

## Cabinet

**Date: Thursday 11th September 2025**  
**Time: 6.30 pm**  
**Venue: Council Chamber - Guildhall, Bath**

### Agenda

#### To: All Members of the Cabinet

Councillor Kevin Guy (Leader of the Council, LD Group Leader, Member Advocate for Armed Forces and Veterans), Councillor Alison Born (Cabinet Member for Adult Services), Councillor Mark Elliott (Deputy Council Leader (non-statutory) and Cabinet Member for Resources), Councillor Joel Hirst (Cabinet Member for Sustainable Transport Strategy), Councillor Lucy Hodge (Cabinet Member for Sustainable Transport Delivery), Councillor Paul May (Cabinet Member for Children's Services), Councillor Matt McCabe (Cabinet Member for Built Environment, Housing and Sustainable Development), Councillor Manda Rigby (Cabinet Member for Communications and Community), Councillor Paul Roper (Cabinet Member for Economic and Cultural Sustainable Development) and Councillor Sarah Warren (Deputy Council Leader (statutory) and Cabinet Member for Sustainable Bath and North East Somerset)

Chief Executive and other appropriate officers  
Press and Public

The agenda is set out overleaf.



**Marie Todd**

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## NOTES:

1. **Inspection of Papers:** Papers are available for inspection as follows:

Council's website: <https://democracy.bathnes.gov.uk/ieDocHome.aspx?bcr=1>

2. **Details of decisions taken at this meeting** can be found in the minutes which will be circulated with the agenda for the next meeting. In the meantime, details can be obtained by contacting as above.

### 3. Recording at Meetings

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control. Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators. We request that those filming/recording meetings avoid filming public seating areas, children, vulnerable people etc; however, the Council cannot guarantee this will happen.

The Council will broadcast the images and sounds live via the internet [www.bathnes.gov.uk/webcast](http://www.bathnes.gov.uk/webcast). The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

### 4. Public Speaking at Meetings

The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition on behalf of a group.

**Advance notice is required not less than two full working days before the meeting. This means that for meetings held on Thursdays notice must be received in Democratic Services by 5.00pm the previous Monday.**

Further details of the scheme can be found at:

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=12942>

### 5. Emergency Evacuation Procedure

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are signposted. Arrangements are in place for the safe evacuation of disabled people.

### 6. Supplementary information for meetings

Additional information and Protocols and procedures relating to meetings

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## **Cabinet - Thursday 11th September 2025**

### **in the Council Chamber - Guildhall, Bath**

#### **A G E N D A**

1. WELCOME AND INTRODUCTIONS

2. EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer will read out the emergency evacuation procedure as set out in the notes.

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

- (a) The agenda item number in which they have an interest to declare.
- (b) The nature of their interest.
- (c) Whether their interest is **a disclosable pecuniary interest** or an **other interest**,  
(as defined in Part 4.4 Appendix B of the Code of Conduct and Rules for Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of his staff before the meeting to expedite dealing with the item during the meeting.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

6. QUESTIONS FROM PUBLIC AND COUNCILLORS

Questions submitted before the deadline will receive a reply from an appropriate Cabinet member or an undertaking to respond within 5 working days of the meeting. Councillors may ask one supplementary question for each question they submit, up to a maximum of two per Councillor.

7. STATEMENTS OR PETITIONS FROM PUBLIC OR COUNCILLORS

Councillors and members of the public may register their intention to make a statement if they notify the subject matter of their statement before the deadline. Statements are limited to 3 minutes each. The speaker may then be asked by Cabinet members to answer factual questions arising out of their statement.

8. MINUTES OF PREVIOUS CABINET MEETING - 10TH JULY 2025 (Pages 5 - 12)

To be confirmed as a correct record and signed by the Chair.

9. CONSIDERATION OF SINGLE MEMBER ITEMS REQUISITIONED TO CABINET

This is a standard agenda item, to cover any reports originally placed on the Weekly List for single Member decision making, which have subsequently been the subject of a Cabinet Member requisition to the full Cabinet, under the Council's procedural rules.

10. MATTERS REFERRED BY POLICY DEVELOPMENT AND SCRUTINY BODIES

This is a standing agenda item (Constitution rule 3.3.14) for matters referred by Policy Development and Scrutiny bodies. The Chair of the relevant Policy Development and Scrutiny Panel will have the right to attend and to introduce the Panel's recommendations to Cabinet.

11. SINGLE MEMBER CABINET DECISIONS TAKEN SINCE PREVIOUS CABINET MEETING (Pages 13 - 20)

To note the list of Cabinet Single Member decisions taken and published since the last Cabinet meeting (no debate).

12. B&NES HOMES PROGRAMME - ENGLISHCOMBE LANE SUPPORTED HOUSING SCHEME (Pages 21 - 42)

In 2024 the Council received planning permission for a 16-unit specialist supported housing development on land to the rear of 89-123 Englishcombe Lane, Bath. The Council is now able to proceed with the proposed development and the Cabinet is asked to provide final authority and budget approval.

13. SOMER VALLEY ENTERPRISE ZONE (SVEZ) LOCAL DEVELOPMENT ORDER (LDO) AMENDMENT (Pages 43 - 74)

The Cabinet is asked to adopt an amendment to the Somer Valley Enterprise Zone Local Development Order 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.

14. TREASURY MANAGEMENT MONITORING REPORT TO 30TH JUNE 2025 (Pages 75 - 96)

The report gives details of performance against the Council's Treasury Management Strategy for the first three months of 2025/26.

The Democratic Services Officer for this meeting is Marie Todd who can be contacted on 01225 394414.

### BATH AND NORTH EAST SOMERSET

### CABINET

These minutes are draft until confirmed as a correct record at the next meeting.

Thursday 10th July 2025

#### **Present:**

Councillor Kevin Guy	Leader of the Council, LD Group Leader, Member Advocate for Armed Forces and Veterans
Councillor Alison Born	Cabinet Member for Adult Services
Councillor Mark Elliott	Deputy Council Leader (non-statutory) and Cabinet Member for Resources
Councillor Joel Hirst	Cabinet Member for Sustainable Transport Strategy
Councillor Lucy Hodge	Cabinet Member for Sustainable Transport Delivery
Councillor Paul May	Cabinet Member for Children's Services
Councillor Matt McCabe	Cabinet Member for Built Environment, Housing and Sustainable Development
Councillor Manda Rigby	Cabinet Member for Communications and Community
Councillor Sarah Warren	Deputy Council Leader (statutory) and Cabinet Member for Sustainable Bath and North East Somerset

#### **1 WELCOME AND INTRODUCTIONS**

The Chair welcomed everyone to the meeting.

He thanked Her Majesty the Queen for her recent visit to Bath and North East Somerset.

He also reminded people of the Fashion Museum drop-in events that would be taking place at the weekend. There was a session at the Midsomer Norton summer fayre and one at the Old Post Office in Bath. He encouraged people to attend and give their views on this exciting project.

#### **2 EMERGENCY EVACUATION PROCEDURE**

The Senior Democratic Services Officer read out the emergency evacuation procedure.

#### **3 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Paul Roper.

#### **4 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **5 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR**

There was no urgent business.

## **6 QUESTIONS FROM PUBLIC AND COUNCILLORS**

There were 16 questions from Councillors and 24 questions from members of the public.

*[Copies of the questions and responses, including supplementary questions and responses if any, have been placed on the Minute book as Appendix 1 and are available on the Council's website.]*

## **7 STATEMENTS OR PETITIONS FROM PUBLIC OR COUNCILLORS**

Members of the public and Councillors made statements as follows:

- Robin Kerr (Chair of Bath Alliance for Transport and Public Realm – Transport Issues
- Rachael Hushon – Cycle Hanger Provision across the City

*(The statements are attached as an appendix to these minutes).*

## **8 MINUTES OF PREVIOUS CABINET MEETING - 20TH MAY 2025**

**RESOLVED** that the minutes of the meeting held on Thursday 20<sup>th</sup> May 2025 be confirmed as a correct record and signed by the Chair.

## **9 CONSIDERATION OF SINGLE MEMBER ITEMS REQUISITIONED TO CABINET**

No single member items were requisitioned to Cabinet.

## **10 MATTERS REFERRED BY POLICY DEVELOPMENT AND SCRUTINY BODIES**

No matters were referred by Policy Development and Scrutiny Panels.

## **11 SINGLE MEMBER CABINET DECISIONS TAKEN SINCE PREVIOUS CABINET MEETING**

The Cabinet agreed to note the report.

## **12 YOUTH JUSTICE PLAN 2024-26 - REFRESH**

Cllr Paul May, Cabinet Member for Children's Services, introduced the report, moved the officer recommendation and made the following points:

- B&NES is the lead partner for Youth Justice under the Crime and Disorder Act 1998.
- The council collaborates with Police, Probation, and health bodies to publish the annual Youth Justice Plan.
- The plan aims to prevent offending and reoffending by children aged 10–17.
- This year's decision is an update and confirmation of the existing two-year plan.

#### Youth Justice in B&NES:

- There is a low rate of youth crime, and few children are in the formal justice system.
- Children in the system are often highly vulnerable.
- The service works closely with the Violence Reduction Partnership to address serious violence.

#### Funding:

- The total budget is £949,744
- The B&NES contribution is £508,581
- Funding is statutory and is supported by the Youth Justice Board for England and Wales.

#### “Child First” Approach:

- Children are treated as children first, not offenders.
- There is a focus on:
  - Best interests of the child and victims
  - Understanding needs and vulnerabilities
  - Family involvement
  - Reducing reoffending
  - Listening to children, families, and victims

#### Strategic Priorities (2024–2026):

1. To reduce disproportionality – especially for minority ethnic children and those with special educational needs.
2. To strengthen participation and to amplify the voices of children, parents, and carers.
3. To embed child-first principles through training and new tools for co-creating support plans.
4. To reduce serious violence, with a focus on knife crime intervention.

#### Progress and Outcomes:

- First-time crime and reoffending rates are much lower than national averages.
- There was only one custodial sentence last year.
- Strong relationships with children and families help build trust and reduce crime.

#### Inspection Results:

- The HMIP inspection rated the partnership as:
  - “Good with many areas of outstanding”
  - 3 areas were rated “Outstanding”
  - 9 areas were rated “Good”
  - 1 area (“assessments for out of court disposals”) was rated “Requires Improvement”
- The delivery of court disposals and staff performance were rated “Outstanding”.
- The service has effective, evidence-based interventions.

Cllr Alison Born seconded the motion. She praised the comprehensive report, and the work carried out to deliver the best outcomes for young people, their families and local communities. She noted the positive outcome of the recent inspection and stated that the key performance indicators and activity data provide assurance that

this is a high performing service. The Service also demonstrates a commitment to reflection and continuous improvement.

**RESOLVED** (unanimously):

To recommend full Council to approve the Youth Justice Plan.

### **13 REVENUE AND CAPITAL OUTTURN REPORT 2024-25**

Cllr Mark Elliott, Cabinet Member for Resources, introduced the report, moved the officer recommendation and made the following points:

- The report presents the final financial figures for the council for the year ending April 2025.
- It distinguishes between:
  - Revenue Budget – for ongoing costs and income.
  - Capital Budget – for one-off income and spending on assets.

Revenue Budget:

- There was an adverse outturn of just over £200k, this is considered nearly balanced for a budget of over £400m.
- This represents an improvement of £770k from the Quarter 3 position.
- The £210k deficit will be covered by the Revenue Budget Contingency Reserve.

Children's Services:

- There was a notable £6.18m overspend due to high demand and cost pressures.
- Despite this, the council maintained high standards of care for vulnerable children.
- Cllr Elliott commended officers for their efforts to increase income and reduce costs.

Savings and Income Generation:

- The target was £16.42m
  - £12.66m was fully delivered.
  - £2.78m was mitigated through contingency or other income.
  - Only 6% (under £1m) was not delivered in year.
- This is a strong performance, boosting confidence for future targets.

Direct School Grant:

- There was a significant overspend.
- The Government extended the statutory override, so the deficit is not included in council accounts.
- The Council is working with the DfE to balance this and is awaiting funding for the two new schools on the Culverhay site.

Tax and Rates Accuracy:

- Council tax and business rate income predictions were highly accurate:
  - There was a 0.04% variance for council tax.
  - There was a 0.3% variance for business rates.



#### Capital Budget:

- £53m was spent out of a £70m budget (75% delivery).
- £16m was requested to be carried forward to 2025/26 for re-phased projects.
- There was a £1.25m net underspend which was removed from the capital programme.
- The narrowing gap between budget and spend shows improved capital planning.
- The council has balanced its budget under challenging conditions and the hard work and diligence of council officers is acknowledged.

Cllr Sarah Warren seconded the motion. She congratulated the team for achieving a near balanced revenue budget position at year end. She acknowledged the challenges this entailed at a time when funding provided by government for children's services, an entirely demand-led service, continues to fall short. She noted the importance, both in terms of welfare of some of the most vulnerable children and the additional control it will give the council over its budget, of ensuring that many children will no longer have to travel out of county to attend school.

