: 50.05

Watercourse: 0.45

2) Total Change (On-site)

Habitat: -10.24

Hedgerow: +5.09

Watercourse: +0.09

3)Total Change (off-site)

Habitat: +28.98

Hedgerow: +7.72

Watercourse:0

4)Units from Government credits

Habitat: 0

Hedgerow: 0

Watercourse:0

5)Total Overall Change (on-site and off-site)

Habitat: +18.74

Hedgerow: +12.81

Watercourse:+0.09

Note: The location of offsite units gains may not have been confirmed at planning decision stage, in these cases a pre-commencement condition for a biodiversity gain plan will provide the final details of proposals.

Objective 3 - Encourage development, diversification and prosperity

The Council's Economic Development Strategy seeks to stimulate a more productive, competitive and diversified economy across the District and promotes a higher value added economy (smart growth) where indigenous companies are retained and able to grow, other knowledge based sectors are attracted to the area and the industrial sector continues to contribute to the local economy.

- increasing the availability of modern office and unit space in Bath thereby enabling indigenous companies to expand and the city to better respond to external demand
- maintaining an appropriate supply of land in Bath for industrial processes and services to ensure the city retains a mixed economy
- enabling tourism to continue to make an important contribution to the economy of Bath and promoting the tourism potential of other parts of the District e.g. by facilitating the provision of visitor accommodation
- capitalising on innovation opportunities arising from higher education institutions, improving educational facilities to help provide the skills that support knowledge based sectors and retaining those skills and talents in the city and wider area
- repositioning Keynsham as a more significant business location enabling it to attract new employers to compensate for the closure of Cadbury Somerdale
- ensuring that a sufficient and responsive supply of appropriate land and premises is available and improvement of skills is facilitated at Midsomer Norton and Radstock to help strengthen their roles as employment centres for the southern part of the District
- enabling small scale local employment development, including those related to innovation opportunities, in the rural areas

Relevant Policies

- DW1 – District-wide spatial strategy and Place based spatial strategies
- ED1A: Office Development
- ED1B: Change of Use & Redevelopment of B1(a) Office to Residential Use
- ED1C: Change of Use and Redevelopment of B1(a) Office Use to Other Town Centre Use
- ED2A: Strategic and Other Primary Industrial Estates
- ED2B: Non-strategic Industrial Premises

Commentary

Office Floorspace

The figures listed below show the economic floor space losses and gains as at 31st March 2024.

Bath

Policy B1, 2 (c) of the Core Strategy seeks to achieve the net additional increase of office premises of 40,000sqm by enabling the development of 50,000sqm of new space, linked to a managed release of 10,000sqm. The figures show a net reduction of 18,314sqm during the plan period to date.

Keynsham

Policy KE.1, 3, (b) of the Core Strategy seeks to achieve an increase in total office floorspace from 13,000sqm in 2011 to 20,200sqm in 2029. A net increase of 7,200sqm during the plan period. The figures show an increase of 5,394sqm has been achieved

Somer Valley

Policy SV1, 3, (b) of the Core Strategy seeks to increase total office floorspace from 31,000sqm in 2011 to 33,700sqm in 2029. There has so far been a net decrease of 2,516sqm.

Industrial floorspace

Bath

Policy B1 2, (e) of the Core Strategy plans for a contraction in the demand for industrial floorspace from 167,000sqm in 2011 to 127,000sqm in 2029, a net reduction of 40,000sqm. The figures show that this managed reduction has already been achieved.

Keynsham

Policy KE.1, 3, (b) of the Core Strategy plans for an increase in total industrial floorspace in Keynsham from 52,000sqm in 2011 to 60,300sqm in 2029 i.e. an increase of 8,300sqm. The figures indicate that this has not yet been achieved.

Somer Valley

Policy SV.1, 3, (b) of the Core Strategy plans for a reduction in industrial floorspace in the Somer Valley from 126,400sqm in 2011 to 112,000sqm in 2029, a reduction of 14,400sqm. At present there is a small loss of -144sqm.

As of March 2024 there are 7 permissions for industrial floorspace within the rural areas which have not yet been implemented. In total these will result in an additional 17,000 sqm of industrial floor space.

Progress of Enterprise Zones

The Enterprise Zone at Bath Riverside has been designated and forms part of the adopted policy.

