

**Bath and North East Somerset Council**  
**Authorities Monitoring Report (AMR)**  
**2022/23**

## **Introduction**

The authorities monitoring report aims to show how the Council's planning policies have been implemented during the previous financial year (1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2023).

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. Work is underway to produce the options document and consultation on the options document is anticipated to commence in February 2024.

### **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 (2016)

- Radstock (2021)
- Midsomer Norton (2013)

Dormant:

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

- Bathampton (2017)
- Batheaston (2013)
- Keynsham (2016)
- Paulton (2016)
- Timsbury (2014)

No Neighbourhood Plans have been made or examined 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 29 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 2022 and March 2023 the council consulted the Environment Agency on 31 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
- HE.1: 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) and, at the same time, it will combine this review with the draft Local Management Plan (LMP) for Bath as a Spa (2019). The target is for the combined Bath WHS Management Plan to be completed in 2024.

### **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 councils 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 the impending mandatory national requirement and this will be reported in future AMRs.

In the period between 19/01/2023 until 31/03/2023 9 planning applications were decided that were applicable to BNG policy NE3a. None of these applications were submitted post LPPU adoption.

The total number of BNG applicable planning applications:	9
Number of applications where BNG approved as part of the application:	7
Number of applications BNG approval conditioned:	1

(1 further application did not agree measurable BNG, alternative ecological enhancement was agreed)

### **Biodiversity Unit Gains and losses**

Total biodiversity value, in biodiversity units, consented within reporting period.

1) Total Baseline (on-site and off-site)

Habitat: 7.64 (onsite 7.45, offsite 0.19)

Hedgerow: 1.93 (onsite 1.93, offsite 0)

Watercourse: 0

2) Total Post development (on-site and off-site)

Habitat: 8.99 (onsite 8.59, offsite 0.4)

Hedgerow: 9.06 (onsite 8.99, offsite 0.07)  
Watercourse: 0

3) Total Change (on-site and off-site)

Habitat: 1.35  
Hedgerow: 7.13  
Watercourse: 0

4) Units from credits

Habitat: 0  
Hedgerow: 0  
Watercourse: 0

Note: The Government credit scheme wasn't available in this reporting period.

Summary: During this reporting period the 7 planning applications secured a gain of 1.35 habitat units and 7.13 hedgerow units. Of these applications all but 1 application achieved 10% or more BNG for habitat and hedgerows where applicable. An average of 26.6% gain for area habitats and 73% gain for hedgerows. Watercourse BNG was not relevant for these applications.

1 application resulted in a 0.5 habitat unit loss (-0.46%), on closer examination this application forms part of a wider site allocation that is expected to be BNG policy compliant across the overall development.

### **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 31<sup>st</sup> March 2023.

#### **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 5,102sqm.

#### **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 2,398sqm .

### **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. 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 net gain of 184sqm.

As of March 2023 there are 11 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 submitted for consideration a Local Development Order (LDO) which will outline the uses that will be permitted on the site. The LDO will also set out the principles to which development must adhere and these will reflect the requirements of the site allocation policy in the adopted Placemaking Plan.

## **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.

Bath and North East Somerset undertook a retail study in November 2018 which formed part of the evidence base for the Local Plan 2016-2036 (work on which ceased when the West of England Joint Spatial Plan was withdrawn). The study outlines the percentages of total retail floorspace used for the sale of comparison goods. The retail study outlines that within Bath the proportion of comparison goods floorspace is 10% above the national average, but this is a reduction from 2014. Within Keynsham there has been a decrease in comparison goods floor space since 2014. There has been little change in comparison goods floorspace within Midsomer Norton and the proportion remains below the national average. This evidence base will need to be updated to inform preparation of the B&NES Local Plan 2022-2042.

### **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. Funding to acquire the Old Post Office was also secured as part of this programme and this building is now in Council ownership and earmarked for the new fashion museum.
- £3m 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
- £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 is in delivery.
- £0.5m High Street Renewal Programme for Local Centres in Bath Neighbourhoods is now in its second year of implementation
- 1.5m 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
- A Masterplan for the Milsom Quarter area of Bath has been completed and five key projects are now being progressed (£3m investment)

- Bath Central Riverside Masterplan has commenced alongside a series of pilot projects and feasibility work (including Manvers Street site allocation) is underway (total value £0.7m)

The link below provides further information on the progress of each of the sites.