#### **RESOLVED** (unanimously):

- (1) To note the revenue budget outturn on budget position for 2024/25, after allowing for carry forwards and transfers to reserves.
- (2) To approve the revenue carry forward proposals listed in the tables in paragraph 3.6 of the report.
- (3) To approve that all other over budgets are written off as an exception to the Budget Management Rules for 2024/25.
- (4) To approve the transfer of £0.21m from corporate earmarked reserves.
- (5) To note the revenue virements for 2024/25 reported for information in Appendix 2(i) of the report.
- (6) To note the reserve positions and the use of flexible capital receipts shown in paragraphs 3.17 to 3.19 of the report.
- (7) To note the outturn position of the 2024/25 capital programme in paragraph 3.33, and the funding outlined in paragraph 3.36 of the report.
- (8) To approve the capital rephasing and write-off of net underspends as listed in Appendix 3. This reflects the outturn spend position on projects against final budgets as detailed in Appendix 4(ii) of the report.

#### **14 REVENUE & CAPITAL BUDGET MONITORING, CASH LIMITS AND VIREMENTS – APRIL TO JUNE 2025**

Cllr Mark Elliott, Cabinet Member for Resources, introduced the report, moved the officer recommendation and made the following points:

- The report focuses on financial progress since April 2025, based on the first two months of data and aims to identify early risks and enable timely action.
- Departments used a risk-based assessment due to limited data with an emphasis on identifying services at highest risk of budget variance.

#### Children's Services:

- This is the area identified as the biggest financial risk.
- 8 new residential placements at the end of last year caused a £2.7m pressure.
- 4 more placements since April added £1.5m, with potential for 4 more (£1.5m).
- This gives a total potential extra pressure of £4m–£8m, on top of an existing £4m budget increase.

#### Home to School Transport:

- There is no current additional risk, unlike last year.
- The full demand for this service is expected to be clearer by the Autumn.

#### Roman Baths:

- The Baths are performing well, but visitor numbers may fall short of the 1.1 million target.
- The national trend shows lower international visitor numbers.
- The summer period will be critical for final outcomes.

#### Savings:

- £10m of the £14m budgeted savings are already showing as delivered.
- The remaining £4m still poses a material risk at this stage.

#### Contingency Planning:

- There is a large contingency fund set aside in anticipation of pressures.
- The current overall risk exposure is around £1.6m after accounting for contingencies.

#### Conclusion:

- The financial outlook remains challenging; this is consistent with national trends.
- The Council is well-prepared and aims to deliver a balanced budget by April 2026.

Cllr Matt McCabe seconded the motion. He stated that this administration is fiscally responsible and welcomed the approach to consideration and management of risk.

#### **RESOLVED** (unanimously)

- (1) To note the 2025/26 revenue budget risk analysis detailed within paragraphs 3.2 to 3.10 of the report (as at the end of June 2025).
- (2) To note and approve where required the revenue virements listed in Appendix 3(i) of the report.

- (3) To note the capital year-end forecast detailed in paragraph 3.23 of the report.
- (4) To the changes in the capital programme including capital schemes that have been agreed for full approval under delegation listed in Appendix 2(i) of the report.

## **15 TREASURY MANAGEMENT OUTTURN REPORT 2024-25**

Cllr Mark Elliott, Cabinet Member for Resources, introduced the report, moved the officer recommendation and made the following points:

- The report reviews the council's investment and borrowing performance for the last financial year.
- Treasury management performance was very good, as in previous years due to the professionalism and diligence of the Treasury Management team.
- Borrowing at year-end was £275.7 million.
- Investments at year-end were £32.6 million.
- All figures were within approved limits set in the Treasury Management Strategy.
- Operational investments showed an average of 4.96% return (just above the benchmark of 4.84%).
- Strategic investments showed a 4.25% return (which met the budgeted target).
- Interest rates remained higher for longer than expected.
- Capital spend reprofiling and interest trends led to £1 million under budget in interest and capital financing costs which helped to ease pressure on the Revenue budget.
- The work carried out by the Treasury Management Team supports all council activities.

Cllr Manda Rigby seconded the motion and also thanked the team for their excellent work.

**RESOLVED** (unanimously):

- (1) To note the Treasury Management Report to 31<sup>st</sup> March 2025, prepared in accordance with the CIPFA Treasury Code of Practice.
- (2) To note the Treasury Management Indicators to 31<sup>st</sup> March 2025.

The meeting ended at 7.00 pm

Chair \_\_\_\_\_

Date Confirmed and Signed \_\_\_\_\_

**Prepared by Democratic Services**

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Bath & North East Somerset Council

## **Cabinet Single-Member Decisions and Responses to Recommendations from PDS Panels**

published from 30<sup>th</sup> June until 2<sup>nd</sup> September 2025

Further details of each decision can be seen on the Council's Single-member Decision Register at <http://democracy.bathnes.gov.uk/mgDelegatedDecisions.aspx?&dm=3>

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### **Bath Quays Construction – Acceptance of Grant Offer Letter for Construction**

To instruct Volker Highways to undertake construction works for Bath Quays Links, following approval of the full business case by the Mayoral Combined Authority (WECA).

**Decision Maker:** Cabinet Member for Sustainable Transport Delivery

**Decision published:** 21<sup>st</sup> Aug 2025

**Effective from:** 30<sup>th</sup> Aug 2025

**Decision:**

(a) To agree that B&NES should accept the funding provided by the Mayoral Combined Authority and approve the spend of £3.849m to be funded from:

- (1) £1.099.5m WECA Investment Funding
- (2) £1.859.5m CRSTS funding
- (3) £415k WECA Early Works funding
- (4) £475k BANES match funding.

(b) To delegate approval to the Executive Director of Sustainable Communities, in consultation with the S151 officer, to accept the Grant Offer Letter (GOL) from the West of England Mayoral Combined Authority when it is received.

**Wards affected:** Kingsmead, Oldfield Park

**Lead Officer:** Paul Tucker

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## **Approval of Development Loan Funding for the Acquisition and Development of Land at Keynsham Health Centre**

Agreement to accept a development loan to facilitate the purchase a site for housing development in Keynsham.

**Decision Maker:** Council Leader

**Decision published:** 21/08/2025

**Effective from:** 21/08/2025

### **Decision:**

To approve the development loan borrowing of up to £3.2m from the Council on the commercial terms as set out in the Business Case provided at Exempt Appendix 1 to deliver this housing development.

**Wards affected:** All Wards

**Lead officer:** Susan Hayter

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## **Keynsham Town Centre Regeneration Action Plan Delivery: Keynsham Riverside and Temple Street Vacant Units Refurbishment**

As part of a joint project with Keynsham Town Council priority regeneration projects to improve the town centre have been identified. The Keynsham Riverside and Temple Street Vacant Units refurbishment is one of the priority projects and this decision seeks to approve the funding needed to implement the scheme.

**Decision Maker:** Cabinet Member for Economic and Cultural Sustainable Development

**Decision published:** 18/08/2025

**Effective from:** 27/08/2025

### **Decision:**

(1) To delegate approval to the Director of Sustainable Communities, in consultation with the s151 officer, to accept £690k Investment Fund capital grant from the West of England Mayoral Combined Authority to support the delivery of the Keynsham Riverside Vacant Units Refurbishment.

(2) To fully approve capital expenditure of £2.34m to deliver the Keynsham Riverside Vacant Units Refurbishment, to allow the project to proceed to delivery on site. Including the WECA grant above, the balance being from Council service supported borrowing from Commercial Estate Refurbishment, repayable from revenue income generated.

**Wards affected:** Keynsham East; Keynsham North; Keynsham South

**Lead officer:** Rebecca Welford, Cleo Newcombe-Jones

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## **Contract Renewal for Staff Travel Management Services**

The current Staff Travel Management contract is due to expire at the end of July. Following a procurement process and supplier engagement it is requested that the decision to renew this contract to the preferred bidder from this process.

**Decision Maker:** Cabinet Member for Resources

**Decision published:** 31/07/2025

**Effective from:** 08/08/2025

**Decision:**

- (1) To support the re-procurement of a corporate supplier for Staff Travel.
- (2) To note that the Emergency Housing element shall be separately awarded and is not part of this decision. For an interim period of 2-3 months the Emergency Housing element shall continue to be delivered alongside the Staff Travel element.
- (3) To delegate authority to award the contract to the Director of Financial Services, Assurance & Pensions, following the final decision regarding successful bidder(s).

**Wards affected:** All Wards

**Lead officer:** Michelle Vittozzi

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## **Contract Renewal For Managed Services for Temporary Agency Resources and Statements of Work**

The Council's current contract for the provision of a managed service for temporary staff and statements of work (i.e. consultants) is due to expire on the 1st November 2025. Following consultation with key internal stakeholders, a review of suitable procurement frameworks and engagement with the market the Council has completed a further competition for the renewal of this contract via a compliant framework (ESPO MSTAR4).

**Decision Maker:** Cabinet Member for Resources

**Decision published:** 31/07/2025

**Effective from:** 08/08/2025

**Decision:**

- (1) To support the re-procurement of this contract.
- (2) To delegate authority to the Director of Financial Services, Assurance & Pensions and Director of People and Policy, in consultation with the Cabinet Member for Resources, to award the contract for a 3-year term starting on 2 November 2025, with optional extensions of up to 24 months.

**Wards affected:** All Wards

**Lead officer:** Michelle Vittozzi

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### **Cremator Replacement at Haycombe Crematorium**

The cremators are due to reach their 20-year life expectancy in the Summer of 2026 and need to be replaced.

**Decision Maker:** Cabinet Member for Communications and Community

**Decision published:** 23/07/2025

**Effective from:** 31/07/2025

**Decision:**

The Cabinet Member agrees to approve a capital budget allocation of £1.5m for the replacement of the two cremators and all associated equipment and works and delegate to Director of Place Management the power to appoint contractors and all other matters relating to project delivery and implementation.

**Wards affected:** All

**Lead officer:** Vincent Young

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### **Bishop Sutton Football Field and Surrounds, Bishop Sutton BS39 5XD**

A proposed Community Asset Transfer of the asset to Bishop Sutton FC CIC.

**Decision Maker:** Cabinet Member for Economic and Cultural Sustainable Development

**Decision published:** 17/07/2025

**Effective from:** 25/07/2025

**Decision:**

(1) To determine that the subject asset be transferred to Bishop Sutton FC CIC via a Community Asset Transfer.

(2) To delegate to the Head of Corporate Estate in consultation with the Section 151 Officer the power to enter a Community Asset Transfer.

**Wards affected:** Chew Valley

**Lead officer:** Glenn Chinnock

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## **Land at Junction of Venus Lane and Church Lane, Clutton BS39 5SF and Burchill Close Play Area, Clutton BS39 5PR**

Recommendation for a Community Asset Transfer of both assets comprising the Village Green and Burchill Close Play Area, Clutton.

**Decision Maker:** Cabinet Member for Economic and Cultural Sustainable Development

**Decision published:** 17/07/2025

**Effective from:** 25/07/2025

**Decision:**

(1) To determine that the subject assets be transferred to Clutton Parish Council via Community Asset Transfers.

(2) To delegate to the Head of Corporate Estate, in Consultation with the Section 151 Officer, the power to enter Community Asset Transfers.

**Wards affected:** Clutton & Farmborough

**Lead officer:** Glenn Chinnock

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## **CIL for Bath Advisory Board Supplementary Funding Request**

This report requests the Leader of the Council to authorise an additional project included in Round 17. Additionally, it seeks approval for the initial three projects submitted by The Bath Preservation Trust, which are funded by allocations from Round 15.

**Decision Maker:** Council Leader

**Decision published:** 09/07/2025

**Effective from:** 17/07/2025

**Decision:**

(1) To agree the funding allocation of £6,661 for Percy Community Centre Floodlights Upgrade.

(2) To agree the release of £20,000 to the Bath Preservation Trust for three projects as part of the agreement.

**Wards affected:** All Wards

**Lead officer:** Mark Hayward

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## **Percy Community Centre, New King Street, Bath - Grant of new lease at below market rent**

To consider the grant of a lease to the Percy Centre limited for a term to expire on 23/06/2028 at less than best consideration (below market rent).

**Decision Maker:** Council Leader

**Decision published:** 08/07/2025

**Effective from:** 16/07/2025

### **Decision:**

(1) To delegate to the Head of Corporate Estates and Development authority to:

1.1 Formally record the effluxion and rescinding of the decision made in 2014 [Decision E2625] which was at the time to grant a new 99-year lease.

1.2 Grant a new lease to 23.06.2028 on the current concessionary terms and within the provisions of the Landlord & Tenant Act 1954 [security of tenure].

(2) To delegate to the Head of Corporate Estates and Development the power to transfer the property on the concessionary terms as set out in para 3.17 of the report.

**Wards affected:** Kingsmead

**Lead officer:** Richard Holden

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## **Somer Valley Enterprise Zone (SVEZ) s.172 Powers**

To approve use of s.172 Housing and Planning Act (HPA) (2016) Powers.

**Decision Maker:** Cabinet Member for Economic and Cultural Sustainable Development

**Decision published:** 03/07/2025

**Effective from:** 11/07/2025

### **Decision:**

(1) To agree to exercise s172 Powers as required for the purpose of undertaking surveys on private land.