At the Somer Valley Enterprise Zone the council has approved a Local Development Order (LDO) which outlines the uses that will be permitted on the site. The LDO also sets out the principles to which development must adhere and these will reflect the requirements of the site allocation policy in the adopted Placemaking Plan. No additional floorspace has been delivered on site during the past monitoring period.

Objective 4 - Invest in our towns and cities.

- Bath city centre and Keynsham, Midsomer Norton and Radstock town centres need to be improved as centres for social and economic activity and as places for entertainment, culture and shopping. The local and neighbourhood centres across the urban and rural parts of the District need to be sustained, so they continue to play an important role in meeting the day to day needs of their local residents.
- enhancing Bath's central shopping area, to maintain its competitiveness, diverse offer and reputation for independent and niche retailing
- introducing more commercial space, suitable for a range of enterprises, as part of new mixed use developments on underperforming sites in and close to Bath city centre
- improving the quality and capacity of shops within the core of Keynsham and Midsomer Norton town centres
- introducing more office and residential floor space into Keynsham, Midsomer Norton and Radstock town centres
- improving the quality of the public realm in the city, town and local centres
- providing better pedestrian and cycle routes into and within the city, town and local centres
- ensuring existing and proposed parks are well integrated into and play a central role in the centres of Bath, Keynsham and Midsomer Norton
- enabling appropriate tourism opportunities in the city and town centres
- protecting and enhancing the range of services and facilities provided in local, neighbourhood and village centres, encouraging the provision of efficient, low carbon energy for example from District heating or combined heat and power systems.

Core Strategy Policies

CP12 - Centres and retailing

Placemaking Plan Policies

- CR1: Sequential Test
- CR2: Impact Assessments
- CR3: Primary Shopping Areas and Primary Shopping Frontages
- CR4: Dispersed Local Shops

Commentary

In September 2020 the use class order was revised and retail reclassified as class E. Class E includes a broad range of uses and therefore the loss of retail to another high street use no longer require an application for planning permission. Therefore, it

is no longer possible to provide a complete picture of retail losses and gains by using data arising from planning applications.

City and Town Centre and High Street Regeneration

The Council has a £25m programme of Regeneration projects which seek to help to maintain and improve the vitality and viability of high streets focused on the city and town centres in accordance with Policy CP12. Key projects are as follows:

- £12m High Street Renewal Programme for Bath City Centre – including public realm improvements, events and animation programme with key areas of focus at Milsom Quarter and Kingsmead Square, plus work to develop designs and planning concepts for key sites. The Old Post Office was also secured as part of this programme and this building is now in Council ownership and proposals for redevelopment as a new fashion museum and underway. There are also plans for new creative workspace at Broad Street Yards and for the redevelopment of Walcot Gateway. A Masterplan for Bath Central Riverside is also underway, with various pilot schemes in progress.

- £3.7m High Street Renewal Programme for Midsomer Norton – including the creation of a new Market Square public realm at the Island, shopfront improvements and broader town centre improvements and a cultural programme is in delivery. A Town Centre Regeneration Action Plan and Old Brewery Quarter Masterplan is also in development.

- £3.6m High Street Renewal Programme for Keynsham – including public realm improvements to the High Street core (phase 1) and Temple St (phase 2), shopfront improvements and a cultural programme has been delivered. A Town Centre Regeneration Action Plan is also underway.

- £0.5m High Street Renewal Programme for Local Centres in Bath Neighbourhoods is now in its third year of implementation

- 2.5m Vacant Unit Action Project – to bring arts, culture, community, environmental projects and new models of commerce to former vacant shops on high streets across B&NES

[High Street Renewal Programme](#)

Objective 5 - Meet housing needs

- enabling the delivery of new homes needed to respond to expected demographic and social changes and as far as possible to support the labour supply to meet our economic development objectives
- ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing
- addressing the accommodation needs of gypsies and travellers
- ensuring the accommodation needs of any increase in the number of students can be met sustainably
- ensure that the development of new homes is aligned with the provision of all the necessary infrastructure

Relevant Policies

- DW1 – District-wide spatial strategy
- CP9 – Affordable Housing
- CP10 - Housing Mix
- CP11 – Gypsies, Travellers and Travelling Showpeople
- RA4: Rural Exception Sites
- H1: Housing and Facilities for the Elderly, People with Other Supported Housing or Care Needs
- CP10: Housing Mix
- H2: Houses in Multiple Occupation
- H2a – Purpose Built Student Accommodation
- H3: Residential Uses in Existing Buildings
- H4: Self-build
- H5: Retention of Existing Housing Stock
- H6: Moorings
- H7: Housing Accessibility
- H8: Affordable Housing Regeneration Schemes

Commentary

Bath and North East Somerset Council maintains a housing trajectory and updates this annually.

