

BATH AND NORTH EAST SOMERSET

PLANNING, HOUSING AND ECONOMIC DEVELOPMENT POLICY DEVELOPMENT AND SCRUTINY PANEL

Tuesday, 12th March, 2019

Present:- Councillors Will Sandry (Chair), Rob Appleyard, Colin Blackburn and Lisa O'Brien

Also in attendance: John Wilkinson (Director of Economy and Growth), Simon De Beer (Head of Planning) and Duncan Kerr (Team Manager Business Growth)

44 WELCOME AND INTRODUCTIONS

The Chairman welcomed everyone to the meeting.

45 EMERGENCY EVACUATION PROCEDURE

The Chairman drew attention to the emergency evacuation procedure.

46 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillors David Veale, Barry Macrae and Liz Richardson had sent their apologies to the Panel.

47 DECLARATIONS OF INTEREST

There were none.

48 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

49 ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

The Chairman informed the Panel that a written statement had been received from David Redgewell, he asked that members note its contents in his absence. A copy of the statement can be found on the Panel's Minute Book.

50 MINUTES - 15TH JANUARY 2019

The Panel confirmed the minutes of the previous meeting as a true record and they were duly signed by the Chairman.

51 CABINET MEMBER UPDATE

Councillor Paul Myers, Cabinet Member for Economic and Community Regeneration addressed the Panel, a summary of his update is set out below.

Business & Skills

The Business & Skills team has been supporting the WECA in the production of the evidence for the local Industrial Strategy and is now undertaking a range of presentation sessions with local groups, to help them further understand the strategy and encourage them to provide comment to the draft evidence base.

Bath Quays North

Delegated decision to approve granted by Planning Committee August 2018

- Development partner appointment approved by Full Cabinet, February 2019.
- Development partner, Legal & General and Bell Hammer, announced at marketing launch on the 7 March 2019.

Bath Quays South

- BAM remobilised and demolition of Buildings 6 & 8 complete on site. The office piling works are to commence in late spring.
- Legal discussions with TCN at Newark Works are well advanced and an exchange of contracts is anticipated shortly. The marketing launch for 45,000 sq ft 'No. 1 Bath Quays' was well received at the press and business launches on the 7 March

Bath Quays Bridge

- The superstructure bridge fabrication works have been contracted with Victor Buyck (a Belgian company). Fabrication of the bridge commences later in 2019 with the bridge opening programmed for December 2020.

Housing

- Rough Sleeper Initiative Funding
 - All funded projects are now underway, and are either on course to meet their targets or already exceeding them. Our Safesleep provision which was due to close at the end of February has been extended through March in order to accommodate people during severe weather. According to regular rough sleeper counts, the number of people sleeping rough has gone down from 30 people in September, to 18 people in February.

Heritage Services

- Fashion Museum: an exhibition of one of the world's best glove collections has just opened. Glove Stories showcases the breadth and depth of The

Glove Collection of the Worshipful Company of Glovers of London, cared for and housed at the Museum.

- The Roman Baths enjoyed success at the Visit England South West Tourism Awards, winning Gold for International Visitor Experience of the Year, Gold for Large Attraction of the Year and Silver for the Business Tourism and Venue Award
- Business performance: 2018/19 year-end forecast is an over-achievement of profit by £515k

Councillor Rob Appleyard asked if the awards won would be displayed on Council premises.

Councillor Myers replied that he would take that matter forward to see if the cabinets within the Guildhall reception area could be used.

Regeneration

- Somer Valley Enterprise Zone: Outline Business Cases for commercial/legal advice, land, planning, infrastructure and highways to be submitted to WECA 18 March, to fund delivery of a Local Development Order, new highway access and land agreements.
- Keynsham High Street: Cabinet approved the concept scheme 6th February enabling Full Business Case submission for £1.5m to WECA on 18 March. December 18/January 19 public consultation still suggests high level of support for the scheme.

Environment & Design Projects

- WECA Love High Streets Pilot: £280k WECA funding has been confirmed for B&NES for 2019-20 to support feasibility work and pilot delivery for three High Street projects (Bath City Centre, Midsomer Norton High Street & Twerton High Street). This will allow FBC applications for £3m and various pilots and quick wins to be delivered during 2019-20.

Public Realm / StreetSpace Projects

- Work is underway to prepare 'Expressions of Interest' to the Future High Streets national funding pot – deadline March 2019. An application to the Heritage High Streets funding pot will be made once the application process opens.

Councillor Appleyard asked how the locations were identified for the WECA Love High Streets project.

Councillor Myers replied that the original proposal from WECA was for it to be one area per authority and that he didn't think that would be fair so decided upon three areas to address; a city area, market town and a local high street.

Councillor Appleyard asked if there would be any further rounds of funding.

The Director for Economy & Growth replied that £10m had been allocated for the whole programme so he was hopeful that there would be further funding opportunities.

Councillor Colin Blackburn asked about the levels of interest in Bath Quays North & South following the launch event that had recently taken place.

The Director for Economy & Growth replied that a good level of interest had been reported and that conversations were ongoing with a number of different companies.

Councillor Lisa O'Brien commented that it was important to have a set of measured outcomes for the High Street projects.

The Director for Economy & Growth replied that the project team were currently working on the scope and the deliverables that could be achieved.

The Chairman asked if any update could be given on the Destination Management Plan.

Councillor Myers replied that he was aware of a number of changes that had taken place within Visit Bath and that the matter is on the agenda of the team to progress when possible. He added that he wished to thank the Panel for their contributions over the past four years.

Councillor Bob Goodman, Cabinet Member for Development and Neighbourhoods addressed the Panel, a summary of his update is set out below.

He began by agreeing with Councillor Myers regarding the work of the Panel and thanked the officers that he has directly worked within his role.

Article 4 Direction

He informed the Panel that he was expecting to make a decision in the coming weeks to withdraw Permitted Development Rights for the change of use from office (Class B1) to residential uses (Class C3) to identified parts of central Bath.

Joint Spatial Plan

He said that a decision on the dates for the examination in public were due soon. He added that discussions relating to Affordable Housing had taken place between the four Unitary Authorities.

Councillor Rob Appleyard asked whether lessons had been learned following a recent HMO application that was refused on the grounds of 'sandwiching', but subsequently upheld on appeal.

Councillor Goodman replied that the decision in question will be taken into account in the future. He added that it was likely that the SPD would be reviewed in October. He said that he expected the recent Government decision on Stamp Duty to also have an effect.

He stated that through the work of the Local Plan that he expected the universities to build on their own land for student accommodation and that possibly more purpose built units will be developed independently. He said that he felt that in time more properties will return to residential use.

The Chairman thanked both Cabinet Members for their updates on behalf of the Panel.

52 JOINT SPATIAL PLAN

The Head of Planning gave a presentation to the Panel regarding this item, a copy of which can be found on the Panel's Minute Book or as an online appendix to these minutes, a summary is set out below.

7 Policies

Seven high level & defined policies exist within the Plan.

1. Housing Requirement
2. Spatial Strategy
3. Affordable Housing Target
4. Employment
5. Place-shaping Principles
6. Strategic Infrastructure
7. Strategic Development Locations

JSP Requirements

- **105,500** new homes by 2036
- Space for **82,500+** new jobs
- **24,500** affordable homes
- Policy 1 UA Housing Requirements;
 - Bristol: 33,500
 - North Somerset: 25,500
 - South Gloucestershire: 32,500
 - B&NES: 14,500

Components of housing supply

- Existing commitments: 61,500
- Strategic development locations: 17,100
- Urban living: 16,200
- Small windfalls: 6,862
- Non-strategic growth: 3,400

Strategy for B&NES

Primary developments will take place in Whitchurch and North Keynsham.