(2) To delegate to the Director of Capital and Housing Delivery, the power to authorise the issue and service of notices to landowners to carry out surveys. This includes the issue of warrants for entry to the land as required.

**Wards affected:** Paulton

**Lead officer:** Ellie Wintrup

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## **Business Waste Collection Changes in central Bath**

To review the business waste collection window to improve the visual appeal, the public realm and the visitor experience during shop opening hours and critical early evening period.

**Decision Maker:** Cabinet Member for Resources

**Decision published:** 02/07/2025

**Effective from:** 10/07/2025

**Decision:**

To agree to implement the following policy changes as a pilot from September 2025:

- 1) Collection Times: Alter the evening business waste collection window to 6pm – 8.30pm to balance business needs and public realm improvements.
- 2) Labelling: Make it mandatory for all businesses within central Bath to clearly mark or label their waste and recycling with their company name and address.
- 3) Reusable Rubbish Bags (RRBs): Enforce the use of RRBs to contain residual business waste where businesses can promptly return them to their premises.

**Wards affected:** All

**Lead officer:** Lisa Gore

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## **Amendments to the Planning Obligations Supplementary Planning Document**

The Planning Obligations Supplementary Planning Document (SPD) sets out the approach to and information on financial and other contributions to be sought from applicants for planning permission through the use of planning obligations. These contributions are required to mitigate the impacts of the proposed development. The SPD was last updated in January 2023 to reflect the Local Plan Partial Update. A series of further amendments are now required to ensure contributions sought adequately mitigate a range of impacts of development and these include updating financial cost calculations. This report will seek approval of draft amendments to the Planning Obligations SPD to be published for consultation.

**Decision Maker:** Cabinet Member for Built Environment, Housing and Sustainable Development

**Decision published:** 30/06/2025

**Effective from:** 08/07/2025

**Decision:**

1) To issue the amended draft Planning Obligations Supplementary Planning Document for public consultation for statutory consultation under Regulation 12(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2) To delegate Authority to the Head of Planning to make any necessary editorial changes, in consultation with the Cabinet Member for Built Environment, Housing and Sustainable Development, prior to consultation on the draft Planning Obligations SPD.

**Wards affected:** All Wards

**Lead officer:** Richard Daone

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Bath & North East Somerset Council		
MEETING	Cabinet	
MEETING	11 <sup>th</sup> September 2025	EXECUTIVE FORWARD PLAN REFERENCE:
		E 3633
TITLE:	B&NES Homes Programme - Englishcombe Lane Supported Housing Scheme	
WARD:	Moorlands	
AN OPEN PUBLIC ITEM WITH EXEMPT APPENDIX		
List of attachments to this report:		
EXEMPT Appendix 1: Business Case Appendix 2: Equality Impact Assessment		

## 1 THE ISSUE

- 1.1 In 2024 the Council received planning permission for its proposed 16-unit specialist supported housing development on land to the rear of 89 – 123, Englishcombe Lane, Southdown.
- 1.2 The Council is now in a position to proceed with implementing the proposed development and this report seeks final authority and budget approval to do so.

## 2 RECOMMENDATION

**The Cabinet is asked to agree to;**

- 2.1 To agree to implement the development, composed of 16 units of specialist supported housing, as approved in planning application reference number 24/01168/REG03, or its successors in function.
- 2.2 To delegate authority to the Director of Capital & Housing Delivery to accept Homes England Grant, associated with the development, and other relevant significant delivery decisions

## 3 THE REPORT

### Background

- 3.1 In April 2018 the Council submitted a planning application to develop 37 homes, including 14 affordable homes, on land to the rear of 89 – 123, Englishcombe Lane, Southdown, Bath. Planning committee approved the application subject to conditions including the completion of a s106 agreement. However, due to

concerns, principally around potential risk to the on-site ecology, it was decided not to pursue the application.

- 3.2 The site is allocated for residential development in the Local Plan and the Council has demonstrably high local housing need and a demanding housing delivery requirement. Doing nothing is therefore not a realistic option. As such officers were tasked with investigating whether a smaller scale alternative and ecologically acceptable development was feasible.
- 3.3 Having identified a lack of sufficiency in the local care and support market of supported living provision for people with complex needs, the decision was taken that pursuing a scheme which directly addressed that unmet need, provided the most impactful option, especially given the added benefit that this would reduce reliance on expensive out of area placements.
- 3.4 Officers worked with social care professionals and a specialist design team to create a scheme that offered the maximum practical benefit to the intended client group.

#### Scheme Benefits

- 3.5 The consented scheme delivers a low density, sensitive and small-scale scheme that uses the ecological value of the site as an asset and opportunity to create a peaceful housing environment for people with specialist housing needs. The scheme would be able to provide supported housing with care to around 16 tenants and is expected to provide the following headline benefits:
  - Creates an environment which is sensitive to the particular needs of the client group, thereby enabling people with learning disabilities and or autism to live as independently as possible in their own homes with the care and support then need on site.
  - Provides an opportunity to meet the bespoke needs of individuals especially those with sensory needs and requiring accessible accommodation. The site provides a peaceful and low stimulus environment which will suit many individuals with sensory needs.
  - Reduces the necessity for people to move out of area to access housing, care, and support, enabling people to remain in the district, close to family, community and friends and care teams.
  - Provides an opportunity for those: inappropriately housed in residential accommodation (often out of area) to return to the district if they wish; ability for clients to step down in more independent living; or those who are living in family or other inappropriate accommodation and ready to move into further independence.
  - Opportunity to integrate and test latest assistive technology.
  - Provides opportunity for revenue savings from the Councils Specialist Commissioning revenue budget. Revenue savings can be achieved in part by reducing reliance on costly out of area placements.

- The scheme would support some the Council's most complex individuals who are most at risk of being placed out of area. This will include some of those transitioning into adults from children's services.

#### Delivery Mechanism

3.6 Scheme delivery will be managed by B&NES and implemented via a two-stage procurement to include the build.

#### Operating Model

3.7 B&NES will own the completed scheme.

3.8 B&NES Homes will provide housing management services, including liaison with social care commissioners for the purposes of obtaining nominations for potential residents and dealing with any issues which may arise.

3.9 Adult Social Care will commission the care and support needed.

#### Timescales

3.10 The table below shows high level scheme timescales

Stage	Date
Invitation to Tender	September 2025
Contract Award	November 2025
Enabling Works to Site	February 2026
Start on Site	July 2026
Practical Completion	March 2028

## **4 STATUTORY CONSIDERATIONS**

4.1 The delivery of specialist housing is supported by the following:

- Local Authorities (Land) Act 1963 which allows Councils to develop land for the benefit or improvement of their area.
- Local Government Act 2000 (section 2) which allows Councils to act to promote or improve the economic, social or environmental wellbeing of their area.
- Localism Act 2011 (sections 1) which provides the local authority's general power of competence.
- The Council is registered with the Regulator of Social Housing as a Local Authority Registered Provider of Social Housing.

4.2 There are further statutory considerations in relation to the provision of welfare and support to clients with learning difficulties and/or autism, including:

- The Care Act 2014 (part 1) provides Local Authorities with a general duty to promote an individual's well-being.
- Children and Families Act 2014 (section 25) promoting integration and wellbeing

## 5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

5.1 The scheme Business Case is shown at Appendix 1.

5.2 The scheme will be funded by a combination of borrowing supported by net rent and service savings resulting from the scheme, Homes England Grant and S106 Commuted sums.

## 6 RISK

6.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision-making risk management guidance.

6.2 The key risks at this stage include:

Risk	Summary	Mitigation
Funding Delays	Delay in funding confirmation may impact programme timelines.	Programme planning includes parallel delivery options and ongoing engagement with funders.
Ground & Infrastructure Cost Uncertainty	High proportion of groundworks may lead to cost increases.	Ground investigations completed and planned; cost risks quantified with specialist contractor input.
Market Engagement Challenges	Technical complexity and pricing may reduce contractor interest.	Two-stage tendering informed by market testing and specialist procurement advice.
Ecological Sensitivities	Environmental concerns may affect public perception and support.	The scheme exceeds biodiversity requirements and includes ecological oversight during construction.
Retaining Wall Design Complexity	Design challenges may increase costs.	Contractor-led design approach with specialist input to manage risk.
Demand Risk	Potential for low demand leading to void costs.	Scheme co-designed with Adult Social Care to align with identified needs. Allowance for voids included within Business Plan.
Construction Traffic & Access Disruption	Safety and reputational risks from traffic and access issues.	Contractor to implement traffic management and community liaison plans.
Drainage	Risk of reputational harm if existing drainage issues are wrongly linked to the new development.	Proactive communication during construction to clarify planned infrastructure improvements on site. Drainage engineers to provide detailed and robust drainage calculations to support the design and enable effective mitigation strategies.



Construction Complexity	Technical and logistical challenges may cause delays or safety issues.	Contractor selection based on experience; risks managed through KPIs and contract terms.
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6.3 A Project Risk Register will be used to manage risks and this will be kept under review as the project progresses, under the supervision of the project manager and reported regularly.

## **7 EQUALITIES**

7.1 An Equality Impact Assessment / Equality Analysis was undertaken for the proposed project using the 'Bath and North East Somerset Council and NHS B&NES: Equality Impact Assessment Toolkit Bath and North East Somerset Council and NHS B&NES: Equality Impact Assessment Toolkit'.

7.2 The assessment / analysis showed that there were no actual or potential negative or adverse impacts.

## **8 CLIMATE CHANGE & BIODIVERSITY**

8.1 Housing is a key contributor to climate change. The homes in this scheme have been designed to meet net zero requirements, thus contributing to meeting the Council's Climate Emergency targets.

8.2 In addition, the scheme has been designed to overachieve in terms of biodiversity net gain produced by the development and will achieve Building with Nature full accreditation.

8.3 In order to maximise nature benefit, the scheme has been designed to achieve Building with Nature full accreditation.

## **9 OTHER OPTIONS CONSIDERED**

9.1 A number of other options were considered and dismissed as detailed below:

### **Option 1**

Disposing of the site on the open market. This option was dismissed as the Council would lose control over the site, plus the Council has identified an unmet housing need which this site, within its ownership, could address. Option 2

- Do nothing. Not considered feasible given the site is allocated for residential development within the Council's adopted development plan and the Council has demonstrably high local housing need and a demanding housing delivery requirement.

### **Option 3**

- Prior to arriving at the preferred option which went on to be the consented scheme, five options were considered for the site. These options varied in density but were all more sensitive to the site than the original scheme. The preferred option was selected on the basis of fitness for purpose and deliverability.

## 10 CONSULTATION

- 10.1 Extensive consultation and engagement was carried out in the lead up to the planning application being made. This took the form of dedicated letter drops, community meetings, a dedicated engagement 'open event' Ward Member engagements, a dedicated consultation website and specific points of contact being made available for residents to comment/ raise questions. The scheme was amended in light of feedback.

<b>Contact person</b>	Nick Plumley, Delivery Lead – Affordable & Specialist Housing 01225 477658
<b>Background papers</b>	
<b>Please contact the report author if you need to access this report in an alternative format</b>	

**END**

## **Access to Information Arrangements**

### **Exclusion of access by the public to Council meetings**

Information Compliance Ref: LGA-2534863
Meeting / Decision: Cabinet
Date: 11 <sup>th</sup> September 2025
Author: Nick Plumley
<b>Report Title: B&amp;NES Homes Programme - Englishcombe Lane Supported Housing Scheme</b> List of attachments to this report: <b>Exempt Appendix 1: Business Case</b>

The exempt appendix contains exempt information, according to the categories set out in the Local Government Act 1972 (amended Schedule 12A). The relevant exemption is set out below.

Stating the exemptions:

3. *Information relating to the financial or business affairs of any particular person (including the authority holding that information).*

The public interest test has been applied, and it is concluded that the public interest in maintaining the exemption outweighs the public interest in disclosure at this time. It is therefore recommended that the exempt appendix be withheld from publication on the Council website. The paragraphs below set out the relevant public interest issues in this case.

#### **PUBLIC INTEREST TEST**

If the Cabinet wishes to consider a matter with press and public excluded, it must be satisfied on two matters.

Firstly, it must be satisfied that the information likely to be disclosed falls within one of the accepted categories of exempt information under the Local Government Act 1972. Paragraph 3 of the revised Schedule 12A of the 1972 Act exempts information which relates to the financial or business affairs of the organisations which is commercially sensitive. The officer responsible for this item believes that this information falls within the exemption under paragraph 3, and this has been confirmed by the Council's Information Compliance Manager.

It is necessary to weigh up the arguments for and against disclosure on public

interest grounds. The main factor in favour of disclosure is that all possible Council information should be public and that increased openness about Council business allows the public and others affected by any decision the opportunity to participate in debates on important issues in their local area. Another factor in favour of disclosure is that the public and those affected by decisions should be entitled to see the basis on which decisions are reached.

Other factors in favour of disclosure include:

- furthering public understanding of the issues involved.
- furthering public participation in the public debate of issues, in that disclosure would allow a more informed debate.
- promoting accountability and transparency by the Council for the decisions it takes.

