

Cabinet Meeting Resolution

**Executive
Forward Plan
Reference**

E3645

**Somer Valley Enterprise Zone (SVEZ) Local Development
Order (LDO) Amendment**

Date of Meeting	11-Sep-25
The Issue	To approve an amendment to the SVEZ Local Development Order (LDO), which includes updated proposals for the Thicket Mead roundabout and A362 works next to Sunnyside, as well as amended wording of condition 12 of the LDO, to allow for the submission and approval of final technical highway plans.
The decision	(1) To adopt an amendment to the Somer Valley Enterprise Zone (SVEZ) Local Development Order (LDO) recommended by the Local Planning Authority, to meet the aims of policy SSV9 of the Local Plan, and to ensure compliance with relevant highway standards and guidance. The LDO amendment relates to condition 5 (supporting documents) and condition 12 (highway approved plans). It is proposed to adopt revised plans for the Thicket Mead roundabout and A362 works adjacent to Sunnyside. A minor revision to the LDO boundary for the off-site highways works at Sunnyside is proposed. The wording of condition 12 is proposed to be amended to remove its status as a 'fixed compliance' condition. (2) To delegate to the Director of Capital & Housing Delivery, in consultation with the Cabinet Member for Economic and Cultural Sustainable Development, the authority to adopt future amendments to the LDO as approved under Decision E3486. Such amendments shall be limited to those within the remit of section 96A and 73 of the Town and Country Planning Act 1990.
Rationale for decision	An amendment to the LDO is required to adopt revised plans for the Thicket Mead roundabout. The revised design includes a more conventional layout and geometric shape to the roundabout. This change would not have a material impact on the traffic movements when compared to the approved roundabout design. The amendment also seeks to adopt revised plans for the A362 works adjacent to Sunnyside. The revised design comprises a revision from a 2m footpath on the northern side of the carriage way, to a 3.5m shared use path. This facilitates greater connectivity with the Somer Valley Links (SVL) project. A minor revision to the LDO boundary for the off-site highways works at Sunnyside is proposed. This is to resolve the highway alignment to meet the highway standards. To the west, the junction with Paulton Road is now to be excluded and to the east, the redline boundary is to be extended c. 30m to capture the tie-in works with the SVL project.

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	It is proposed that the wording of condition 12 be amended to remove its status as a 'fixed compliance' condition. This change will allow the LPA to approve any future modifications to the submitted highway general arrangement plans that may arise during the technical design and approval process. These changes reflect the ongoing detailed design work and thus assist with the delivery of the scheme. There will be no change to the mix of uses, the quantum of development or the boundary of the LDO development site itself. Development on site will continue to be determined by a Design Code that specifies the amount of development that can take place on each plot as well as the characteristics of any buildings, landscaping and parking.
Other options considered	Do nothing – do not adopt the LDO amendment. However, this would mean that the highways layout could not be improved in the manner described.

The Decision is subject to Call-In within 5 working days of publication of the decision