
Somer Valley Enterprise Zone

Policy Development and Scrutiny Panel

16th January 2024

Bath & North East
Somerset Council

Improving People's Lives



Somer Valley Enterprise Zone (SVEZ) Cabinet Decisions -1st Feb

E3486 - Somer Valley Enterprise Zone Local Development Order (LDO)

- Resolution to adopt the Local Development Order

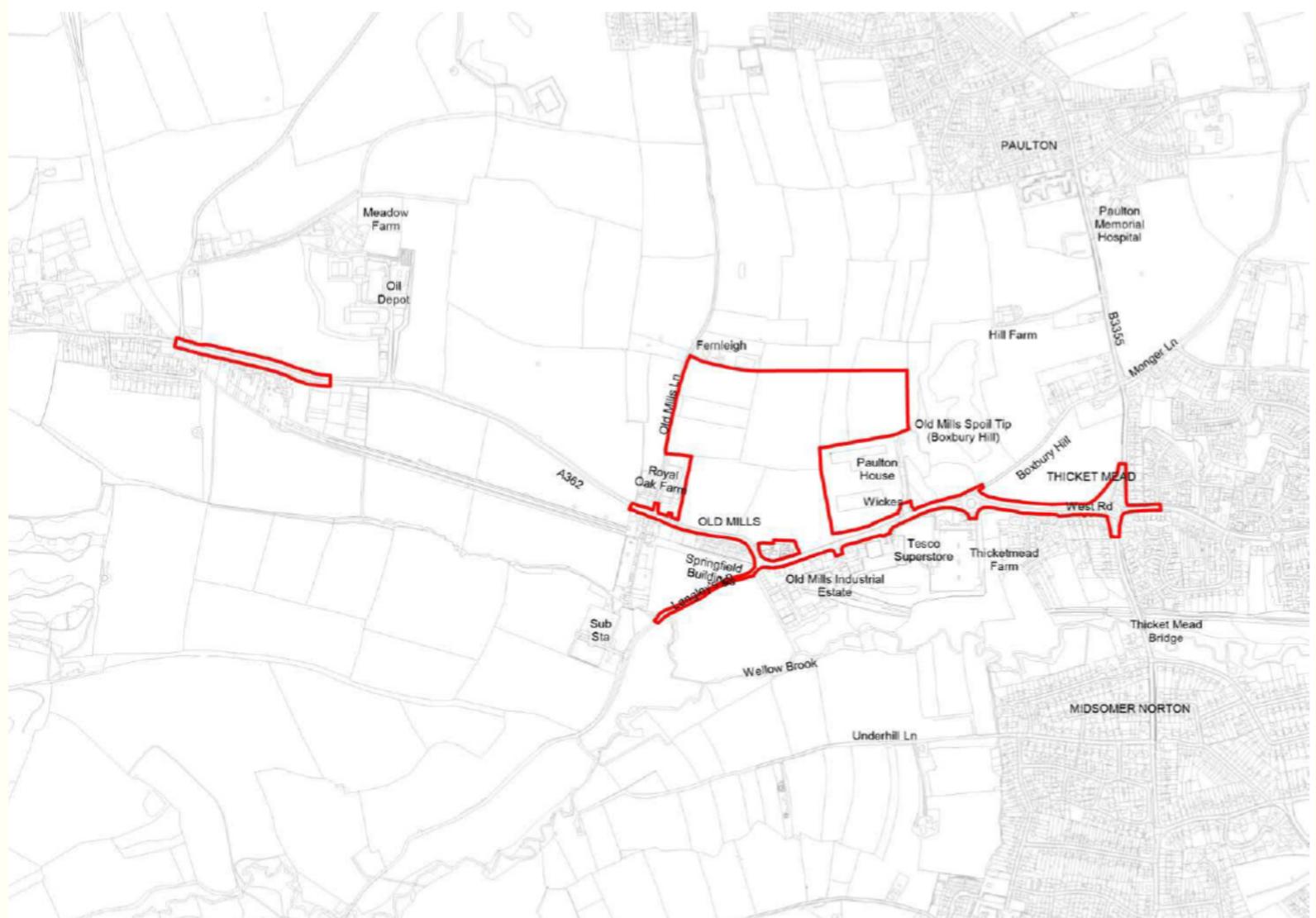
E3487 - Somer Valley Enterprise Zone Statutory Mechanism