In Whitchurch we will seek to optimise solar gain with roofs facing south so that buildings can generate as much power as possible from the sun with solar panels.

JSP – Public examination, likely main issues

- The spatial strategy is not the most appropriate one
- The Housing Requirement is too low (or too high)
- The infrastructure requirements are not viable / deliverable
- Green Belt release has not been sufficiently justified
- The affordable housing target is too low and the requirement of 35% is not viable
- Insufficient provision has been made for employment growth and the strategy for allocating land is not clear
- The Plan is not legally compliant eg Duty to co-operate, the Sustainability Appraisal, Habitats Regulations

Councillor Rob Appleyard asked if any work would be carried out to compensate the release of Green Belt sites.

The Head of Planning replied that it was to be 4/5 locations and that the sites themselves are small.

Councillor Appleyard asked how the evidence for land allocation would be shown.

The Head of Planning replied that it would need to be shown as deliverable, effective and able to promote growth.

Councillor Lisa O'Brien commented that she had some concerns over the developments planned for Whitchurch & Keynsham and said that adequate infrastructure must be in place prior to the housing being built.

The Head of Planning said that this point had been made by a number of Councillors and he felt sure it would be discussed in detail at the public examination.

The Chairman asked if there was any ability to sub-define the Government's description of Affordable Housing.

The Head of Planning replied that the Strategic Housing Market Assessments (SHMA) has been carried out and that this is an issue that will look to be picked up within the Local Plan.

Councillor O'Brien asked if Curo have been involved in the development of the JSP.

The Head of Planning replied that the Council works closely with a number of housing providers and noted that some do act more as developers on occasions.

The Chairman thanked him for the presentation and for his years of service to the Council.

53 LOCAL INDUSTRIAL STRATEGY

The Director for Economy & Growth gave a presentation to the Panel regarding this item, a copy of which can be found on the Panel's Minute Book or as an online appendix to these minutes, a summary is set out below.

Background

The aim of the (National) Industrial Strategy is to boost productivity by backing businesses to create good jobs and increase the earning power of people throughout the UK with investment in skills, industries and infrastructure.

5 Pillars

- Ideas: The world's most innovative economy
- People: Good jobs and greater earning power for all
- Infrastructure: A major upgrade to the UK's infrastructure
- Business Environment: The best place to start and grow a business
- Places: Prosperous communities across the UK.

Grand Challenges

- Artificial Intelligence and data
- Ageing society
- Clean growth
- Future of mobility

West of England Local Industrial Strategy

"Local Industrial Strategy will help deliver the region's ambition to be a driving force for sustainable, inclusive growth"

The strategy will build on the unique strengths of the West of England:

An attractive place to live and work;
Strong connections by road, rail, air and sea.
Diverse economy offering a wide variety of job opportunities at all skill levels.

It will do this by

Delivering long-term growth that is inclusive and clean
Accelerate economic growth by strengthening productivity to ensure that the region creates high-quality, well-paid jobs for our residents

Delivery

West of England LIS will be delivered through three main strands:

- Evidence Base
- Grand Challenge Workshops
- Deep Dives

Creative Collisions

Deep dives to focus on creative collisions, where enabling technologies overlap.

Evidence Base Outcomes

- People & Skills
 - A growing population; unlike other places that includes growth in working-age cohorts
 - 37% growth expected in over-65 population by 2038
 - 16-17 year olds are more likely than nationally to not be in education, employment or training (+0.8 points)
 - Significant growth in high-skilled jobs and decline in low skilled ones: helps lift incomes, but presents a risk of weakening the ladder to prosperity for some residents
- Clean & Inclusive Growth
 - Productivity in the region is above average
 - Growth has slowed relative to elsewhere
 - Not all residents have shared in recent success, and costs are rising
- Infrastructure
 - Extensive evidence on the region's transport infrastructure and built environment has been developed in the Joint Local Transport Plan and Joint Spatial Plan.
 - Infrastructure assets such as the port and airport provide strong international connectivity
 - Economic growth has put our infrastructure under increasing pressure, and house prices have risen to 9.3 times average earnings

- Business Environment
 - Employment in professional services and the public sector has grown in recent years
 - The region trades less intensively than the national average, but runs a trade surplus, driven by strong services exports
 - Business survival rates and scale-up success seem positive; however, business creations and closures are less dynamic than elsewhere

Summary of Issues

Inclusive Growth - There are gaps in educational and training provision compared with future business needs, and the jobs market does not always work well for all residents.

More could be done to support firms to improve their performance, including through the adoption of new technology and improved management practices.

Fostering innovative businesses from research through to commercialisation and encouraging the diffusion of that innovation across different sectors.

Investing in the right infrastructure and housing for future growth.

Next Steps

Sept 2018: Local Industrial Strategy launch in Keynsham

Oct 2018 – Feb 2019: Research on foundations of productivity and Grand Challenges

Feb 2019: Release of initial evidence base for discussion

March – Apr 2019: Strategy development in partnership with key stakeholders and local authority partners

Summer 2019: Finalisation of West of England Local Industrial Strategy

Councillor Rob Appleyard commented that he could see what a huge piece of work this is and asked how the success of the strategy could be secured.

The Director for Economy & Growth replied that the Government has said that it wants areas to be clear on their specialisms / specific opportunities and to show how it will deliver on the Grand Challenges.

Councillor Appleyard asked what was required to underpin and support our ongoing work.

The Team Manager for Business Growth replied that officers were involved in the development of the evidence base and that work was ongoing relating to sector deals, such as how to make tourism more sustainable.

Councillor Lisa O'Brien said that she felt it was great to see the work within the strategy that would focus on sustainable / inclusive growth. She added however that she was concerned over the figures relating to young people not in education, employment or training.

She said that she would also like to see the aspiration of the skill levels of people with learning difficulties to be encouraged.

The Director for Economy & Growth replied that one of the biggest challenges for the area is to ensure there are enough entry level jobs for people to access and then progress from.

The Team Manager for Business Growth added that this is a topic that the Council are trying to take an active role in. He said that work has taken place that has seen a number of care leavers employed on construction sites and that the Council is seeking to influence other organisations on this matter, such as the Universities and Royal United Hospital. He said that through WECA there was access to a £8m Skills Innovation Fund.

Councillor Colin Blackburn commented that he could see how the Creative Collisions element could have a real impact. He urged officers to be innovative and asked what role the Council can take in terms of education.

The Director for Economy & Growth replied that the Adult Education Budget had been devolved to WECA and that WECA is also funding the development of a series of Talent Institutes. In B&NES funding is being sought under this programme to develop the Working Well Institute, which will support people and businesses to rapidly develop the skills needed to generate and access good jobs in a partnership between the Council, the City's two Universities and Bath College.

The Chairman asked if the team had enough resources to progress the strategy.

The Team Manager for Business Growth replied that it was a small multi-skilled team whose resources were well spread.

Councillor O'Brien said that she would welcome the involvement of the further education establishments and for the RUH to develop a programme of training that would benefit people with learning difficulties.

The Director for Economy & Growth said the Council has good relationship with the two universities and college and that both the Council and the RUH act as hosts for Project Search which is an employability programme which helps young adults with learning disabilities gain the skills they need to become employed.

Councillor Colin Blackburn asked if there was any ability to be more inventive locally in terms of work experience.

The Director for Economy & Growth replied that he would be happy to discuss possibilities, including the Working Well Institute outside the forum of the Panel.

The Chairman thanked both the Director for Economy & Growth and the Team Manager for Business Growth for the presentation and their work on the strategy.