Weighed against this is the fact that the exempt appendix contains strategic/financial information which could prejudice the commercial interests of the Council if disclosed at this time. It is in the public interest that the Council is able to deliver cost-effective solutions and achieve best value. This depends partly on the Council being able to protect its commercial position while the detailed terms of relevant schemes are agreed. It is also important that the Cabinet should be able to retain some degree of private thinking space while decisions are being made, in order to discuss openly and frankly the issues under discussion relating to any negotiations.

Therefore, it is recommended that exemption set out above applies. The Council considers that the public interest has been served by the fact that a significant amount of information regarding the report has been made available – by way of the main report. The Council considers that the public interest is in favour of not holding this matter in open session at this time and that any reporting on the meeting is prevented in accordance with Section 100A(5A)

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

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# Equality Impact Assessment / Equality Analysis

(Updated December 2022)

Item name	Details
Title of service or policy	Englishcombe Lane Supported Housing Scheme
Name of directorate and service	Regeneration and Housing
Name and role of officers completing the EIA	Nick Plumley - Housing Enabling & Development Manager Rebecca Hales - Project Manager
Date of assessment	07 May 2024

Equality Impact Assessment (or ‘Equality Analysis’) is a process of systematically analysing a new or existing policy or service to identify what impact or likely impact it will have on different groups within the community. The main aim is to identify any discriminatory or negative consequences for a particular group or sector of the community, and also to identify areas where equality can be better promoted. Equality impact Assessments (EIAs) can be carried out in relation to services provided to customers and residents as well as employment policies/strategies that relate to staffing matters.

This toolkit has been developed to use as a framework when carrying out an Equality Impact Assessment (EIA) or Equality Analysis. **Not all sections will be relevant – so leave blank any that are not applicable.** It is intended that this is used as a working document throughout the process, and a final version will be published on the Council’s website.

## 1.1 Identify the aims of the policy or service and how it is implemented

Key questions	Answers / notes
1.1 Briefly describe purpose of the service/policy e.g. <ul style="list-style-type: none"> <li>• How the service/policy is delivered and by whom</li> <li>• If responsibility for its implementation is shared with other departments or organisations</li> <li>• Intended outcomes</li> </ul>	<p>A multi-disciplinary design team has been appointed through a mini-competition tender by the Project Manager. Design progress is in consultation with Adult Services and HCRG.</p> <p>In 2018, the Council submitted a planning application to develop 37 homes, on land to the rear of 89 – 123, Englishcombe Lane, Bath. The planning committee approved the application subject to conditions and a s106 Agreement. The administration decided not to pursue the application.</p> <p>The new scheme responds to the Pre-Application Planning Response received in late 2023, the scheme is a smaller sympathetic scheme with the following headline benefits:</p> <ol style="list-style-type: none"> <li>1. Realises the aspirations of people with a learning disability and/or autism to live as independently as possible in their own homes but with care and support as needed.</li> <li>2. Provides an opportunity for some of the housing to meet the bespoke needs of individuals especially those with sensory needs and requiring accessible accommodation. The site provides a peaceful and low</li> </ol>



	<p>stimulus environment which will suit many individuals with sensory needs.</p> <ol style="list-style-type: none"> <li>3. Reduces the necessity for people to move out of area to access housing, care, and support, enabling people to remain in the district, close to family, community and friends and care teams.</li> <li>4. Provides an opportunity for those: inappropriately housed in residential accommodation (often out of area) to return to the district if they wish; ability for clients to step down in more independent living; or those who are living in family or other inappropriate accommodation and ready to move into further independence.</li> <li>5. Opportunity to integrate and test latest assistive technology.</li> <li>6. Repatriating people from out of area residential care settings back into supported living within their local communities.</li> </ol> <p>The delivery of high-quality adapted housing for vulnerable client groups has a positive impact on equality. It provides housing options for those residents who are unable to cope or compete on the open-market and may otherwise be forced to leave the area or reside in unsuitable housing conditions.</p> <p>The scheme proposes the erection of 16 no. supported living units (Use Class C3(b)) with an associated communal hub (to include ancillary carers' accommodation), access, landscaping and ancillary works'.</p> <p>10 of the dwellings are proposed to be 1-bed bungalows, 4 are 2-bed split level and 2 are 2-3 bedroom dwellings, accommodating 16 residents and providing overnight accommodation and/or office for their carers</p>
<p>1.2 Provide brief details of the scope of the policy or service being reviewed, for example:</p> <ul style="list-style-type: none"> <li>● Is it a new service/policy or review of an existing one?</li> <li>● Is it a national requirement?).</li> </ul>	<p>This is a new service.</p> <p>There is currently no similar service within B&amp;NES.</p>

<ul style="list-style-type: none"> <li>How much room for review is there?</li> </ul>	<p>Alternative design iterations have been considered through initial feasibility studies. Proposals strike the balance between responding to the constraints posed by the site and meeting the identified need.</p> <p>The scheme will be reviewed as the planning submission progresses and the next design stage is progressed.</p>
<p>1.3 Do the aims of this policy link to or conflict with any other policies of the Council?</p>	<p>The project objectives align with and complement the following council policies:</p> <p>Strategic Land Allocation SB17</p> <p>We have two core policies – tackling the climate and nature emergency and giving people a bigger say. The scheme specification responds to ecological and climate emergencies and is compliant with Planning Policy SCR6.</p> <p>The scheme translates our purpose into commitments and also complies with our extended ambitions so far as we are working towards a resilient future and improving frontline services whilst protecting the most vulnerable.</p> <p>The scheme complies with further priorities- The right homes in the right places, Clean, safe and vibrant neighbourhoods, Support for vulnerable adults and children.</p> <p>This scheme will improve people's lives and will deliver a housing option which is currently not met within county.</p> <p>The delivery of specialist housing is supported by the following:</p> <p>Local Authorities (Land) Act 1963 which allows Councils to develop land for the benefit or improvement of their area.</p>

	<p>Local Government Act 2000 (section 2) which allows Councils to act to promote or improve the economic, social or environmental wellbeing of their area.</p> <p>Localism Act 2011 (sections 1) which provides the local authority's general power of competence.</p> <p>The Council is registered with the Regulator of Social Housing as a Local Authority Registered Provider of Social Housing.</p> <p>The Care Act 2014 (part 1) provides Local Authorities with a general duty to promote an individual's well-being.</p> <p>Children and Families Act 2014 (section 25) promoting integration and wellbeing.</p>
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## 2. Consideration of available data, research and information

Key questions	Data, research and information that you can refer to
<b>2.1</b> What equalities training have staff received to enable them to understand the needs of our diverse community?	<p>Equality, Diversity, and Inclusion training has been undertaken by the Project Manager.</p> <p>Design Team consultants have a strong personal understanding of Autism Spectrum Disorder (ASD) and neurodivergence, active involvement in related professional and personal causes, and leadership of the recently launched National Neurodiversity in Planning Network (NNPN) and worked with key health bodies contributing to Health Building Notes (HBNs) and Health Technical Memorandum (HTMs).</p>

<p><b>2.2</b> What is the equalities profile of service users?</p>	<p>People with a learning disability and/or autism.</p> <p>A strategic review of the local care and support market was undertaken by the Specialist Commissioning team in 2021. It identified a significant under supply of supported living provision in the district which in turn results in an over reliance on meeting people's needs through out of area residential care placements. At that point there were 52 people with learning disabilities and/or autism on the Council's housing demand matrix who needed a move or supported housing.</p>
<p><b>2.3</b> Are there any recent customer satisfaction surveys to refer to? What were the results? Are there any gaps? Or differences in experience/outcomes?</p>	<p>Five scheme options were investigated before developing a master plan for Pre Application submission.</p> <p>Throughout the design process, information has been collected from local residents through consultation and with HCRG and Adult Services. Soft consultation has been ongoing with local residents since 2022.</p> <p>Prior to submission, a Pre Planning Public Exhibition and Pre Planning Public Consultation took place, further details can be found at <a href="https://englishcombelanesupportedhousing.com/">https://englishcombelanesupportedhousing.com/</a> and <a href="https://newsroom.bathnes.gov.uk/news/revised-plans-supported-housing-englishcombe-lane-site-go-public-view">https://newsroom.bathnes.gov.uk/news/revised-plans-supported-housing-englishcombe-lane-site-go-public-view</a>.</p> <p>A dedicated email address is also available for queries relating to the scheme.</p>
<p><b>2.4</b> What engagement or consultation has been undertaken as part of this EIA and with whom? What were the results?</p>	<p>The results from and details of the public consultation are included in the planning submission.</p> <p><b>Application Reference:</b> <a href="#">24/01168/REG03</a>.</p>
<p><b>2.5</b> If you are planning to undertake any consultation in the future regarding this service or policy, how will you include</p>	<p>Further consultation will take place with HCRG colleagues and Adult Services.</p> <p>The public consultation for the Planning Application is live until the end of May 2024.</p>

equalities considerations within this?	
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### 3. Assessment of impact: 'Equality analysis'

Based upon any data you have considered, or the results of consultation or research, use the spaces below to demonstrate you have analysed how the service or policy:

- Meets any particular needs of equalities groups or could help promote equality in some way.
- Could have a negative or adverse impact for any of the equalities groups

Key questions	Examples of what the service has done to promote equality	Examples of actual or potential negative or adverse impact and what steps have been or could be taken to address this
<b>3.1 Issues relating to all groups</b> and protected characteristics	The service realises the aspirations of people with a learning disability and/or autism to live as independently as possible in their own homes but with care and support as needed. This will have a positive impact on equality.	
<b>3.2 Sex</b> – identify the impact/potential impact of the policy on women and men.	This project does not discriminate on the grounds of this protected characteristic.	
<b>3.3 Pregnancy and maternity</b>	This project does not discriminate on the grounds of this protected characteristic.	
<b>3.4 Gender reassignment</b> – identify the impact/potential impact of the policy on transgender people	This project does not discriminate on the grounds of this protected characteristic.	

<p><b>3.5 Disability</b> – identify the impact/potential impact of the policy on disabled people (ensure consideration both physical, sensory and mental impairments and mental health)</p>	<p>A clear interior circulation path is provided around a central storage space in each property, which creates a circulation path for residents to move around.</p> <p>All entrance doors will be designed to meet the requirements of Part M.</p> <p>Transitional lighting will be provided between the exterior and interior of the units.</p> <p>All areas accessible to residents would be provided on a single level, with step-free access.</p> <p>All rooms accessible to residents are designed to be compliant with the spacial requirements of Building Regulations Part M4(3). All other rooms are designed to be at least compliant with the requirements of Part M4(2).</p> <p>Wheelchair transfer space will be provided next to every entrance.</p> <p>All internal doors will have a 300mm clear space on the pull side, to the side of the leading edge of the doors.</p>	
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	<p>The clear opening widths of doors will be a minimum of 800 mm wide.</p> <p>The key aims for landscape design Have been informed by an inclusive and accessible design for neurodiversity and a legible access and movement strategy.</p> <p>This will have a positive impact on equality.</p>	
<b>3.6 Age</b> – identify the impact/potential impact of the policy on different age groups	This project does not discriminate on the grounds of this protected characteristic.	
<b>3.7 Race</b> – identify the impact/potential impact on across different ethnic groups	This project does not discriminate on the grounds of this protected characteristic.	
<b>3.8 Sexual orientation</b> – identify the impact/potential impact of the policy on lesbian, gay, bisexual, heterosexual people	This project does not discriminate on the grounds of this protected characteristic.	
<b>3.9 Marriage and civil partnership</b> – does the policy/strategy treat married and civil partnered people equally?	This project does not discriminate on the grounds of this protected characteristic.	
<b>3.10 Religion/belief</b> – identify the impact/potential impact of the policy on people of different religious/faith groups and also upon those with no religion.	This project does not discriminate on the grounds of this protected characteristic.	
<b>3.11 Socio-economically disadvantaged*</b> – identify the impact on	This project does not discriminate on these grounds.	

people who are disadvantaged due to factors like family background, educational attainment, neighbourhood, employment status can influence life chances <b>(this is not a legal requirement, but is a local priority).</b>		
<b>3.12 Rural communities*</b> identify the impact / potential impact on people living in rural communities	This project does not discriminate on these grounds.	
<b>3.13 Armed Forces Community **</b> serving members; reservists; veterans and their families, including the bereaved. Public services are required by law to pay due regard to the Armed Forces Community when developing policy, procedures and making decisions, particularly in the areas of public housing, education and healthcare (to remove disadvantage and consider special provision).	This project does not discriminate on these grounds.	

\*There is no requirement within the public sector duty of the Equality Act to consider groups who may be disadvantaged due to socio economic status, or because of living in a rural area. However, these are significant issues within B&NES and have therefore been included here.

\*\* The Equality Act does not cover armed forces community. However, the Armed Forces Bill (which came in on 22 Nov 2022) introduces a requirement to pay 'due regard' to make sure the Armed Forces Community are not disadvantaged when accessing public services.



#### 4. Bath and North East Somerset Council Equality Impact Assessment Improvement Plan

Please list actions that you plan to take as a result of this assessment/analysis. These actions should be based upon the analysis of data and engagement, any gaps in the data you have identified, and any steps you will be taking to address any negative impacts or remove barriers. The actions need to be built into your service planning framework. Actions/targets should be measurable, achievable, realistic and time framed.