- Adopt In-Principle Statutory Powers enabling:
 - Land referencing
 - Negotiation with landowners

E3510 - Somer Valley Enterprise Zone Local Development Order Future Ambitions

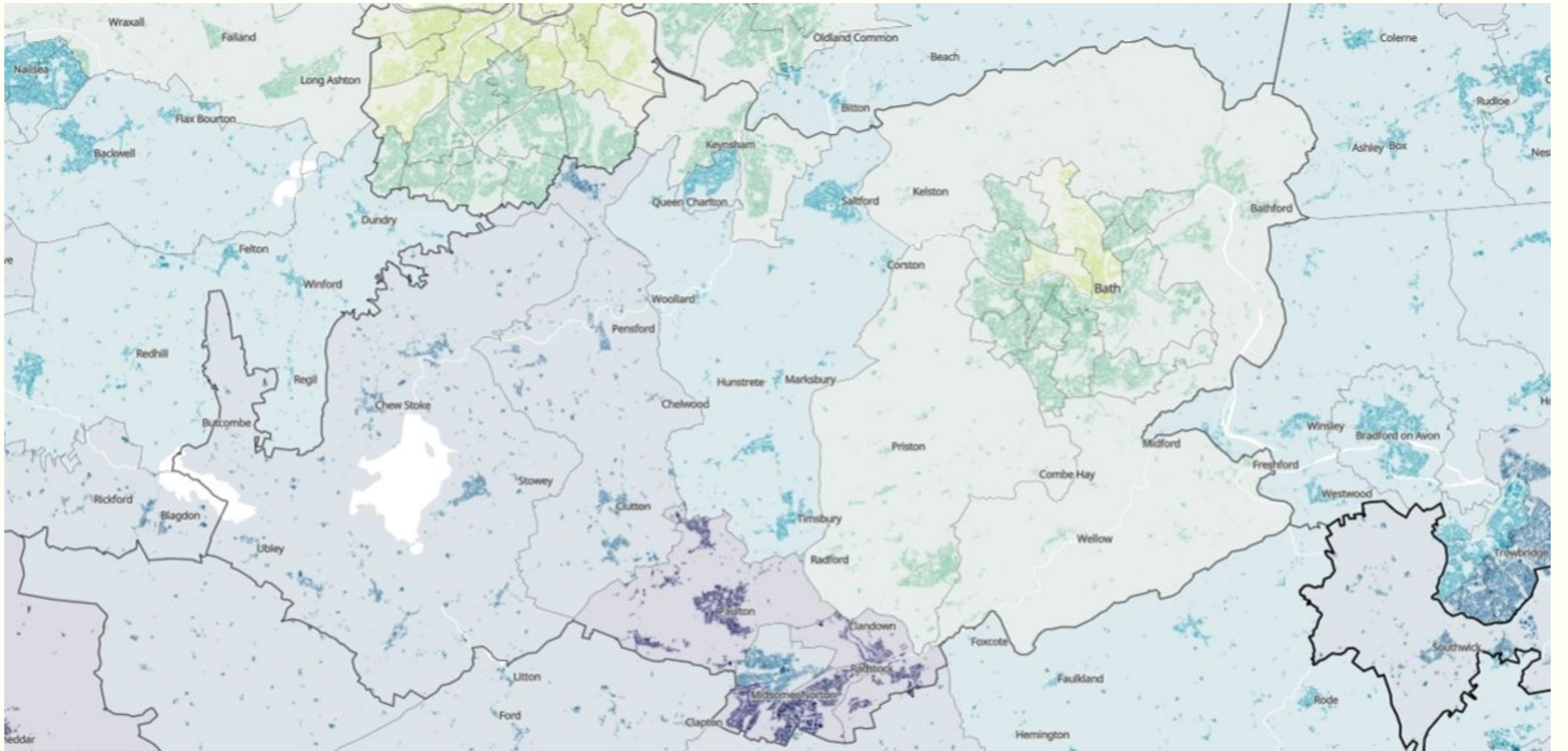
- Resolution to adopt 8 Council ambitions
- Review progress on the SVEZ and agree further interventions to ensure ambitions are being met