As this was the final meeting of the Panel in its current form the Chairman wished to thank all of the officers that had contributed to its workplan over the past four years. He also thanked the members of the Panel for their engagement and input across a wide range of subjects.

The meeting ended at 3.45 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

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Economy & Growth Update Note

Business & Skills

- On the 15th March the Roman Baths will host the launch of the 5G Smart Tourism celebration event. This follows on from the Augmented Reality (AR) event, hosted in December 2018 and will provided an enhanced AR experience, with three immersive scenes from the Baths history.
 - The Business & Skills team has been supporting the WECA in the production of the evidence for the local Industrial Strategy and is now undertaking a range of presentation sessions with local groups, to help them further understand the strategy and encourage them to provide comment to the draft evidence base.
 - The Future Bright team have expanded their marketing campaign across B&NES and have subsequently experienced their best resident referral outputs to date, with over 50 people signing up since the new year.
-

Bath Enterprise Zone

Bath Quays North

Delegated decision to approve granted by Planning Committee August 2018

- Development partner appointment approved by Full Cabinet, February 2019.
- Development partner, Legal & General and Bell Hammer, announced at marketing launch on the 7 March 2019.

Bath Quays South

- BAM remobilised and demolition of Buildings 6 & 8 complete on site. The office piling works are to commence in late spring.
- Legal discussions with TCN at Newark Works are well advanced and an exchange of contracts is anticipated shortly. The marketing launch for 45,000 sq ft 'No. 1 Bath Quays' was well received at the press and business launches on the 7 March – Knight Frank are our agent for all enquiries.
- Delivery models progressing and explored with private delivery partner in relation to residential block; further discussions proceeding with alternative providers.
- **Bath Quays Bridge**
 - Bridge substructure works sit within the agreed BAM contract.
 - The superstructure bridge fabrication works have been contracted with Victor Buyck (a Belgian company). Fabrication of the bridge commences later in 2019 with the bridge opening programmed for December 2020.
 - Timber bridge deck detailed design completed and S73 planning permission granted in January 2019.

Funding

- £12.5m of Housing Infrastructure Fund (HIF) provisionally secured; awaiting Homes England Board approval. Bid supports longer-term housing and economic growth objectives by enabling relocation of the City's waste transfer station and strategic land to come forwards for residential development.

- WECA funding for Bath Quays North infrastructure approved at £30.8m.

Housing

Rough Sleeper Initiative Funding

All funded projects are now underway, and are either on course to meet their targets or already exceeding them. Our Safesleep provision which was due to close at the end of February has been extended through March in order to accommodate people during severe weather. According to regular rough sleeper counts, the number of people sleeping rough has gone down from 30 people in September, to 18 people in February.

Heritage Services

Fashion Museum: an exhibition of one of the world's best glove collections has just opened. *Glove Stories* showcases the breadth and depth of The Glove Collection of the Worshipful Company of Glovers of London, cared for and housed at the Museum.

Bath Record Office acquisition: a late 18th century professional medical recipe book giving instructions for the creation of a large number of medicinal cures for a range of conditions, possibly compiled by Randle Wilbraham Falconer (1816-1881), a physician who worked at the Royal Mineral Water Hospital.

The Roman Baths enjoyed success at the VisitEngland South West Tourism Awards, winning Gold for International Visitor Experience of the Year, Gold for Large Attraction of the Year and Silver for the Business Tourism and Venue Award.

The Baths has been working in partnership with Children's Services and their work with looked-after children. During half term a small group from Off The Record visited the Baths with their support workers to take part in our family activities at the end of the day.

Victoria Art Gallery: the Soviet-era all-singing-all-dancing mechanical theatre, the *Sharmanka Travelling Circus*, has just been installed in the main exhibition gallery. It is the creation of Glasgow-based Russian exile Eduard Bersudsky and performs for the public on the hour, every hour.

Business performance: 2018/19 year-end forecast is an over-achievement of profit by £515k. This is driven by:

- Staff cost underspend – £150k (3% of the staff budget) due to some seasonal staff opting not to join the pension scheme, saving employer on-costs, and vacancy management savings.
- Contingency released – £150k.
- Admission income over-achievement – £114k (0.7% of budget).
- Backdated rent on 4 Circus – £100k, to be held to cover potential dilapidations upon exit from the building.

Regeneration

Housing Infrastructure Fund: draft final bid for up to £270m going through Leader, Corporate Director and Section 151 Finance sign offs following WECA Infrastructure Officer Board, Infrastructure Advisory Board and Joint Committee (including B&NES Leader) approvals in February. WECA to submit 22 March. Bid is in line with Joint Spatial Plan and B&NES Local Plan Options Report, to support delivery of agreed planning policy.

Somer Valley Enterprise Zone: Outline Business Cases for commercial/legal advice, land, planning, infrastructure and highways to be submitted to WECA 18 March, to fund delivery of a Local Development Order, new highway access and land agreements.

Keynsham High Street: Cabinet approved the concept scheme 6th February enabling Full Business Case submission for £1.5m to WECA on 18 March. December 18/January 19 public consultation still suggests high level of support for the scheme. Significant press and bus company interest.

Environment & Design Projects

WaterSpace Project

- The Partnership has updated its 5 year funding and priority plan to 2023, with a number of projects being delivered in year 1.
- £1.2m has been secured to support the implementation of the River Avon Park (90% of which is developer funding via s106 and CIL). The Management Plan has now been signed off by all partners, and discussions are underway to introduce a revised towpath agreement.
- A costed specification for Bathwick Towpath Improvement has been prepared (total project value £245k). This has led to successful fundraising efforts of £198k (confirmed funding), with further applications for £2k pending. There is a £45k funding shortfall remaining and work is underway to identify additional funding sources.

WECA Love High Streets Pilot

- £280k WECA funding has been confirmed for B&NES for 2019-20 to support feasibility work and pilot delivery for three High Street projects. This will allow FBC applications for £3m and various pilots and quick wins to be delivered during 2019-20:
 - Bath City Centre – Feasibility, scoping and design work for projects focusing on improving footfall and increasing animation and activity in the northern part of the city centre to inform a FBC as well as delivering quick wins.
 - Midsomer Norton High Street – Design work to inform a FBC for a new Town Square and improved public realm in the town centre. Market and event pilots to be delivered in 2019-20.
 - Twerton High Street – Pop-up shop and High Street improvement project linked to the FC/Greenacre development. We have engaged with the FC/Greenacre team, who are keen to collaborate on the project. Work to identify quick wins in local centres is also underway.

March 2019

- A Twerton High Street Stakeholder workshop was held on 11th March 2019 to inform initial designs, and the E&D Projects Team have appointed PJA to work with them and provide transport advice to inform public realm designs.

Public Realm/StreetSpace Projects

- Work is underway to prepare 'Expressions of Interest' to the Future High Streets national funding pot – deadline March 2019. An application to the Heritage High Streets funding pot will be made once the application process opens.
- Funding approvals underway for public realm projects in Bath (Kingsmead Square, York St/Swallow St and Union Street) £450k and for city centre security (Project Manager appointed in Highways) – total value £950k. There have been some delays with the finance process which are now starting to impact on delivery timescales for these projects.
- Midsomer Norton Wayfinding and Public Realm project is in delivery – value £200k. Fingerposts and new bus shelter wayfinding maps are due to be installed in April 2019.
- Union Street public realm and animation design work is underway, with funding secured from Bath BID. A workshop with Traders is being held on 13th March 2019 hosted by Nationwide.
- Midsomer Norton Town Park – detailed design for phase 1 underway, with Landscape Architects New Leaf Studio appointed to develop a tender for contractors in April 2018. Pre-application is with planning for Phase 1 works has been successful and the project is progressing to procurement for phase 1.
- The York Street Coordination Group is proving effective and works to widen the pavements outside the Abbey (impacted by the hoarding being installed incorrectly) have now been resolved. Traders meetings are planned for March 2019 (led by the Archway project).