Issues identified	Actions required	Progress milestones	Officer responsible	By when

#### 5. Sign off and publishing

Once you have completed this form, it needs to be 'approved' by your Divisional Director or their nominated officer. Following this sign off, send a copy to the Equalities Team ([equality@bathnes.gov.uk](mailto:equality@bathnes.gov.uk)), who will publish it on the Council's and/or NHS B&NES' website. Keep a copy for your own records.

**Signed off by:**

*Mike Plumley*

(Divisional Director or nominated senior officer)

**Date:** 03/07/24

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Bath & North East Somerset Council			
MEETING/ DECISION MAKER:	Cabinet		
MEETING/ DECISION DATE:	11th September 2025	EXECUTIVE FORWARD PLAN REFERENCE:	
		E	3645
TITLE:	Somer Valley Enterprise Zone Local Development Order Amendment		
WARD:	Paulton		
AN OPEN PUBLIC ITEM			
List of attachments to this report:			
Appendix 1 – Equality Impact Assessment (EqIA)			
Appendix 2 – Local Planning Authority Officer Report			

## 1 THE ISSUE

- 1.1 The Somer Valley Enterprise Zone (SVEZ) is a 13.5-hectare greenfield site which has been allocated for employment uses in the B&NES Local Plan since 2007.
- 1.2 The delivery of the SVEZ is identified as a corporate priority in the B&NES Economic Strategy (2014-2030).
- 1.3 A Local Development Order (LDO) was approved by Cabinet under Decision E3486. The Cabinet approval granted planning permission on the site for the development of plots and buildings within the Use Classes B2, B8, C1, E and sui generis, subject to conditions and limitations.
- 1.4 The adoption of the LDO by Cabinet addresses a market failure and de-risks delivery of the site through a flexible planning framework. Compliance Applications will allow plots to be delivered in a swifter timeframe than the conventional planning route.
- 1.5 An amendment to the LDO is required to amend condition 5 (supporting documents) and 12 (highways approved plans). The proposed amendment to condition 5 enables the adoption of revised plans for the Thicket Mead roundabout and A362 works adjacent to Sunnyside. Furthermore, the wording of condition 12 is proposed to be amended to remove its status as a 'fixed compliance' condition. This will enable approval by the Local Planning Authority

(LPA) of any subsequent changes to the submitted highways general arrangement plans that arise during the technical design and approval process.

- 1.6 No changes are proposed to the mix of uses or the quantum of development. Nor is there any change to the site boundary of the LDO development itself.
- 1.7 An Ambitions Paper, which set out the development ambitions, was approved by Cabinet under Decision E3510.
- 1.8 £9.3m of the West of England Combined Authority (WECA) Investment Fund grant was accepted under Decision E3606 to progress the development of the SVEZ.

## **2 RECOMMENDATION**

The Cabinet is asked to;

- 2.1 Resolve to adopt an amendment to the SVEZ LDO recommended by the LPA, 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.
- 2.2 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.

## **3 THE REPORT**

- 3.1 The SVEZ is an allocated site (Policy SSV9) within the Local Plan which seeks to deliver a mixed-use commercial development in the Somer Valley. The SVEZ is located on 13.5 hectares of land at Old Mills, which is situated to the north-west of Midsomer Norton.
- 3.2 The SVEZ has been allocated as an employment site since 2007, however the market has failed to bring forward the development due to significant barriers to private sector led intervention. The SVEZ will provide circa 1,300 jobs in 35,800 sqm of commercial floorspace.

The SVEZ LDO also:

- a) Encourages a connected network for walking and cycling.
- b) Provides a balanced car parking approach, catering to the uses on site whilst also enhancing sustainable transport options.
- c) Enables the development of efficient, sustainable, and low energy buildings.
- d) Reduces pressure on resources for both the LPA and applicants.

- e) Provides flexibility to ensure that necessary, viable development comes forwards now and in the future.
  - f) Enables growth by positively and proactively shaping sustainable development.
  - g) Has the potential to generate £51m GVA.
- 3.3 The LDO enables a number of highways mitigations to take place on and around the site which are key to responding to any increase in traffic but also facilitating a transport modal shift.
- a) Speed limit regularisation along A362 – the reduction in speed limit promotes the use of a pedestrian/cycle path.
  - b) Additional lane at Sunnyside pinch point – resolves stop/start traffic flows and improves air quality for pedestrians and cyclists.
  - c) A new access roundabout to the SVEZ and road straightening on the A362 – enables the creation of the segregated walking and cycling path.
  - d) Improvements to the design of Thicket Mead roundabout – provides the link to the Norton Radstock Greenway for the pedestrian and cycle path.
- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 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.
- 3.8 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.
- 3.9 Developers will be required to submit Compliance Applications to the LPA which will show that their development proposals align with the Design Code and the

conditions applied to the LDO. The Council will maintain enforcement powers should development not be compliant with the LDO.

#### **4 POST LDO ADOPTION**

- 4.1 The LDO will be reviewed on a 5 yearly basis to ensure that the site meets the original policy objectives and/or whether those objectives have become out of date. The LDO can be reviewed, modified or revoked at any time.
- 4.2 Further information regarding the future ambitions for the LDO can be found within Cabinet paper E3510.

#### **5 STATUTORY CONSIDERATIONS**

- 5.1 Section 61A of the Town and Country Planning Act 1990 (TCPA 1990) gives a LPA the power to make a LDO. The statutory provision confirms that the LDO grants planning permission for the development specified in the LDO including for development of any planning use class specified. Section 61C of the TCPA provides that a LDO may be granted unconditionally or subject to conditions and limitations as set out in the order.
- 5.2 The SVEZ LDO includes conditions and limitations to control how the SVEZ will be developed. This will ensure that the SVEZ is delivered in accordance with the Council's overarching vision for the scheme.
- 5.3 Sections 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 set out the procedural requirements for the making of a LDO, including the need for consultation. The Council is satisfied that it has complied with these requirements insofar as they have fallen due.

#### **6 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)**

- 6.1 An Outline Business Case '+' (OBC+) requesting grant funding of £9.3m from the WECA Investment Fund has been approved. The funding was accepted under Decision E3606 to progress land assembly and technical design.
- 6.2 In 2026, it is intended that a Full Business Case (FBC) will be submitted to secure project implementation funding totalling £20.6m. The funding will cover enabling works, completion of highway infrastructure, construction of a new roundabout, and delivery of perimeter landscaping. It is proposed that a request to WECA will be made to grant fund £19.5m of these costs.
- 6.3 B&NES match funding of £1.1m will contribute towards FBC project implementation funding.
- 6.4 The total estimated cost for completing the next stage of the scheme, encompassing both OBC+ and FBC activities, is £29.9 million. It is proposed that this be funded through a combination of £1.1m in match funding from B&NES, alongside requests for £28.8m in grant funding from WECA.

#### **7 RISK MANAGEMENT**

- 7.1 A risk assessment related to the issue and recommendation has been undertaken, in compliance with the Council's decision-making risk management guidance.

7.2 A risk register is maintained for the project.

7.3 The top project risks at present are:

- (1) Land Ownership – the land is currently in third-party ownership and in order to implement the LDO the land will need to be acquired via negotiation or statutory mechanisms.
- (2) Funding – Risk of WECA requesting a capital reversion and Council required to repay current expenditure.
- (3) Loss of Provisional Capital Programme – the current WECA ‘tail’ capital allocation of £5.6m could be removed from the SVEZ and reallocated to the WECA capital programme and another Unitary Authority.
- (4) Maintaining the SVL project as a priority for delivery under CRSTS to enable delivery of the commitment for a shared pedestrian and cycle path to the Farrington Gurney.

## **8 EQUALITIES**

8.1 The Council must pay due regard to its Public Sector Equality Duty (PSED). Pursuant to s149 of the Equality Act 2010. The Council must have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic (as defined in the Act) and persons who do not share it.
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 Officers have had due regard to the Council's PSED progressing the SVEZ scheme to date.

8.3 An Equality Impact Assessment Plan has been completed for the SVEZ (Appendix 1 – EqIA).

8.4 No specific EQIA has been undertaken in relation to the adoption of the SVEZ LDO amendment, but there are no additional impacts on protected characteristics envisaged over and above the general impacts of the SVEZ scheme.

## **9 CLIMATE CHANGE**

9.1 The Council declared a Climate Emergency in March 2019, committing it to providing the leadership necessary to enable Bath and North East Somerset to achieve carbon neutrality by 2030.

9.2 The SVEZ represents an opportunity to address several related issues which will help to address the climate emergency. It will help reduce out-commuting in the Somer Valley through the provision of new jobs and it will also provide a range of

active and sustainable travel improvements including a new cycle link to the Norton Radstock Greenway and new bus stop.

- 9.3 The development will achieve a 100% regulated operational carbon emissions reduction from Building Regulations Part L 2021 (or future equivalent legislation), in line with the hierarchy set out in Policy SCR7 and the B&NES Sustainable Construction Checklist SPD (2023). The SVEZ will help to reduce vehicle-related CO2 emissions through the provision of EV charging on site, in line with the Council's local transport policies and climate emergency declaration.
- 9.4 The LDO is compliant with B&NES NE3a Biodiversity Net Gain (BNG) policy. The development aims to deliver 10% BNG via on and off-site provision. Off-site BNG provision will follow the mitigation hierarchy set out with the NE3a policy with a focus on local provisions.

## **10 OTHER OPTIONS CONSIDERED**

- 10.1 The Council has considered the other options available to it:

Do nothing – do not adopt the LDO amendment. However, this would mean that the highways layout could not be improved in the manner described.

## **11 CONSULTATION**

- 11.1 Prior to the adoption of the LDO, a period of informal engagement took place from 19<sup>th</sup> May 2022 to 30<sup>th</sup> June 2022 for stakeholders, Parish Councils, Town Councils and the public to comment on the illustrative masterplan, proposed highway works and design aspects of the site. During the informal public engagement, a public webinar was held alongside presentations at Westfield Parish Council, Radstock Town Council, Paulton Parish Council and a resident's meeting held in Paulton. Consultation material was held on the B&NES website but also installed in Paulton, Midsomer Norton and Radstock libraries. A hard copy of the engagement questionnaire was also made available at the libraries.
- 11.2 The LDO statutory consultation began on 16<sup>th</sup> January 2023 and completed on 13<sup>th</sup> February 2023. Statutory consultees and the public were able to comment on all relevant LDO documents via the planning portal.
- 11.3 A revised statutory consultation was carried out from 22<sup>nd</sup> September 2023 to 26<sup>th</sup> October 2023. Prior to the revised consultation going live, the project team attended a Somer Valley Links consultation drop in event at Farrington Gurney on the 24<sup>th</sup> July 2023. In addition, the team presented at Farrington Gurney Parish Council meeting on 18<sup>th</sup> September 2023 and to the Somer Valley Forum on 20<sup>th</sup> September 2023.
- 11.4 The statutory consultation on the LDO amendment began on the 9<sup>th</sup> of June 2025 and ended on the 14<sup>th</sup> of July 2025. Appendix 2 includes the LPAs Officer Report on the statutory consultation.



<b>Contact person</b>	Ellie Wintrup – Senior Development Officer
<b>Background papers</b>	None
<b>Please contact the report author if you need to access this report in an alternative format</b>	

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# Equality Impact Assessment / Equality Analysis

(Version 4)

Item name	Details
Title of service or policy	Somer Valley Enterprise Zone
Name of directorate and service	Corporate Estate & Development, Sustainable Communities
Name and role of officers completing the EqlA	Angharad Jones – Development Officer
Date of assessment	25/03/25

Equality Impact Assessment (or 'Equality Analysis') is a process of systematically analysing a new or existing policy or service to identify what impact or likely impact it will have on people and different groups within our community. The main aim is to identify any adverse impacts (i.e. discriminatory or negative consequences for a particular group or sector of the community, and to identify areas where equality can be better promoted). Equality impact Assessments (EqIAs) can be carried out in relation to services provided to customers and residents as well as employment policies/strategies that relate to staffing matters.

This toolkit has been developed to use as a framework when carrying out an Equality Impact Assessment (EqIA) or Equality Analysis. **Not all sections will be relevant – so mark N/A any that are not applicable.** It is intended that this is used as a working document throughout the process, and a final version will be published on the Council's website following relevant service lead approval.