The Core Strategy was adopted in 2014 and is now more than five years old. The Local Plan Partial Update has reviewed the Core Strategy requirement of 722 per year and found it to be appropriate to meet the housing need. The Local Plan Partial Update has been through examination, found sound and is now adopted. The Inspector has confirmed that the 722 per year is considered to be an appropriate basis for assessing local housing need and therefore, remains the strategic housing requirement for the District. The annual requirement does not include purpose built

student accommodation (PBSA) and therefore PBSA is not included in the five year supply.

Five Year Housing Land Supply

The council has identified a deliverable supply of 3,556 homes between the 1st April 2024 and 31st March 2029. In addition, when the plan period is taken as a whole the over supply in the plan period amounts to 539 homes. This amounts to a five year housing land supply of 5.5.

During the past financial year 712 dwellings have been constructed within the authority, of this figure 155 are classed as being affordable homes. Housing on previously developed land amounts to 48% of the housing provided. Housing delivery breaks down to the following policy areas;

- Bath: 437
- Keynsham: 116
- Somer Valley: 84
- Rural Areas: 75

The housing requirement does not include the provision of purpose built student accommodation and therefore this is not included in the total housing delivery figures above. In the last monitoring year the dwelling equivalent of 35 homes has been delivered through purpose built student accommodation.

Gypsy and Traveller sites

The council conducted a count of Gypsy and Traveller sites in July 2023. The figures returned to MHCLG for 2022 recorded 17 socially rented sites and 14 sites with planning permission owned by Gypsy and Travellers.

Self-build and custom housebuilding

The NPPF states that Councils should plan for a mix of housing including for people wishing to build their own homes. The [Self-Build and Custom Housebuilding Act 2015](#) places a duty on local councils in England to keep and have regard to a register of people who are interested in self-build or custom-build projects in their area. This register helps inform the council of the level of demand for self-build and custom-build plots in the Bath and North East Somerset area and enable the council to develop a strategy for delivering serviced plots for self-build and custom-build projects.

Following the introduction of the [2016 Regulations](#), the register is divided into two parts:

Part 1 – people who meet the local connection test and the basic eligibility (as listed in the 2016 Regulations). This part of the register keeps track of local demand and the Council will need to consider the number of registrations when looking to provide sufficient planning consents for serviced plots for self and custom build projects.

Part 2 – people without a local connection but meeting the basic eligibility. This part of the register keeps track of general demand for self-build and custom build and will inform planning policy and the Council's overall approach to self-build and custom housebuilding. There is no requirement for the Council to grant sufficient development permissions for serviced plots of land to meet this demand.

Being on either part of the register does not guarantee that a suitable plot will be identified or become available and those interested in self-build projects will need to look for their own suitable plots. The Register, Part 1 or Part 2, does not act as a waiting list for plots.

B&NES Self Build Register

The self-build register is organised into 'base periods' (BP), as per the regulations. Base periods run for a year, ending 30th October, with the exception of base period 1, which was only 6 months, from 1st April 2016, until 30th October 2016. The data is collected on a district-wide level and the table below shows up to the last full BP (BP8), which closed on the 30th October 2023:

Base Period	BP1	BP2	BP3	BP4	BP5	BP6	BP7	BP8
Date	2016	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Individuals	456	252	151	126	65	89	37	34
Groups	1	2	1	0	0	0	0	0
New applicants on the register	457	254	152	126	65	89	37	34
Part 1 - Local connection to B&NES	457	180	32	41	32	54	21	23
Part 2 - Outside of B&NES	Prior to connection test	74	120	85	33	35	16	11
Required Permissions (Part 1 individual entries and group plots)	457	180	32	41	32	54	21	23
Total number of required permissions	457	637	669	710	742	796	817	840
Planning permissions for serviced plots granted (CIL Exemptions)	16	46	49	54	32	43	35	35
Total Planning permissions for serviced plots granted (CIL Exemptions)	16	62	111	165	197	241	275	310

The Local Eligibility Criteria was introduced in B&NES in June 2017, part way through BP2, after analysis of BP1 showed that BP1 significantly over estimates actual demand for self-build plots in B&NES, because many of the registered persons are also likely to be registered elsewhere in the country (and therefore generating a requirement to permit further plots) and only a small proportion of those registered actually live within or have connections to the district.