West of England

Joint Spatial Plan update

March 2019



Appendix A: JSP Key Diagram

Monmouthshire

Gloucestershire



Transport Area Package
(improvements within urban centres
focused on enhancing the public realm,
walking, cycling and public
transport connections)

Urban Living
(Optimising opportunities
for development within the urban areas)

- ▲ Improved Junctions
- New junction
- Expanded P&R
- New P&R (Indicative)
- New Rail Station
- Improved Rail Station
- Existing Railway stations

- ⬇ Strategic Development Locations
- ◆ Enterprise Zones
- ◆ Enterprise Areas
- ◆ Key Strategic Infrastructure Employment Locations
- ⚓ Port
- ★ Strategic flood mitigation
- ✈ Airport

- ▬ Improved roads
- ▬ New roads (route to be determined)
- ▬ MetroBus
- ▬ Strategic cycle corridors (Indicative)
- ▬ Railways
- ▬ Motorway
- ▬ Primary road
- ▬ A Road
- ▬ B Road

- Existing Urban Areas
- ▨ AONB
- ▨ Green Belt
- ▭ West of England Authority Boundaries
- ▭ Adjoining Local Authorities

Weston-super-Mare

Portishead

Clevedon

A O N B

Somerset

Bristol

Brislington

Whitchurch

North Keynsham

Bath

Buckover

Thornbury

Yate

Coalpit Heath

Charfield

Nailsea

Backwell

Churchill

Banwell

Somer Valley

Wiltshire

(* The main cities and towns will continue to be supported as key locations for employment.)

(*Transport alignments in this plan are shown for illustrative purposes and are indicative only. Diagram excludes local bus service improvements)

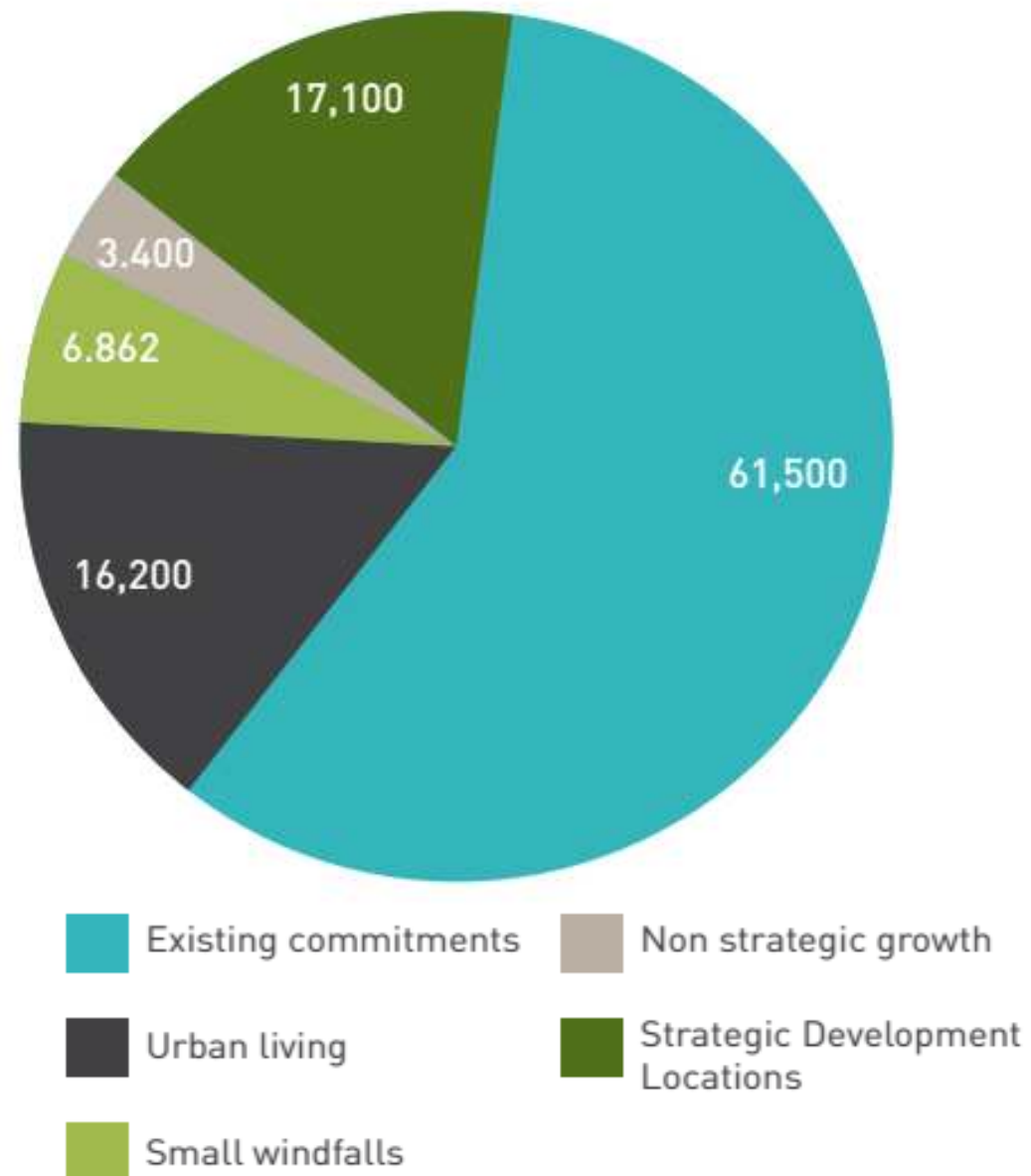
7 Policies

Policy 1	Housing Requirement
Policy 2	Spatial Strategy
Policy 3	Affordable Housing Target
Policy 4	Employment
Policy 5	Place-shaping Principles
Policy 6	Strategic Infrastructure
Policy 7	Strategic Development Locations