SVEZ Redline Plan



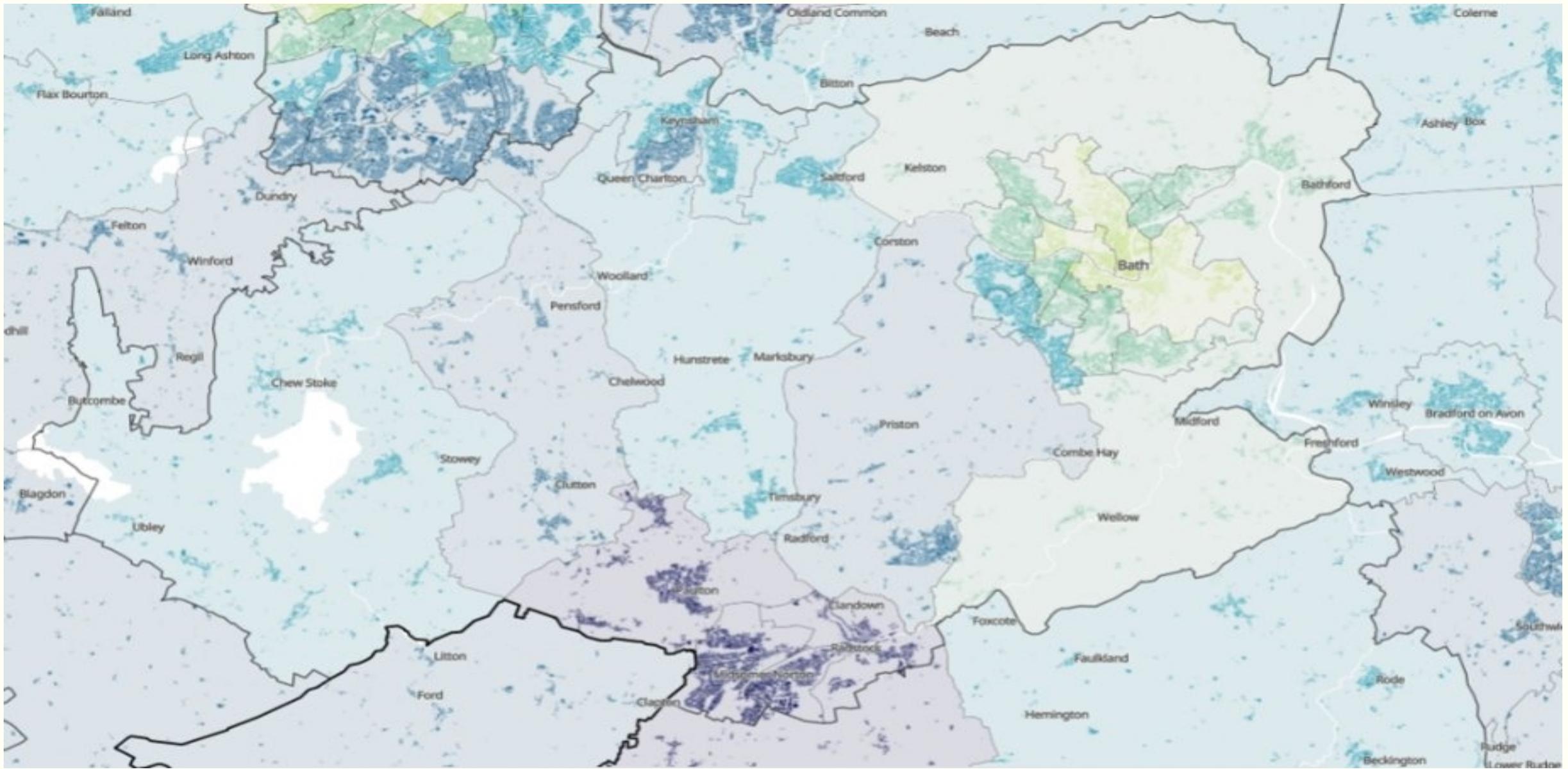
SVEZ LDO Illustrative Masterplan





The distance between home and work (2021 census)





Mode of travel to workplace (2021 census)

Driving a car or van





Housing within the Somer Valley

Somerset Council

- Housing applications totalling 839 dwellings
 - Includes 584 dwellings on the border to the west of Midsomer Norton/Westfield

B&NES

- The Somer Valley currently has committed development of 830 dwellings

Ecology and Biodiversity Net Gain (BNG)

Since pre-app engagement, the following adjustments have been made:

- Increased the depth of the permitter planting from 10m to 15m-20m
- Creation of wildlife dark corridors to accommodate bat movements

The LDO commits to delivering at least 10% BNG which will be delivered on and off site. After delivering Phase and 2, the site will have 46% BNG.