## 1.1 Identify the aims of the policy or service and how it is implemented

Key questions	Answers / notes
1.1 Briefly describe purpose of the service/policy e.g. <ul style="list-style-type: none"> <li>• How the service/policy is delivered and by whom</li> <li>• If responsibility for its implementation is shared with other departments or organisations</li> <li>• Intended outcomes</li> </ul>	<p>The overall objective of the Somer Valley Enterprise Zone (SVEZ) project is to provide a highly sustainable and attractive new location for businesses, drawing in new employers and skills, and reducing the need for commuting by local people.</p> <p>The SVEZ will provide circa 38,500 square meters of commercial floorspace, along with the provision of 1,300 new jobs. The project is currently seeking to acquire the land required for the SVEZ and the associated infrastructure works, either via negotiations or a Compulsory Purchase Order (CPO).</p>
1.2 Provide brief details of the scope of the policy or service being reviewed, for example: <ul style="list-style-type: none"> <li>• Is it a new service/policy or review of an existing one?</li> <li>• Is it a national requirement?).</li> <li>• How much room for review is there?</li> </ul>	<p>The site has been allocated for employment uses via the B&amp;NES Development Plan since 2007, and the SVEZ project seeks to bring forward the delivery of the site.</p> <p>A Local Development Order (LDO) has been adopted as the planning mechanism for the site. The LDO will set the framework for how development on the site should come forward. An informal public engagement on the proposed masterplan took place in May and June</p>

	<p>2022, and the comments raised have been considered in the proposed designs of the site. An initial statutory consultation on the proposed LDO took place in January 2023, and a revised statutory consultation took place in September and October 2023, providing a further opportunity for the public to comment on the proposals.</p> <p>The Council has adopted compulsory purchase powers for the acquisition of the land required for the SVEZ and associated infrastructure works, although at the date of this assessment, the CPO is not yet published. The Council is also progressing a Side Roads Order (SRO), which will grant statutory permissions to carry out the required alterations to the highway network to support the delivery of the project in accordance with the LDO. The SRO does not itself consent to any additional works which are not permitted pursuant to the LDO.</p> <p>This assessment provides an update to the previous EqlA undertaken for the scheme.</p>
1.3 Do the aims of this policy link to or conflict with any other policies of the Council?	This is not a policy; however it does support the Council's core ambitions and priorities including more travel choices, delivering for our children and young people, healthy lives and places, good jobs and skills to thrive.

## 2. Consideration of available data, research and information

Key questions	Data, research and information that you can refer to
2.1 What equality focussed training have staff received to enable them to understand the needs of our diverse community?	<p>Staff have completed online training on diversity, inclusion and inclusive environments.</p> <p>General equalities awareness training is regularly undertaken by the Development team via the B&amp;NES Corporate courses.</p>

<p><b>2.2</b> What is the equality profile of service users?</p>	<p>A 2021 profile of the Paulton Ward, in which the project area sits, provides a summary of demographic data. Whilst this gives an indication of the equality profiles of the project area, it should be noted that the project is a small area in the wider ward. The profile indicates that it has a higher proportion of economically active residents than B&amp;NES as a whole, however, the proportion of those in senior positions such as managers and senior officials is lower than in the wider B&amp;NES area. The proportion of those with Level 4 qualifications and above is lower than the wider B&amp;NES area and the England and Wales average. Together, these factors suggest that the ward has a higher percentage of socio-economic disadvantage compared to B&amp;NES as a whole. The proportion of residents that are retired is slightly higher than the B&amp;NES average and there are fewer female residents than the rest of the authority area.</p>
<p><b>2.3</b> Are there any recent customer satisfaction surveys to refer to? What were the results? Are there any gaps? Or differences in experience/outcomes?</p>	<p>There are no known customer satisfaction surveys associated with the project.</p>
<p><b>2.4</b> What engagement or consultation has been undertaken as part of this EIA and with whom? What were the results?</p>	<p>The equalities team have been notified of an update to this document.</p> <p>In terms of public engagement on the project itself, an informal public engagement was conducted in May and June 2022. The engagement consisted of in-person and online events and information sources, designed to facilitate access by all residents. For example, access for those considered in digital poverty was considered and advertisements were placed in the local newspaper, hard-copy information was available in local libraries, and a public meeting was held in a local village hall. However, as it is not always easy for residents to access these public spaces, particularly in rural areas such as the Somer Valley, information about the project was also disseminated via a radio interview.</p> <p>An initial statutory consultation was held for 28 days in January 2023, hosted by the Local Planning Authority. This gave opportunity for the public and statutory consultees to comment on the LDO.</p>

	<p>The project team attended Farrington Gurney Parish Council on the 18<sup>th</sup> of September 2023 and the Somer Valley Forum on the 20<sup>th</sup> of September 2023.</p> <p>A revised statutory consultation was held from 22<sup>nd</sup> of September 2023 to 28<sup>th</sup> October 2023.</p> <p>The project team also engages in regular meeting with a local Key Stakeholder Group, consisting of local Ward, Parish and Town Councillors.</p>
<b>2.5</b> If you are planning to undertake any consultation in the future regarding this service or policy, how will you include equality considerations within this?	The Council will be engaging with all persons directly affected by the CPO and if any matters come to light which may affect engagement with the CPO process due to any person's specific characteristics, then the Council will engage with them sensitively and assist their participation as needed.

### 3. Assessment of impact: 'Equality analysis'

Based upon any data you have considered, or the results of consultation or research, use the spaces below to demonstrate you have analysed how the service or policy:

- Meets any particular needs of equalities groups or could help promote equality in some way.
- Could have a negative or adverse impact for any of the equality groups

Key questions	Examples of what the service has done to promote equality	Examples of actual or potential negative or adverse impact and what steps have been or could be taken to address this
<b>3.1 Issues relating to all groups</b> and protected characteristics	<p>The SVEZ will deliver economic, environmental and transport benefits and aims to:</p> <ul style="list-style-type: none"> <li>• Support the Somer Valley to thrive and become more self-reliant by</li> </ul>	The SVEZ scheme is considered unlikely to have adverse impact on people with protected characteristics.

	<p>enabling economic growth through the creation of 1,300 new jobs for local people increasing prosperity for the area.</p> <ul style="list-style-type: none"> <li>• Reduce the need for local people to out-commute for work.</li> <li>• Diversify the type of employment available in the area, offering flexible space to accommodate new and expanding local businesses and creating circa 35,888sqm of new commercial space.</li> <li>• Deliver sustainable commercial and industrial space, helping to address business demand and employment land losses experienced in the Somer Valley.</li> <li>• Promote active and sustainable transport links through the development, including the provision of new and improved bus infrastructure and the construction of a new</li> </ul>	
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	walking and cycling link to the Norton Radstock Greenway.	
<b>3.2 Sex</b> – identify the impact/potential impact of the policy on women and men.	There are no known examples.	The SVEZ is considered non-gender specific as the proposed development is based on providing new commercial floor space and employment opportunities.
<b>3.3 Pregnancy and maternity</b>	There are no known examples.	<p>The SVEZ is considered non-pregnancy or maternity specific as the proposed development is based on providing new commercial floor space and employment opportunities.</p> <p>The project is not yet in the delivery phase and the form and nature of the buildings to be constructed on the site will be determined by the developers of individual plots, in compliance with the requirements and conditions of the LDO. It is expected that ongoing due diligence will be given to this protected characteristic.</p>
<b>3.4 Gender reassignment</b> – identify the impact/potential impact of the policy on transgender people	There are no known examples.	<p>The SVEZ is considered non-gender specific as the proposed development is based on providing new commercial floor space and employment opportunities.</p> <p>The project is not yet in the delivery phase and the form and nature of the buildings to be constructed on the site will be determined by the developers of individual plots, in compliance with the</p>

		requirements and conditions of the LDO. It is expected that ongoing due diligence will be given to this protected characteristic.
<b>3.5 Disability</b> – identify the impact/potential impact of the policy on disabled people (ensure consideration of physical, sensory and mental health needs/differences)	The design guide forms part of the LDO adoption status and states how development should take place on the site. The design guide will consider site and building access for disabled people.	<p>Provision for disabled people is a paramount consideration of the scheme.</p> <p>All documents published as part of the CPO process will be subject to the public sector accessibility requirements.</p> <p>During the development of the scheme, any changes to the physical environment will be designed to improve access to disabled people. The Design and Access Statement for the LDO meets the statutory guidance.</p> <p>The technical design for the associated highways work which includes pedestrian crossings will comply with design standards and accessibility.</p>
<b>3.6 Age</b> – identify the impact/potential impact of the policy on different age groups	<p>The Key Stakeholder Group represents a range of age groups.</p> <p>The SVEZ aims to improve access to the site for all age groups. Potential positive impacts include provision of level, hard surfacing to allow better access for pedestrians with pushchairs and/or leading young children and elderly citizens.</p>	<p>Both formal and informal public consultation engaged a range of age groups. During informal public consultation, hard copies of all consultation material were made available in public libraries for those who did not have access to the internet.</p> <p>During the CPO process, age has the potential to be relevant to landowners</p>

		<p>whose interests are proposed to be acquired. Any potential impact will be considered where identified.</p> <p>All documents that are posted online will comply with accessibility requirements. CPO and SRO documents will also be available in hard copy at the local library.</p>
<b>3.7 Race</b> – identify the impact/potential impact on across different ethnic groups	There are no known examples.	The SVEZ is considered non-race specific as the proposed development is based on providing new commercial floor space and employment opportunities.
<b>3.8 Sexual orientation</b> – identify the impact/potential impact of the policy on lesbian, gay, bisexual, heterosexual, questioning people	There are no known examples.	The SVEZ is considered non-sexual orientation specific as the proposed development is based on providing new commercial floor space and employment opportunities.
<b>3.9 Marriage and civil partnership</b> – does the policy/strategy treat married and civil partnered people equally?	There are no known examples.	The SVEZ is considered non-marriage and civil partnership specific as the proposed development is based on providing new commercial floor space and employment opportunities.
<b>3.10 Religion/belief</b> – identify the impact/potential impact of the policy on people of different religious/faith groups and also upon those with no religion.	There are no known examples.	<p>The SVEZ is considered non-religion specific as the proposed development is based on providing new commercial floor space and employment opportunities.</p> <p>The consultation events related to the SVEZ were not held in religious buildings</p>

		and were therefore inclusive for people of all religion or belief.
<p><b>3.11 Socio-economically disadvantaged*</b> – identify the impact on people who are disadvantaged due to factors like family background, educational attainment, neighbourhood, employment status can influence life chances (this is not a legal requirement, but is a local priority).</p>	<p>The informal engagement included events designed to engage socio-economically disadvantaged populations. For instance, consultation information was available via the local newspaper, local library, and the local radio station to reach those in digital poverty.</p> <p>Improved infrastructure for walking, wheeling and cycling in the Somer Valley area will support local people, who are socio-economically disadvantaged, to access employment opportunities, with low or no travel costs.</p>	<p>The SVEZ aims to provide new employment opportunities in the Somer Valley. The site will accommodate a wide range of uses and business types. It is anticipated that a broad range of employment with differing skill levels will be provided.</p>
<p><b>3.12 Rural communities*</b> identify the impact / potential impact on people living in rural communities</p>	<p>The Key Stakeholder Group includes representatives/business owners who live in the Somer Valley,</p>	<p>The SVEZ is in a rural area and will therefore directly affect rural communities. The land concerned will be transformed from arable fields to mixed-use commercial development, providing 1,300 new jobs.</p> <p>The SVEZ is promoting active and sustainable transport links through the development, including the provision of new and improved bus infrastructure and the construction of a new walking and cycling link to the Norton Radstock Greenway.</p>

<p><b>3.13 Armed Forces Community **</b> serving members; reservists; veterans and their families, including the bereaved. Public services are required by law to pay due regard to the Armed Forces Community when developing policy, procedures and making decisions, particularly in the areas of public housing, education and healthcare (to remove disadvantage and consider special provision).</p>	<p>There are no known examples.</p>	<p>The SVEZ is not specific to the Armed Forces Community, however reservists, veterans and their family may wish to benefit from the new employment opportunities provided on site.</p>
<p><b>3.14 Care Experienced ***</b> This working definition is currently under review and therefore subject to change:  In B&amp;NES, you are 'care-experienced' if you spent any time in your childhood in Local Authority care, living away from your parent(s) for example, you were adopted, lived in residential, foster care, kinship care, or a special guardianship arrangement.</p>	<p>Improved infrastructure for walking, wheeling and cycling in the Somer Valley area will support local care experienced people to access employment opportunities, with low or no travel costs.</p>	<p>The SVEZ is considered non-care experienced specific as the proposed development is based on providing new commercial floor space and employment opportunities, however, care experienced individuals may wish to benefit from the new employment opportunities provided on site.</p>

\*There is no requirement within the public sector duty of the Equality Act to consider groups who may be disadvantaged due to socio economic status, or because of living in a rural area. However, these are significant issues within B&NES and have therefore been included here.

\*\* The Equality Act does not cover armed forces community. However, the Armed Forces Bill (which came in on 22 Nov 2022) introduces a requirement to pay 'due regard' to make sure the Armed Forces Community are not disadvantaged when accessing public services.

\*\*\*The Equality Act does not cover care experienced people. B&NES adopted this group as a protected characteristic in March 2024 alongside over 80 other Local Authorities. Although we have data for care leavers and children/young people who are currently in the care of B&NES we do not have wider data on disadvantage experienced through being in care.

#### 4. Bath and North East Somerset Council Equality Impact Assessment Improvement Plan

Please list actions that you plan to take as a result of this assessment/analysis. These actions should be based upon the analysis of data and engagement, any gaps in the data you have identified, and any steps you will be taking to address any negative impacts or remove barriers. The actions need to be built into your service planning framework. Actions/targets should be measurable, achievable, realistic and time framed.