[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 3,946 homes between the 1<sup>st</sup> April 2023 and 31<sup>st</sup> March 2028. In addition, when the plan period is taken as a whole the over supply in the plan period amounts to 549 homes. This amounts to a five year housing land supply of 6.14.

Following the publication of the revised National Planning Policy Framework, the council is no longer required to demonstrate a five year housing land supply as the local plan is less than five years old. Furthermore the 5% buffer no longer applies which increases the five year land supply to 6.45.

During the past financial year 511 dwellings have been constructed within the authority, of this figure 135 are classed as being affordable homes. Housing on previously developed land amounts to 72 % of the housing provided. Housing delivery breaks down to the following policy areas;

- Bath: 185
- Keynsham: 160
- Somer Valley: 86
- Rural Areas:80

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 89 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 DLUHC for 2022 recorded 17 socially rented sites and 14 sites with planning permission owned by Gypsy and Travellers.

## **Self-build and custom housebuilding**

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 meet 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.

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 (BP7), which closed on the 30<sup>th</sup> October 2022:

BP	Type	Entries	Part 1	Required Permissions (Part 1 individual entries and group plots)
BP1	Individuals	456	456	457
	Groups	1 (7 Plots - Total)	1	
BP2	Individuals	252	178	180
	Groups	2 (11 Plots – Total)	2	
BP3	Individuals	151	31	32
	Groups	1 (2 Plots – Total)	1 (2 Plots – Total)	
BP4	Individuals	126	41	41
	Groups	0	0	
BP5	Individuals	65	32	32
	Groups	0	0	
BP6	Individuals	89	54	54
	Groups	0	0	
BP7	Individuals	37	21	21
	Groups	0	0	

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 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. The breakdown by base period for CIL applications are as follows:

Base Period	CIL Exemptions
BP1 (16)	16
BP2 (16/17)	46
BP3 (17/18)	49
BP4 (18/19)	54
BP5 (19/20)	32
BP6 (20/21)	44
BP7 (21/22)	34

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).

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.

The Council is also using the levels of interest in the Register in reviewing our Planning Policies within the District. A review of H4 will be considered through the preparation of the new Local Plan. The Council is also considering options for engagement with registrants on the Self-build register to understand the nature of this demand, for example the type of housing sought, or preferred locations.

## **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 five 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 Monitoring](#)

**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).

The Duty to Cooperate was addressed in the Local Plan Partial Update Statement of Common Ground. The Local Plan Launch Document published in October 2022 sets out the intended Duty to Cooperate approach to cross boundary matters as the Local Plan progresses.

[Duty to Cooperate Local Plan Partial Update](#)

[Local Plan Launch](#)

## **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 2008-2018.

## **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**

<b>DPD/SPD</b>	<b>Local Development Scheme Milestone (in 2022/23)</b>	<b>Preparation Progress</b>	<b>Notes</b>
Local Plan Partial Update	Adopted 19 <sup>th</sup> January	Adopted 10 <sup>th</sup> January 2023	
Local Plan 2022-2042	N/A	The Local Plan launch document was published in October 2022. The council is currently preparing the Issues and Options document with a view to beginning the consultation in February 2024.	Preparation programme and milestones are set out in the Council's Local Development Scheme 2022-2025
Planning Obligations SPD limited review (principally related to the LPPU)	Adopted summer 2022 (alongside the LPPU).	Work undertaken on a limited review of the Planning Obligations SPD, principally related to policy requirements in the LPPU, was undertaken.	A programme for the comprehensive review of the Planning Obligations SPD and associated CIL Charging Schedule Review will be set out in a future Local development Scheme, related to the preparation of the Local Plan 2022-2042.
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 late 2022.	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 will be set out in a future Local Development Scheme, related to the preparation of the Local plan 2022-2042.
Locally Listed Heritage Assets SPD	Adopted: September 2019	Draft SPD has been subject to public consultation, the final version has not yet been adopted.	