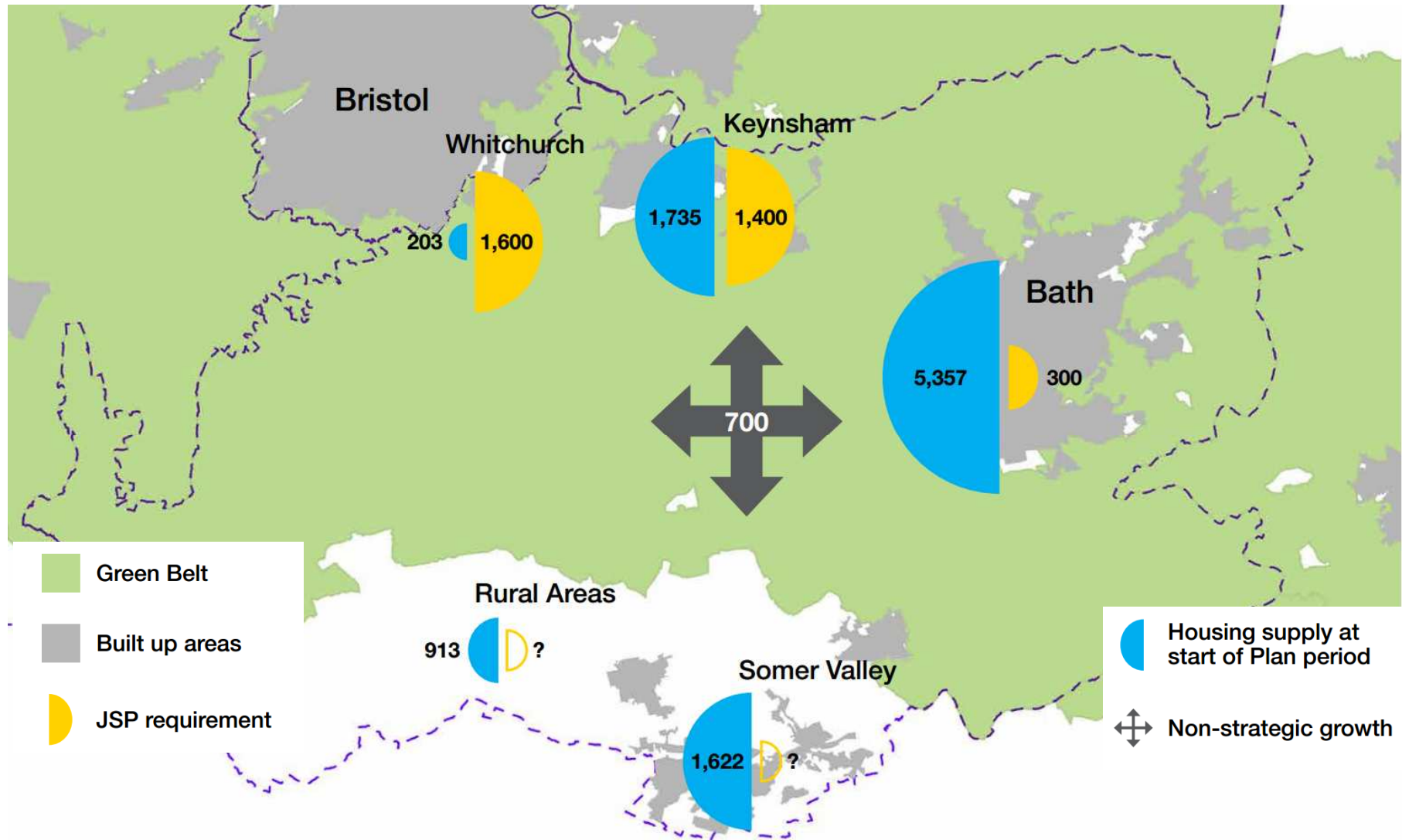
JSP Requirements

- **105,500** new homes by 2036
- Space for **82,500+** new jobs
- **24,500** affordable homes
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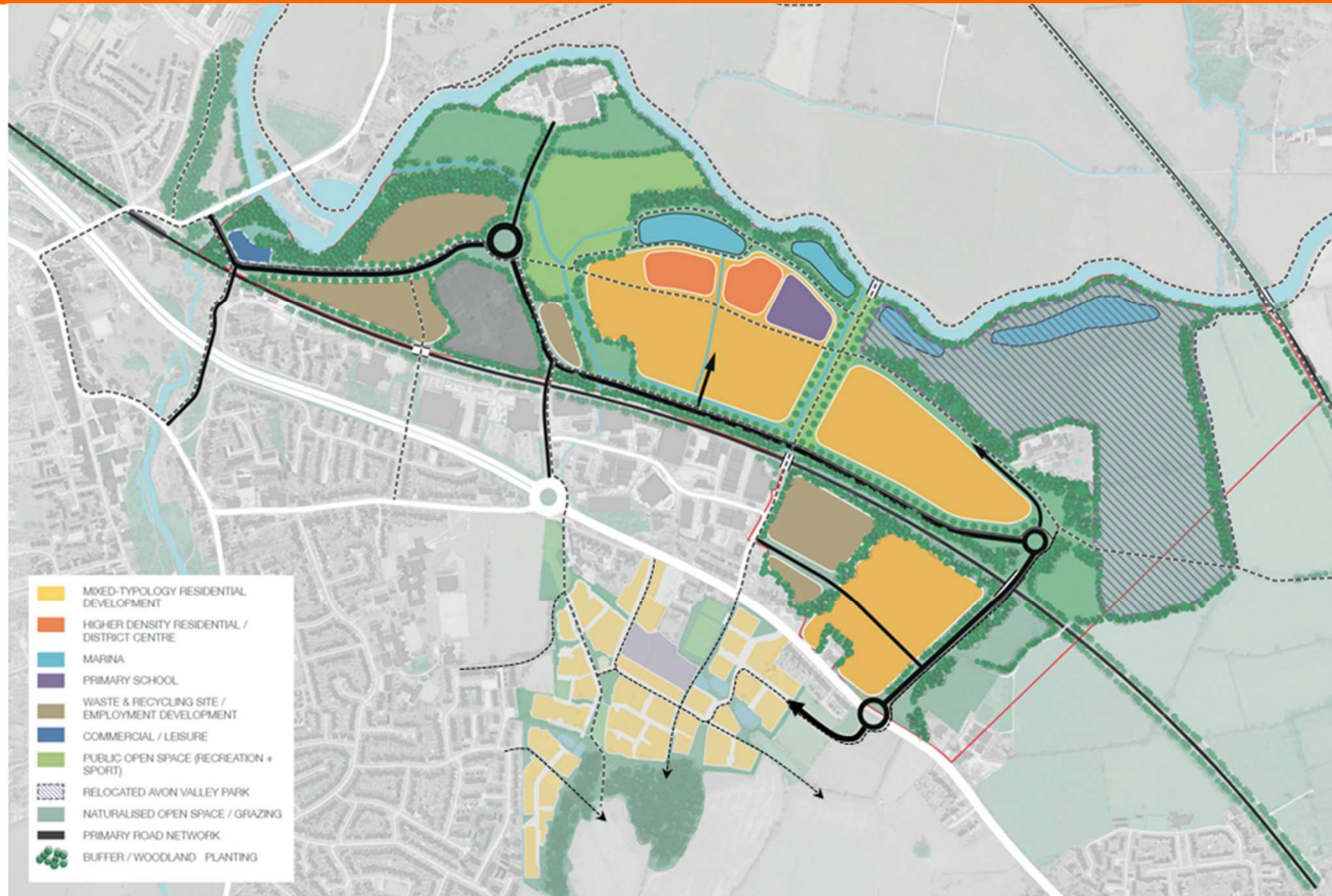
Components of housing supply