Relevant authorities must give development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period. Entries on Part 2 do not count towards demand for the purpose of the 2015 Act (as amended) but relevant

authorities must have regard to the entries on Part 2 when carrying out their planning, housing, land disposal and regeneration functions.

At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

The Council currently monitors CIL exemptions applied for during each base period.

Whilst it is appreciated that for BP1 and BP2 the levels of demand have not been met through permissions, the 3 years in which to permission an equivalent number of plots of land for the demand in these BPs, as required in the legislation has now passed (both the legislation and NPPG are silent in this regard); the table above shows that CIL Exemptions have closely matched/exceeded the demand created from the last 3 base periods (BP3 – BP5).

It should be noted that the [Levelling Up and Regeneration Act](#) (LURA) was given Royal Assent on 26th October 2023. We await further consultations, secondary legislation and guidance in order to bring the provisions in LURA fully into effect – however we note that Chapter 6 makes some important changes to the 2015 Self-Build and Custom Housebuilding Act. These relate to local authorities' duty to grant planning permission for self-build and custom housing:

The amendments to the wording mean that development permissions must specifically be for 'the carrying out of self-build and custom housebuilding'. In ascertaining whether demand has been met, local authorities can no longer count what 'could' be self-build and custom housing (all single plots for example) only what is actually permitted as such.

It has also been clarified that demand not met within 3 base periods will be rolled over to the next base period.

The Placemaking Plan, through policy H4, supports the principle of self-build housing where the proposals are of sufficient design and sustainability merit, and in line with other policies in the Development Plan.

There are a number of different policy approaches that are presented in the Options document and could be explored which might help boost the delivery of self-build plots in Bath & North East Somerset. The policy approaches are presented for purposes of stimulating discussion to address facilitating the delivery of self-build plots.

Objective 6 – Plan for development that promotes health and well being

- enabling more opportunities for people to lead healthier lifestyles and have a greater sense of well-being through facilitating active modes of travel, encouraging social interaction and designing high quality, safe streets and spaces
- promoting and delivering local employment, training and regeneration opportunities that can contribute to a reduction in the health and social inequalities across the District encouraging and facilitating increased local food production
- ensuring the timely provision of social and physical infrastructure, including health, welfare, spiritual, recreational, leisure and cultural facilities

Core Strategy Policies

CP13 – Infrastructure Provision

Placemaking Plan Policies

- ST1: Promoting Sustainable Travel
- ST2: Sustainable Transport Routes
- ST2A: Active Travel Routes
- ST3: Transport Infrastructure
- ST4: Rail Freight Facility
- ST5: Traffic Management Proposals
- ST6: Park and Ride
- ST7: Transport Requirements for Managing Development
- ST8: Airport and Aerodrome Safeguarding Areas

Commentary

The council publishes a report on the Community Infrastructure Levy and an Infrastructure Funding Statement.

[Community Infrastructure Levy](#)

Air quality

There are three air quality management areas within the authority area. The council publishes an air quality annual status report on the website. Within Bath a clean air zone was introduced in March 2021.

[Clean Air Zone](#)

[Air Quality Management](#)

Objective 7 - Deliver well connected places accessible by sustainable means of transport.

- locating and designing new development in a way that reduces the need and desire to travel by car and encourages the use of public transport, walking and cycling
- ensuring that development is supported by high quality transport infrastructure which helps to increase the attractiveness of public transport, walking and cycling
- promoting improved access to services especially for rural and more remote areas

Joint Local Transport Plan

The Joint Local Transport Plan (JLTP4) has been approved and can be viewed on the associated website.