- Conversations are ongoing with the Green Infrastructure and Nature Recovery Team for off-site options
- A Strategic Biodiversity Gain Plan will be a pre-commencement condition for the Council's LDO
- **SVEZ will deliver circa 10 acres of green infrastructure on site, including over 10,000 trees. Offsetting of BNG will further deliver circa 16 acres of habitats locally.**
- **The future ambition of the Council to increase BNG can be accommodated subject to adoption of the LDO and land acquisition. Additional BNG will need to be off set and will impact future land value.**



Keynsham Memorial Park

Air Quality- Farrington Gurney and Temple Cloud

- All air quality test sites from Temple Cloud to Midsomer Norton showed negligible impact on NO² and PM10 concentrations
- The model forecasts readings <36µg/m³ NO² with or without SVEZ which is below the national target of 40µg/m³ and aligns with the Manifesto target of 36µg/m³
- The Farrington Gurney and Temple Cloud Air Quality Action Plan determined no physical changes to the A37/A362 junction are necessary to improve the air quality in the area; concentrations of NO² currently under 40µg/m³
- Nevertheless, the Councils LDO proposes to adjust the signal sequencing at the A37/A362 junction to optimise the operation and improve traffic flows
- A clarifications response has been provided to Environmental Services to address AQ questions

Statutory Consultation (16th January- 13th February 2023)

8 in Support, 294 Objections and 12 Comments

All objections were subject to a RAG rating which highlighted 3 responses that required further review. All other objections were immaterial or covered by the technical reports provided to the LPA.

- Key themes included:
 - Use of greenfield sites and the original allocation of the site
 - The requirement to rejuvenate the high street in Midsomer Norton
 - Traffic and pollution concerns
- Statement of Clarifications prepared to respond to the key points raised within the objections. This was published prior to the revised statutory consultation and the public were advised to read this before submitting new comments.

Revised Statutory Consultation (22nd September- 26th October 2023)

9 in Support, 198 Objections, 2 Comments

- All responses have been subject to a RAG rating – no material comments from LPA
- Key themes within the objections included:
 - Challenge to the original allocation of SVEZ- Allocation of the site was reaffirmed during LPPU Jan 23
 - Increase in traffic- Extensive traffic modelling was completed and approved by HDC with suitable mitigations being put in place
 - Environmental concerns including habitat loss, development on green fields, BNG, air quality and noise concerns.- BNG Plan to be submitted as a pre-commencement conditions. Both air quality and noise assessments determined no adverse effects would be caused by SVEZ
 - Investment should be made within Midsomer Norton instead- Works are taking place via Heritage Action Zone o regenerate the high street

Parish and Town Council Responses

Farrington Gurney Parish Council – No objection previously, currently objecting

- Concerns regarding change to retail uses
- Impact of traffic
- Air quality concerns

Paulton Parish Council- No objection previously, currently objecting

- Relaxation of planning controls
- LDO would diminish Parish Council involvement
- Concerns regarding demand

Midsomer Norton Town Council- Support previously, now provide comment.

- Highways safety, traffic and parking
- Scale, overlooking, loss of privacy and dominance of the site
- Noise, dust and flooding

Ston Easton and Clapton Parish Council- Comments only

- Concerns regarding traffic and congestion and surrounding lanes being used as ‘rat runs’



Demand within the Somer Valley

The Economic Strategy Evidence Base (draft) reports a net floorspace requirement in the Somer Valley, between 2023-2043:

- Office capacity - 8,000 sqm (86,000 sqft)
- Industrial capacity - 27,000-36,000 sqm (290,000 – 390,000 sqft)
- Warehousing & Distribution capacity - 21,000 sqm (226,000 sqft)