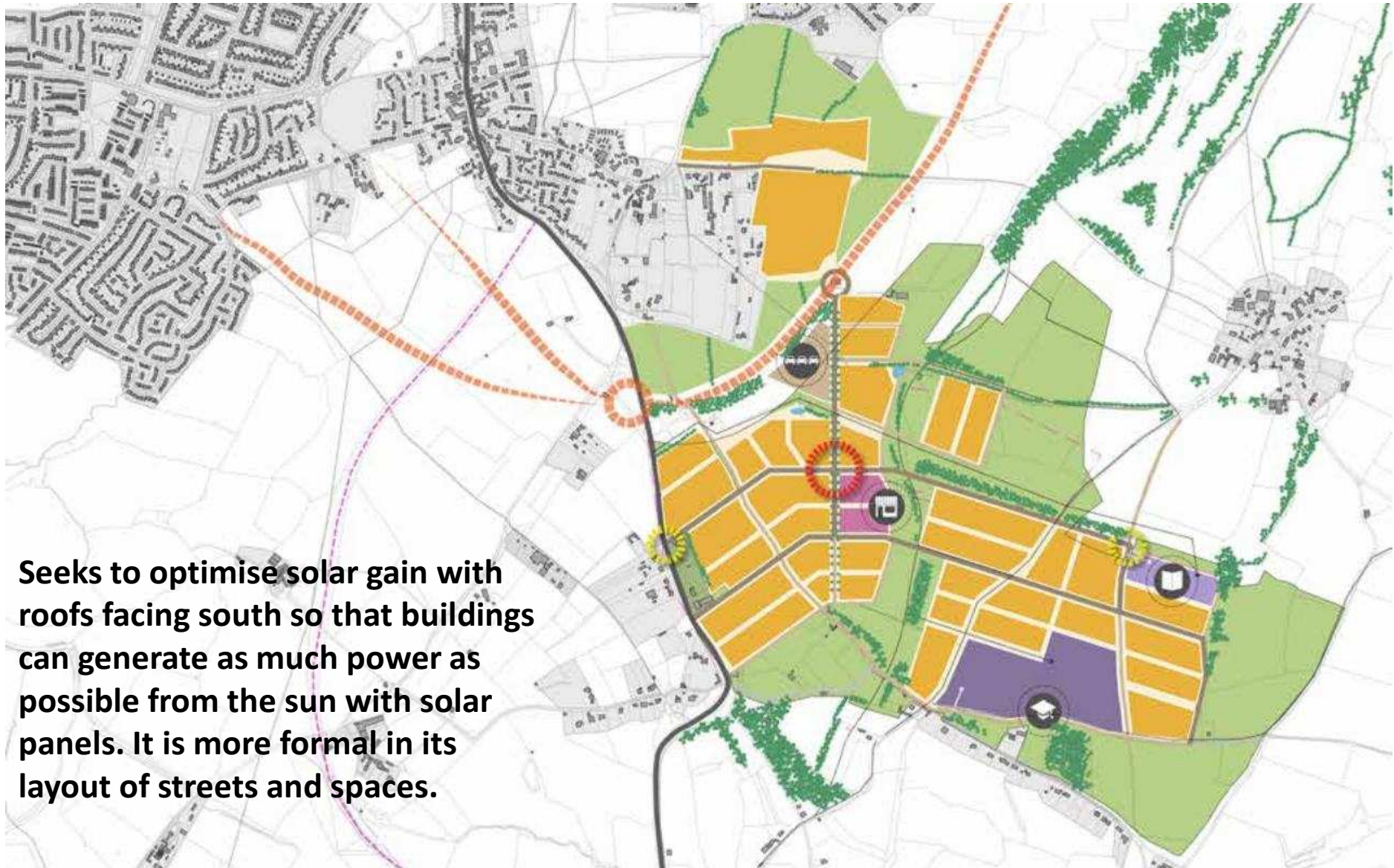
Strategy for B&NES



North Keynsham New Garden Community Emerging Strategic Planning Framework

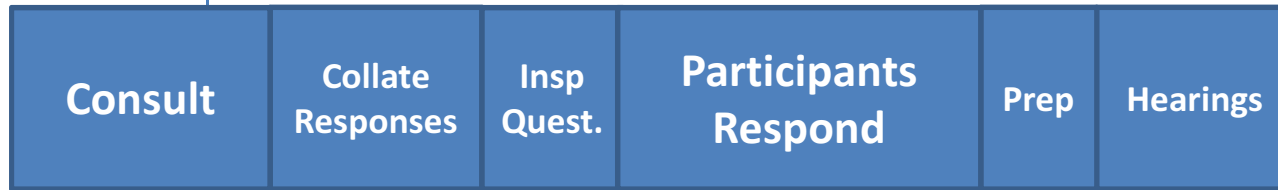


Whitchurch New Garden Community Emerging Option 1



Timetable

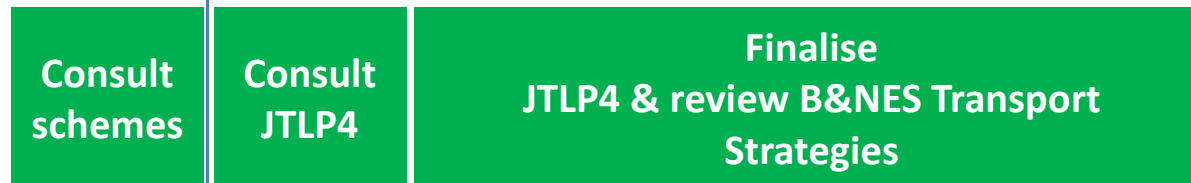
JSP



Local Plan



Transport



Dec

Jan

Feb

March

Apr

May

Jun

2018

2019

JSP exam likely main issues

- The spatial strategy is not the most appropriate one
- The Housing Requirement is too low (or too high)
- The infrastructure requirements are not viable / deliverable
- Green Belt release has not been sufficiently justified
- The affordable housing target is too low and the requirement of 35% is not viable
- Insufficient provision has been made for employment growth and the strategy for allocating land is not clear
- The Plan is not legally compliant eg Duty to co-operate, the Sustainability Appraisal, Habitats Regulations

West of England Local Industrial Strategy

Background

The aim of the (National) Industrial Strategy is to boost productivity by backing businesses to create good jobs and increase the earning power of people throughout the UK with investment in skills, industries and infrastructure

5 Pillars

- Ideas: the world's most innovative economy
- People: good jobs and greater earning power for all
- Infrastructure: a major upgrade to the UK's infrastructure
- Business Environment: the best place to start and grow a business
- Places: prosperous communities across the UK.

Grand Challenges

- **Artificial Intelligence and data**
- **Ageing society**
- **Clean growth**
- **Future of mobility**



Bath and North East Somerset – *The place to live, work and visit*

West of England Local Industrial Strategy

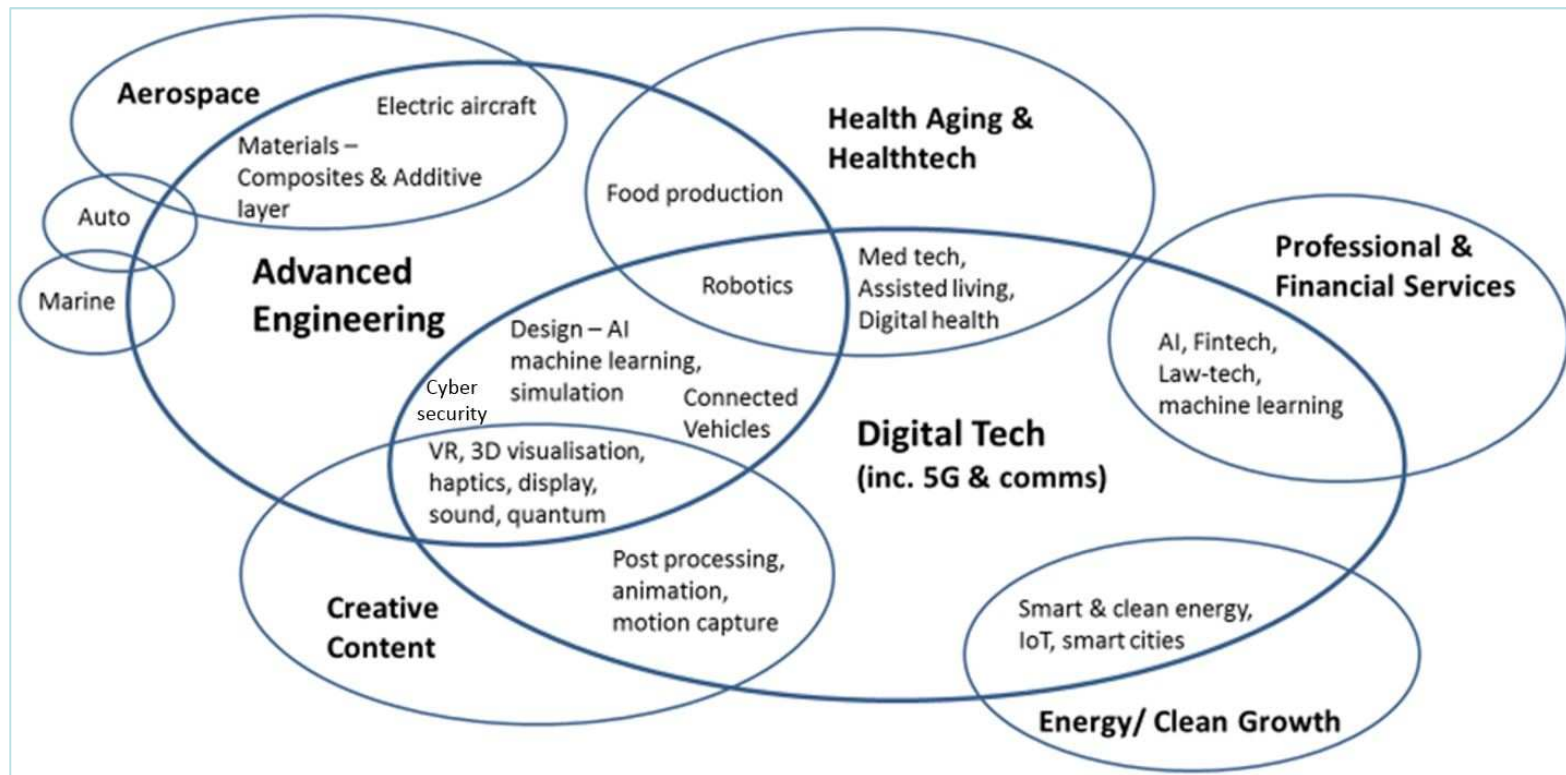
“Local Industrial Strategy will help deliver the
region’s ambition to be a driving force for
sustainable, inclusive growth”