[JLTP4](#)

Duty to Cooperate

The requirement for local planning authorities (LPAs) to work under the Duty to Cooperate (DTC) on cross boundary strategic planning issues is set out in section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act (2011). This requires authorities to engage constructively, actively and on an ongoing basis in relation to a number of activities the preparation of development plan documents, other local development documents and marine plans. Local planning authorities must publish details of what action they have taken in relation to the duty to co-operate through their Authority's Monitoring Reports (AMRs).

[Duty to Cooperate](#)

Minerals Planning

The National Planning Policy Framework (NPPF) requires minerals planning authorities (MPAs), such as the West of England authorities, to plan for a steady and adequate supply of aggregates by participating in the operation of an Aggregate Working Party (AWP) and taking its advice into account when preparing their Local Aggregates Assessment. The South West AWP meets quarterly and membership includes representatives from central Government, mineral planning authorities, the Mineral Products Association, the British Aggregates Association, and such other representatives as appropriate.

Local Aggregates Assessment (LAA)

A Local Aggregate Assessment is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area. Within the West of England, Local Aggregates Assessments are prepared jointly by the four unitary authorities (UAs) within the West of England sub-region (Bristol City, Bath and North East Somerset, North Somerset and South Gloucestershire). The LAA forms an important part of the evidence base that will be used to inform preparation of the UAs' individual Local Plans. The most recent published LAA covers the period 2013-2022.

Joint Planning Data Group

The West of England authorities take a joined up approach to land-use research and monitoring across the sub-region and there is a well-established joint working arrangement through the Joint Planning Data Group. The group meets quarterly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

Plan Making Progress against Local Development Scheme Milestones

Set out in table 1 below is a summary of progress on preparing Development Plan Documents and Supplementary Planning Documents (SPDs) listed in the Council's current Local Development Scheme, covering those documents where preparation is programmed to have commenced. Progress is recorded against the milestones set out in the LDS and where these milestones have not been met the reasons why are briefly outlined.

Table 1: Plan Making Progress

DPD/SPD	Local Development Scheme Milestone (in 2022/23)	Preparation Progress	Notes
Local Plan Partial Update	Adopted 19 th January	Adopted 10 th January 2023	
Local Plan 2022-2042	N/A	The council published for consultation the Local Plan Options document in February 2024 in accordance with the programme set out in the Local Development Scheme. The council was then proposing to move towards publishing a Draft Local Plan for consultation under Reg 19 in early 2025. (See note after this table)	Preparation programme and milestones are set out in the Council's Local Development Scheme 2024-2027
Planning Obligations SPD limited review (principally related to the LPPU)	Adopted January 2023 (alongside the LPPU).	Work undertaken on a limited review of the Planning Obligations SPD, principally related to policy requirements in the LPPU, was undertaken and adopted in early 2023.	A programme for the comprehensive review of the Planning Obligations SPD and associated CIL Charging Schedule Review related to the preparation of the Local Plan 2022-2042, is set out in the Local Development Scheme 2024 to 2027.
Sustainable Construction Checklist SPD review	Adopted early 2023 (alongside the LPPU).	Work undertaken to review the sustainable construction checklist and bring the requirements in line with the policy requirements of the LPPU.	

Transport & Development SPD	Adopted early 2023 (alongside the LPPU).	Work undertaken to produce the new SPD and bring the requirements in line with the changes made by the LPPU.	
CIL Charging Schedule Review	Review of CIL charging schedule programmed for commencing in 2025 related to preparation of the Local Plan 2022-2042.	Review of the CIL Charging Schedule has not commenced.	A programme for CIL Charging Schedule Review and the comprehensive review of the Planning Obligations SPD related to the preparation of the Local plan 2022-2042, is set out in the Local Development Scheme 2024 to 2027.
Locally Listed Heritage Assets SPD	Adopted: September 2019	Draft SPD has been subject to public consultation, the final version has not yet been adopted.	

Note: after the end of the monitoring period reported in this AMR government published proposed changes to the NPPF and a draft revised standard method housing figure for consultation in July 2024. The final version of both the revised NPPF and standard method housing figure were published by government in December 2024. Due to the significant implications of these changes, in particular the 105% increase in the figure for housing need, the Council has decided to reset its Local Plan. This means that the programme for preparing the Local Plan and related SPDs has changed from that which is reported above. The revised programmes can be found in the latest version of the Council's [Local Development Scheme](#)