Issues identified	Actions required	Progress milestones	Officer responsible	By when
Equalities training from members of the Development team.	Ensure that members of the SVEZ project team and the wider Development team have the opportunity to develop their awareness and responsibilities of issues relating to equalities by attending a B&NES corporate course and/or by inviting the B&NES Equalities Officer to brief the team at a future team meeting.	Dates diarised with the Equalities Team Training	Ella Thomas	01/02/2025
Review of EqIA	Review of the EqIA within a maximum 12 months and when relevant changes or updates are identified.	Revised EqIA available.	Angharad Jones	01/04/26

#### 5. Sign off and publishing

Once you have completed this form, it needs to be 'approved' by your Divisional Director or their nominated officer. Following this sign off, send a copy to the Equality Team ([equality@bathnes.gov.uk](mailto:equality@bathnes.gov.uk)), who will publish it on the Council's website. Keep a copy for your own records.



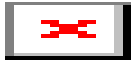
**Signed off by:**

Simon Martin - Director Capital & Housing  
(Divisional Director or nominated senior officer)

**Date: 07/04/2025**

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# LPA OFFICER REPORT

**Reference No: 25/02114/LDO**

## **Details of location and proposal and Relevant History:**

Local Development Orders (LDOs) provide permitted development rights for specified types of development in defined locations. They are flexible and locally determined tools that LPAs can use to help accelerate the delivery of appropriate development in the right places. LDOs can help enable growth by positively and proactively shaping sustainable development in their area. They can play an important role in incentivising development by simplifying the planning process and making investment more attractive.

In 2024, the Council adopted a Local Development order in accordance with s61A of the Town and Country Planning Act 1990. The adopted LDO authorised the following development:

*The development of an employment-led Enterprise Zone, including:*

- *Commercial buildings within Use Classes E (b, g), B2 and B8 (including ancillary trade counter); and*
- *A range of food, beverage and hotel buildings within Use Classes C1 and Sui Generis, including a public house and hot food takeaways.*
- *Highways related works including a new roundabout and related works to A362, road widening and safety improvements to the A362, new cycle, pedestrian and bus connections.*

*Any operations or engineering works necessary to enable the development of the Site, including excavation and earthworks and any other operations or engineering necessary for site mobilisation, office and worker accommodation, communications, drainage, utilities and associated environmental, construction and traffic management, together with associated operational infrastructure including utilities, management infrastructure, associated buildings and infrastructure, car parking, fencing, green infrastructure, access roads and landscaping.*

*Minor operational development in addition to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or its successor, including changes to external appearance of existing buildings, including recladding, alterations to doors and windows; Changes to access to buildings; Installation of plant or small-scale micro renewable energy development; Reorganisation of vehicle parking; Provision of cycle parking; and Provision of covered bin and cycle stores.*

The Council is now seeking to amend the LDO, specially seeking to amend condition 5 (supporting documents) and condition 12 (highways plans). These are essentially to enable an amendment to the approved highways plans to reflect updated proposals for the Thicketmead Roundabout and the A362 works adjacent to Sunnyside. These changes reflect ongoing detailed design work and to assist with the delivery of the scheme.

The purpose of this report is to provide a review of the proposed amendments to the LDO against the Council's adopted development plan. As there are no other changes to the LDO proposed, this review will be limited to consideration of the proposed amendments and will not repeat issues that

remain unchanged from the assessment undertaken in respect of the original LDO (ref: 23/00076/LDO).

The adopted LDO covers an area of approximately 13.5ha (plus additional land required highways works) at Old Mills on the north-west outskirts of Midsomer Norton.

With regards to the site's context, to the north of the site lies a series of agricultural fields, well defined by hedgerows, slope upwards towards the village of Paulton. There are several internal hedgerows within the site boundary. A mixed use employment / retail development, including the former Focus DIY superstore, adjoins to the east, densely enclosed by planting. The western edge of the site is bound by Old Mills Lane and surrounding farmland, with views out towards the valley base. The A362 road borders the south of the site, with a row of terraced cottages linked to the former railway to the south west. The coal mining past is evident within the surrounding landscape, including the widely visible and distinct conical shape of the Old Mills Batch.

The adopt order permits the development of an employment-led Enterprise Zone with related highways works including a new roundabout on the A362 and associated development. The full description of works authorised by the order is set out below:

*The development of an employment-led Enterprise Zone, including:*

- *Commercial buildings within Use Classes E (b, g), B2 and B8 (including ancillary trade counter); and*
- *A range of food, beverage and hotel buildings within Use Classes C1 and Sui Generis, including a public house and hot food takeaways.*
- *Highways related works including a new roundabout and related works to A362, road widening and safety improvements to the A362, new cycle, pedestrian and bus connections.*

*Any operations or engineering works necessary to enable the development of the Site, including excavation and earthworks and any other operations or engineering necessary for site mobilisation, office and worker accommodation, communications, drainage, utilities and associated environmental, construction and traffic management, together with associated operational infrastructure including utilities, management infrastructure, associated buildings and infrastructure, car parking, fencing, green infrastructure, access roads and landscaping.*

*Minor operational development in addition to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or its successor, including changes to external appearance of existing buildings, including recladding, alterations to doors and windows; Changes to access to buildings; Installation of plant or small-scale micro renewable energy development; Reorganisation of vehicle parking; Provision of cycle parking; and Provision of covered bin and cycle stores.*

Except for the highways works, the area covered by the order covers approximately the same land as covered by northern area of allocation SSV9 in the Local Plan Partial Update.

The proposed amendment to the order makes some marginal changes to the red line boundary (i.e. the area covered by the LDO) for the highways works at Sunnyside. This is to resolve the highway alignment to meet the DRM highway standards, requiring some existing kerb alterations and additional surface changes slightly beyond the original LDO red line. To the west, the junction with Paulton Road is now to be excluded (Somer Valley Links project to include the proposed

crossing on Paulton Road) and to the east the redline boundary is to be extended c. 30m to capture the tie in works with the Somer Valley Links project.

### **Environmental Impact Assessment**

The original order was subject to a screening request to the Local Planning Authority in September 2020 (ref: 20/01973/SCREEN). The screening response determined that the development proposed by the LDO is unlikely to have any significant environmental effects in EIA terms. The proposed amendments and updated LDO have been subject to a more recent screening request in August 2025 (ref: 25/02931/SCREEN). This screening request explicitly included all the associated highways works alongside the employment-led Enterprise Zone itself. The latest screening request concluded that the updated LDO is unlikely to have any significant environmental effects in EIA terms.

The proposal therefore does not constitute EIA development and an Environmental Statement is not required.

### **Relevant Planning History**

23/00076/LDO

The development of an employment-led Enterprise Zone with related highways works including a new roundabout on the A362 and associated development  
Approved February 2024

The planning history of several nearby sites should be noted, including:

Old Mills South Area SSV9:

19/03984/OUT

Outline planning application for small scale industrial units with associated works and access from existing Old Mills development.

Refused 6<sup>th</sup> February 2020

Appeal dismissed

20/01950/OUT

Outline planning application for small scale industrial units with associated works and access from existing Old Mills development. (Resubmission)

Refused 16<sup>th</sup> October 2020

22/00881/OUT

Outline planning application (with all matters reserved, except for access) for small scale industrial units with associated works and access from existing Old Mills development.

Withdrawn 14<sup>th</sup> November 2023

### **Summary of Consultation/Representations**

The updated LDO was subject to a 4 week period of statutory consultation commencing in June 2025. All persons with an interest which could be affected by the LDO have been consulted in accordance with s38(3) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) A summary of the consultation responses is provided below. The detailed comments received can be found on the Council's website.

## HIGHWAYS

The application seeks to amend the approved highways plans to reflect updated proposals as part of the ongoing detailed design work.

Since the original application 23/00076/LDO was permitted with preliminary drawings those designs have been developed into for construction designs and a number of changes have been required to improve safety and operation of the improvements in line with national design guidance and standards.

As a result of that it was deemed necessary to ensure that no unassessed impact over and above that already approved would occur in terms of roundabout capacity, queue lengths etc.

The Technical Note provides a sufficient level of assessment. It demonstrates to a proportionate level that the design changes do not represent a significant change to the level of impact and network operation previously approved. As such there are no highway objections.

## ENVIRONMENT AGENCY

No response provided

## NATURAL ENGLAND

Natural England currently has no comment to make on the variation of condition 5 and 12.

## HISTORIC ENGLAND

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

## THE COAL AUTHORITY

We note that this current consultation relates to amendments to Conditions 5 and 12. I can confirm that the Planning team at the Coal Authority have no comments to make on these amendments.

## NATIONAL GAS

Regarding planning application at site location 25/02114/LDO there are no National Gas assets affected in this area

## SOMERSET COUNCIL

No objections

## PAULTON PARISH COUNCIL

No objection

## RADSTOCK TOWN COUNCIL

Support - A much-needed review of the impact to the highway and pedestrian access in the area.

## THIRD PARTIES/NEIGHBOURS

A total of 27 representations comments were received across both consultation periods. All comments received have been reviewed and considered by planning officers. The summaries below have been generated with the assistance of Microsoft CoPilot and reviewed by planning officers for accuracy.

10 GENERAL comments were received. The main points raised were

- Support for widened lanes to improve traffic flow between Midsomer Norton and Farrington Gurney.

- Criticism of roundabout changes as ineffective and a waste of money.
- Concern over the omission of a previously funded cycle path extension along the former railway to Tesco.
- Objection to the current cycle path routing at the roundabout due to complexity and safety risks.
- Expectation that cyclists will ignore the designed route and take shortcuts, increasing danger.
- Concern that road widening will hinder parked cars from safely pulling out due to faster-moving traffic.
- Warning that increased traffic will worsen the bottleneck at Sunnyside (A362); need to address the narrow highway section.
- Dropped kerb at No. 1 Sunnyside not accounted for in the plan.
- Inadequate road drainage at Sunnyside causes surface water issues affecting rear gardens; calls for drainage improvements.
- Driveway entrance serving Nos. 19–24 Sunnyside not identified on the plan; concern over pedestrian safety and need for appropriate dropped kerb.
- Request to relocate the power cupboard near the upgraded Toucan crossing at West Road (Thicket Mead) to improve visibility when exiting driveway at No. 59

17 OBJECTION comments were received. The main points raised were:

- Multiple objections highlight that the proposed crossing is too close to the roundabout, creating risks for pedestrians due to limited visibility and driver distraction.
- Suggested relocation of the crossing further down the road towards Tesco, where it would be safer and more frequently used.
- Concerns about crossings being placed directly in front of driveways, making access difficult and hazardous.
- The proposed cycle route around Thicket Mead Roundabout is considered impractical and unsafe, especially with increased traffic volumes.
- Objections to convoluted cycling paths that require crossing multiple lanes or taking longer, indirect routes.
- Preference for extending the cycle path along the old railway line to Farrington Gurney, connecting to the Mendips network and promoting safe, recreational cycling.
- Fears that changes will worsen congestion, particularly during school drop-off times, increasing pollution from idling vehicles.
- Concerns that road widening at Sunnyside will encourage speeding and create bottlenecks near Bridge Buildings.
- Suggestions to remove the pavement on the north side of the A362 instead of widening the road, preserving agricultural land and maintaining traffic calming.
- Frustration over lack of school transport from Paulton to senior schools, forcing parents to drive and contributing to traffic issues.
- Calls to redirect funding from infrastructure changes to improving school transport services.
- Several comments describe the plans as illogical, convoluted, or a waste of time and money.
- Criticism of BANES for choosing the “easiest” or “cheapest” solution rather than the most effective or safest one.
- Suggestions to tweak the existing roundabout rather than overhaul it, including paving cobbled sections and adding short two-lane stretches.