Delivery

West of England LIS will be delivered through three main strands:

- **Evidence Base**
- **Grand Challenge Workshops**
- **Deep Dives**

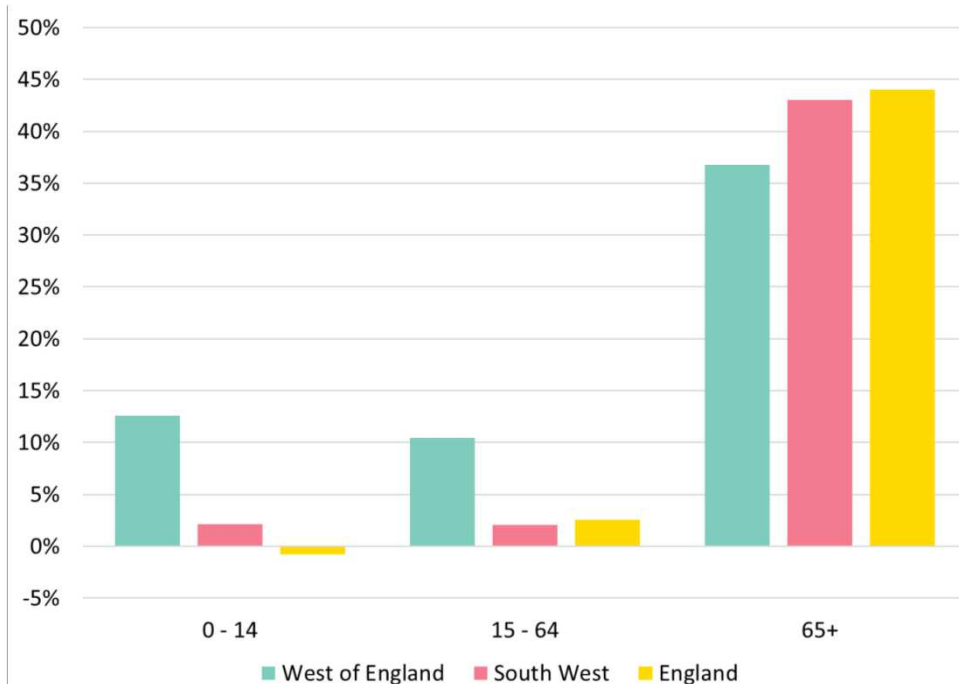
Creative Collisions



Evidence Base Outcomes

- People & Skills
- Clean & Inclusive Growth
- Infrastructure
- Business Environment
- Place

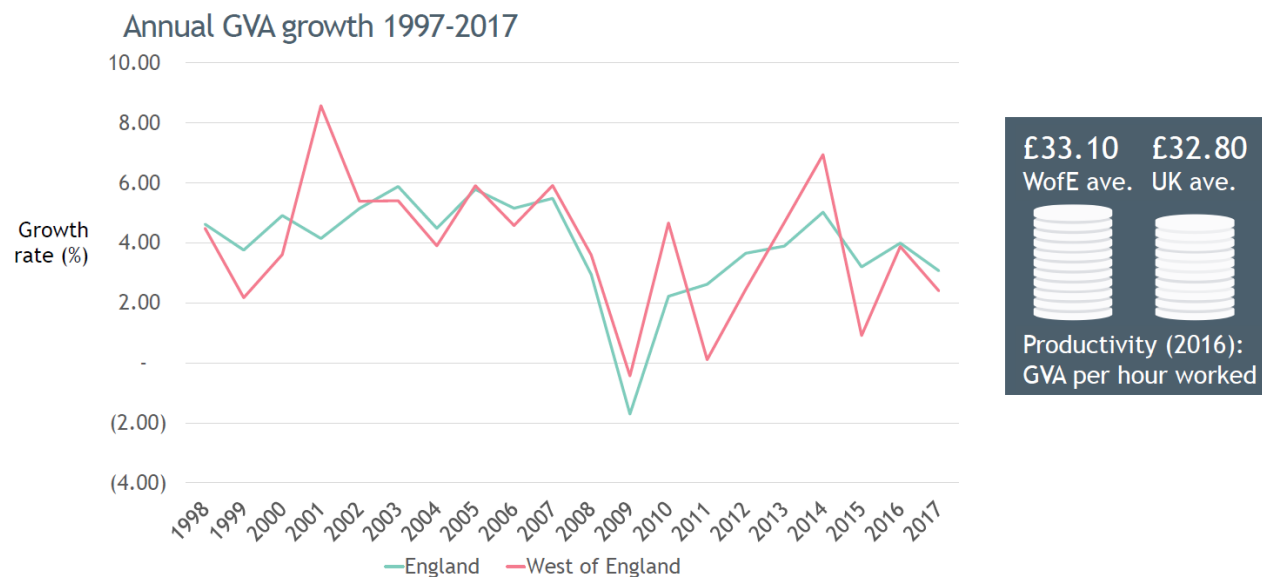
People & Skills



- Decline in net inward migration
- Low unemployment
- Strong level of NVQ 4+
- Reductions in low skilled jobs

37% growth in over 65s by 2038

Clean & Inclusive Growth

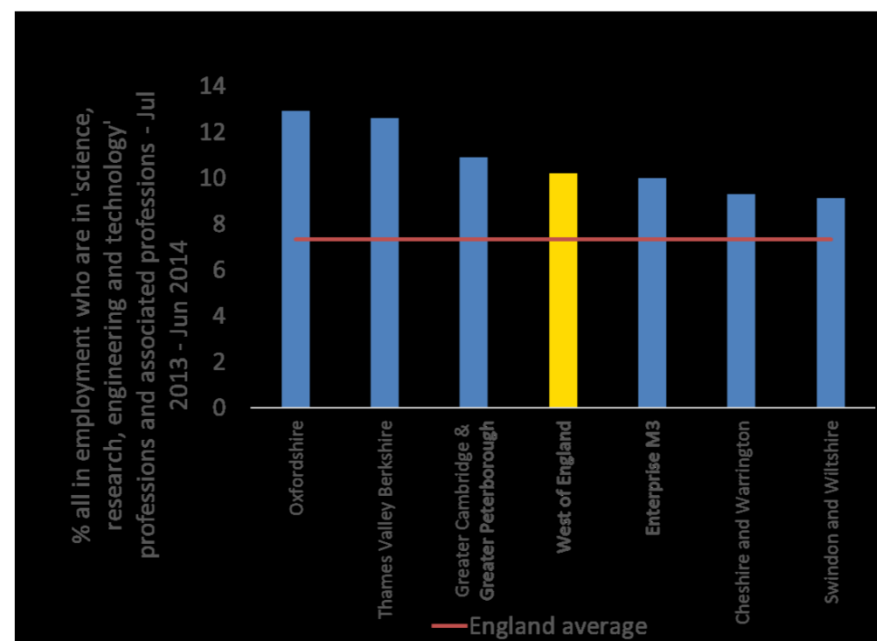


- **Above average productivity, but slowing over time**

Bath and North East Somerset – *The place to live, work and visit*

Innovation

- Universities in the region collaborate more than others, nationally and internationally
- R&D spending by businesses is average, although the number of research staff is relatively high



Infrastructure

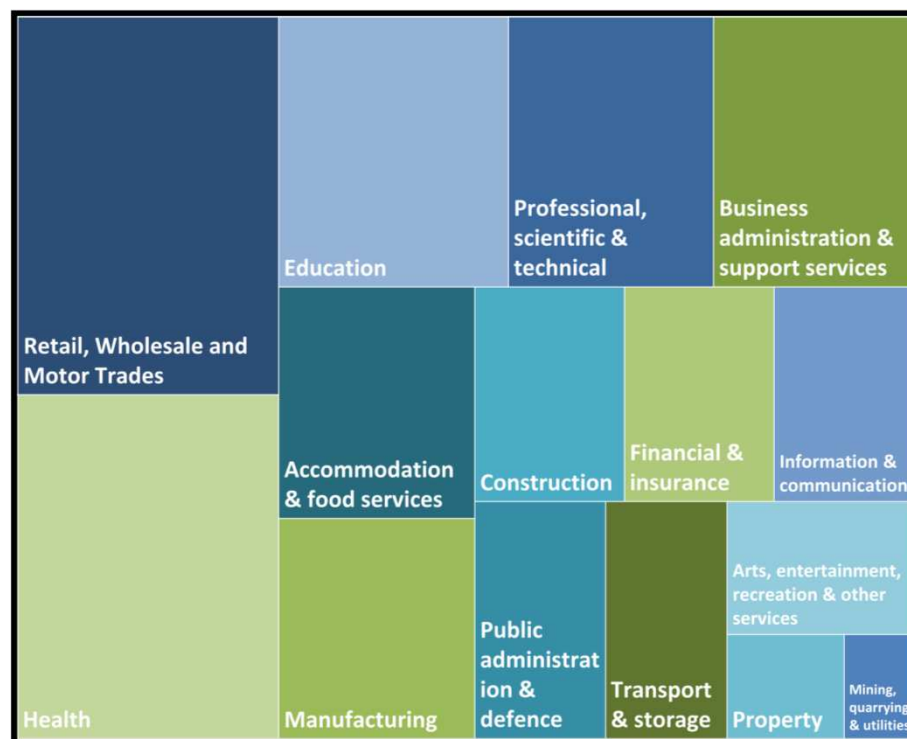
	Average House Prices (2017)	Median Annual Pay - Gross (2017)	Ratio	Median Annual Pay 10th percentile - Gross	Ratio
B&NES	326,799	29,722	11.0	15,685	20.8
Bristol	267,949	27,980	9.6	16,605	16.1
N.Somerset	249,744	30,514	8.2	15,626	16.0
S.Gloucestershire	264,805	30,236	8.8	17,500	15.1
West of England	272,632	29,299	9.3	16,557	16.5

Source: WECA Workings, House Price Index & ASHE, ONS

- Economic growth has put our infrastructure under increasing pressure, and house prices have risen to 9.3 times average earnings

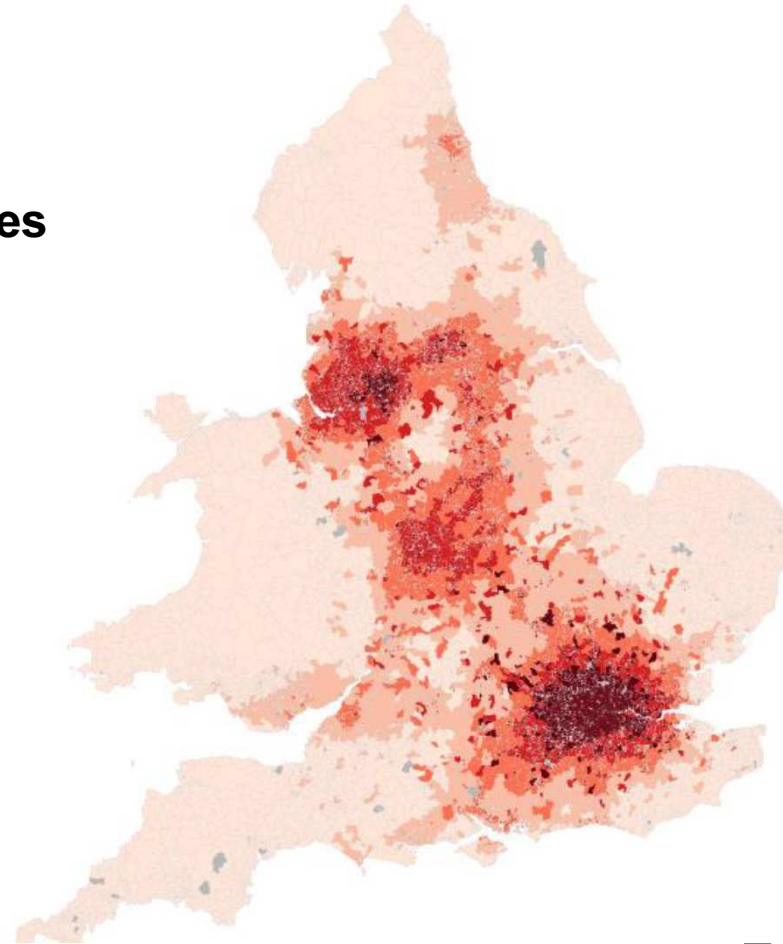
Business Environment

- **Business survival rates and scale-up success seem positive; however, business creations and closures are less dynamic than elsewhere**
- **Employment in professional services and the public sector has grown in recent years**



Place

- **There are disparities in the distribution of economic outcomes across the region, and among particular groups**
- **The region benefits from strong integration into other centres of economic activity.**



Summary of Issues

- **Inclusive Growth** - There are gaps in educational and training provision compared with future business needs, and the jobs market does not always work well for all residents.
- **More could be done to support firms to improve their performance**, including through the adoption of new technology and improved management practices.
- **Fostering innovative businesses from research through to commercialisation and encouraging the diffusion of that innovation across different sectors.**
- **Investing in the right infrastructure and housing for future growth.**

Next Steps

Sept 2018: Local Industrial Strategy launch in Keynsham

Oct 2018 – Feb 2019: Research on foundations of productivity and Grand Challenges

Feb 2019: Release of initial evidence base for discussion

March – Apr 2019: Strategy development in partnership with key stakeholders and local authority partners

Summer 2019: Finalisation of West of England Local Industrial Strategy

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