## **Policies/ Legislation:**

The Development Plan for Bath and North East Somerset comprises:

Bath & North East Somerset Core Strategy (July 2014)  
Bath & North East Somerset Placemaking Plan (July 2017)  
Bath & North East Somerset Local Plan Partial Update (2023)  
West of England Joint Waste Core Strategy (2011)  
Made Neighbourhood Plans

#### CORE STRATEGY

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The following policies of the Core Strategy are relevant to the updated LDO:

SD1 Presumption in favour of sustainable development  
CP5 Flood Risk Management  
CP6 Environmental Quality  
CP13 Infrastructure provision

#### PLACEMAKING PLAN

The Placemaking Plan for Bath and North East Somerset was formally adopted by the Council on 13th July 2017. The following policies of the Placemaking Plan are relevant to the updated LDO:

SV1 Somer Valley Spatial strategy  
CP12 Centres and Retailing  
D1 General urban design principles  
D2 Local character and distinctiveness  
D3 Urban fabric  
D4 Streets and spaces  
D5 Building design  
D6 Amenity  
D9 Advertisement and outdoor street furniture  
D10 Public realm  
ED1a Office development  
HE1 Historic environment  
NE2A Landscape setting of settlements  
PCS1 Pollution and nuisance  
PCS2 Noise and vibration  
PCS3 Air quality  
PCS7A Foul sewage infrastructure  
RE5 Agricultural land  
SCR2 Roof-mounted/ building integrated scale solar PV  
SU1 Sustainable drainage policy

#### LOCAL PLAN PARTIAL UPDATE

The Local Plan Partial Update for Bath and North East Somerset Council was adopted on 19<sup>th</sup> January 2023. The Local Plan Partial Update has introduced new policies and updated some of the policies contained with the Core Strategy and Placemaking Plan. The following policies of the Local Plan Partial Update are relevant to the updated LDO:

SSV9 Old Mills Industrial Estate (Incorporating Somer Valley Enterprise Zone)  
DW1 District Wide Spatial Strategy  
CP3 Renewable Energy  
CP7 Green infrastructure  
D8 Lighting

ED2A Strategic and other primary industrial estates  
NE1 Development and green infrastructure  
NE2 Conserving and enhancing the landscape and landscape character  
NE3 Sites, species, and habitats  
NE3a Biodiversity Net Gain  
NE5 Ecological networks  
NE6 Trees and woodland conservation  
PCS5 Contamination  
RE1 Employment uses in the countryside  
SCR7 Sustainable Construction Policy for New Build Non-Residential Buildings  
SCR8 Embodied Carbon  
SCR9 Electric Vehicles Charging Infrastructure  
ST2A Recreational routes  
ST3 Transport infrastructure  
ST5 Traffic management proposals  
ST7 Transport requirements for managing development

#### SUPPLEMENTARY PLANNING DOCUMENTS

The following Supplementary Planning Documents (SPDs) are relevant to the updated LDO:

Sustainable Construction Checklist Supplementary Planning Document (January 2023)

Transport and Development Supplementary Planning Document (January 2023)

Planning Obligations Supplementary Planning Document (January 2023)

#### NATIONAL POLICY

The National Planning Policy Framework (NPPF) is a material consideration. Due consideration has been given to the provisions of the National Planning Practice Guidance (NPPG).

#### LOCAL DEVELOPMENT ORDERS

The legislative procedures that must be followed in order to bring forward and adopt a LDO are set out in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended, and articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

#### **Officer Assessment:**

The main issues to consider are:

1. Legal compliance
2. Highways amendments
3. Public sector equality duty
4. Planning balance
5. Conclusion

#### 1. LEGAL COMPLIANCE

The legislative procedures that must be followed in order to revise an adopted LDO are set out in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended, and articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

A LDO can only relate to land within a Local Planning Authorities area. It cannot straddle boundaries with adjoining Local Planning Authorities. They may relate to all land in the relevant area of an LPA; any part of that land; or a site specified in the LDO.

The updated SVEZ LDO covers a defined area of land which falls wholly within the Bath and North East Somerset Council administrative area and is defined by a red line plan covering an area of approximately 13.5ha (plus additional land required highways works) at Old Mills on the north-west outskirts of Midsomer Norton.

A LDO cannot grant planning permission for development:

- a) that affects a listed building;
- b) that is within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017;
- c) where following an appropriate assessment it is determined that it would have adverse effects on the integrity of a protected European Site or European Offshore Marine Site (as the case may be) (see the Conservation of Habitats and Species Regulations 2017, amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018)

There are no listed buildings within close proximity to the SVEZ LDO and it would not affect the setting of any listed building or assets. There are non-designated heritage assets near to the site (such as the Batch), but these do not preclude the grant of planning permission via an LDO or revision of an LDO. The impacts upon these non-designated heritage assets have previously been considered as part of the adoption of the original LDO. It is considered that the proposed revisions to the highways elements of the LDO do not materially alter the assessment made in respect of these non-designated heritage assets and therefore this matter does not need to be revisited.

The development proposed by the updated LDO does not represent schedule 1 development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The original LDO had the potential for disturbance to qualifying species of both the Bath and Bradford-on-Avon Bats SAC and the Mells Valley SAC and therefore an appropriate assessment was undertaken. The appropriate assessment determined that there would be no adverse effects on the integrity of either of these protected European Sites. The updated LDO does not materially alter the assessments made in respect of ecology and therefore this matter does not need to be revisited.

The updated Order is therefore considered to comply with the relevant legal requirements for LDOs.

## 2. HIGHWAYS AMENDMENTS

The updated LDO seeks to amend two conditions of the adopted LDO, condition 5, which requires compliance with the list of supporting documents which make up the LDO, and condition 12, which prevents any development on any individual plot until the highways infrastructure works have been completed in accordance with the listed highways plans. The proposed amendment seeks the substitution of the site location plan listed in condition 5 and two highway plans, listed in condition 12.



These amendments will essentially capture two changes to the highways infrastructure supporting the LDO.

The first is a revised design for the Thickmead Roundabout. Previously proposed as an oval shaped roundabout, the revisions propose a more conventional layout and geometric shape to the roundabout. A highways technical note has been provided and reviewed by the Local Highways Authority (LHA). This demonstrates that the revised design would not have material impact on traffic movements compared to the original LDO design. The LHA are satisfied that the proposed amendments reflect ongoing detailed design work and that the technical note provided has a sufficient level of assessment contained within it. It demonstrates to a proportionate level that the design changes do not represent a significant change to the level of impact and network operation previously approved.

The second amendments is a revised design for the A362 works adjacent to Sunnyside. These revisions seeks to replace the 2m footpath on the northern side of the carriageway to provide a 3.5m shared use path and a minor change to the road alignment. They also reduce the extent of the works to the west where it previously covered the junction with Paulton Road (now captured by the Somer Valley Links Project) and to the east the redline boundary is to be extended c. 30m to capture the tie in works with the Somer Valley Links project.

Again, these changes have been reviewed by the LHA who have no objection to the proposed changes. These changes will be beneficial in terms of cycle connectivity and this amendment will provide a more co-ordinated approach with the Somer Valley Links project.

In addition to the above changes, the wording of condition 12 is proposed to be amended from a 'fixed compliance' condition to allow for the future submission of revised plans. The revised condition wording will enable any subsequent changes to the submitted highways general arrangement plans that arise during the technical design and approval process to be submitted and approved by the Local Planning Authority, alleviating the need to formally amend the LDO.

Overall, it is considered that the proposed amendments to the LDO are relatively minor in nature and reflect ongoing design development. The highways works have been reviewed by the LHA are acceptable in terms of highways safety and capacity whilst also providing better linkages with the Somer Valley Links Project. There is no objection to the proposed revisions to the LDO.

### 3. PUBLIC SECTOR EQUALITY DUTY:

In reaching its decision on a planning proposal the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty. The amended LDO proposals do not raise any significant issues in respect of the equalities duty.

### 4. PLANNING BALANCE:

When considering whether the updated Order accords with the development plan it is necessary to make this judgement with regard to the development plan as a whole.

The proposals are still considered to comply with the relevant parts of the allocation policy SSV9, all the Placemaking Principles of B3a and all of the other core policies of the development plan.

The updated LDO continues to provide the following key benefits:

1. Creation of employment floorspace sufficient to accommodate circa 1,300 FTE jobs and addressing the lack of supply of industrial floorspace in the district.
2. Addressing the imbalance between housing and jobs in the Somer Valley resulting in a reduction in out-commuting.
3. The provision of 10% biodiversity net gain.
4. Provision of new pedestrian and cycle routes as part of the highway's mitigation.
5. Enabling the delivery of a long-standing allocated site and providing greater certainty to investors.

Against these benefits, there are several harms and material considerations arising from the proposed development that weigh against the LDO. The key harms include:

1. Major to moderate adverse visual impacts to the landscape over the short term and moderate adverse visual impacts over the long term which are only partially mitigated.
2. Harm to the setting of several non-designated heritage assets include The Batch, the Old Mills Colliery, Springfield Buildings (south side of the A362), Cottages by the A362 at Old Mills, Cottages at Old Mills west of the site.
3. Harm to the rooting environment of mature trees T3, T12, T13, T14 and T20

The updated LDO contains only minor amendments to the highways infrastructure plans, which are considered to be sensible updates to reflect ongoing detailed design and will not materially alter the impacts of the proposed development. The amendments will also have some beneficial impacts in providing better linkages with the Somer Valley Links Project.

It remains the case that the above identified harms have been appropriately minimise whilst still enabling the delivery of the allocation and it is considered that these matters, both individually and cumulative, do not amount to material considerations which outweigh the compliance of the proposals with the development plan as a whole.

## 5. CONCLUSION:

It is therefore considered that the amendments to the Local Development Order comply with the development plan. It is therefore considered that the amendments are accepted and the LDO is revised accordingly.

### **Recommendation:**

That the updated Local Development Order should be ADOPTED.

Bath & North East Somerset Council		
MEETING	Cabinet	
MEETING DATE:	11th September 2025	EXECUTIVE FORWARD PLAN REFERENCE:
		E3640
TITLE:	Treasury Management Performance Report to 30 <sup>th</sup> June 2025	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Appendix 1 – Performance Against Prudential Indicators		
Appendix 2 – The Council’s Investment Position at 30 <sup>th</sup> June 2025		
Appendix 3 – Average monthly rate of return for the first three months of 2025/26		
Appendix 4 – The Council’s External Borrowing Position at 30 <sup>th</sup> June 2025		
Appendix 5 – Arlingclose’s Economic & Market Review Q1 of 2025/26		
Appendix 6 – Interest & Capital Financing Budget Monitoring 2025/26		
Appendix 7 – Summary Guide to Credit Ratings		
Appendix 8 – Extract from Treasury Management Risk Register		

## 1 THE ISSUE

- 1.1 Treasury risk management at the Authority is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's Treasury Management in the Public Services: Code of Practice 2021 Edition (the CIPFA Code), which requires the Council to approve a Treasury Management Strategy before the start of each financial year, review performance during the year, and approve an annual report within six months after the end of each financial year.
- 1.2 This report gives details of performance against the Council's Treasury Management Strategy for the first three months of 2025/26.

## 2 RECOMMENDATION

The Cabinet notes;

- 2.1 The Treasury Management Report to 30<sup>th</sup> June 2025, prepared in accordance with the CIPFA Treasury Code of Practice; and
- 2.2 The Treasury Management Indicators to 30<sup>th</sup> June 2025.

### 3 THE REPORT

#### Summary

- 3.1 The Council's Treasury Management Indicators for 2025/26 were agreed by Council in February 2025 and performance against the key indicators is shown in **Appendix 1**. All indicators are within target levels.
- 3.2 The estimated average rate of return on operational investments for the period 1<sup>st</sup> April 2025 – 30<sup>th</sup> June 2025 is 4.29%, which is 0.03% above the 7 Day SONIA benchmark rate of 4.26%. For the same period, it is estimated that strategic investments earned 4.31% which is 0.06% above the budgeted return of 4.25%.
- 3.3 The Council's revenue budget for interest & capital financing costs for 2025/26 is currently forecast to be £0.175m under budget. This is due to lower borrowing rates achieved on year to date borrowing when compared to budgeted rates. The breakdown of the 2025/26 revenue budget for interest and capital financing, and the year-end position, is included in **Appendix 6**.

#### Economic Overview

- 3.4 The Council's Treasury Management Advisor's economic and market review for 2025/26 is included in **Appendix 5**. The main headlines are as follows:
- Interest Rates were cut by 0.25% to 4.25% on 8<sup>th</sup> of May and have been decreasing at 0.25% each quarter for the last year. At the recent August meeting Interest rates were also cut by 0.25% to 4.00%, continuing the trend of cuts every quarter.
  - UK Inflation has increased from 2.6% in March to 3.6% in June.
  - The UK Economy expanded by 0.7% in the first quarter of 2025, but monthly GDP data showed a contraction of 0.3% in April, suggesting growth is unlikely to continue to grow strongly.
  - Gilt yields continued to be volatile with the 10-year UK benchmark gilt ranging from 4.45% to 4.82% in the quarter ending it at 4.49%.
  - The 7-day average SONIA (Sterling Overnight rate) for quarter 1 2025/26 is 4.26%. This is the benchmark rate used by the council for non-strategic investments.

#### Borrowing

- 3.5 The Council's external borrowing as at 30<sup>th</sup> June 2025 totalled £279.3m and is detailed in **Appendix 4**. This includes £10m in new short-term loans taken out in April 2025, to cover the annual pension contribution prepayment, and allow us to maintain our liquidity indicator above £15m, as well as £40m of borrowing to replace maturing loans. The summary of the movement in borrowing during the quarter and for the full financial year is shown in the following table:

<b>Borrowing Portfolio Movements</b>	<b>Financial Year 2025/26 £m</b>
<b>Balance as at 1<sup>st</sup> April 2025</b>	<b>275.713</b>
New Loans Taken	50.000
Maturity Loan Repayments	(45.000)
PWLB Annuity Loan principal repayments	(1.446)
<b>Balance as at 30th June 2025</b>	<b>279.267</b>

- 3.6 The Council's Capital Financing Requirement (CFR) is forecasted to be £441.8m on 31<sup>st</sup> March 2026 based on the Capital Programme agreed in February 2025, including both fully and provisionally approved schemes. The Actual CFR on 31<sup>st</sup> March 2025 was £275.7m. This represents the Council's underlying need to borrow to finance capital expenditure and demonstrates that the borrowing taken to date relates to funding historical capital spend.
- 3.7 The difference between the CFR and the current borrowing of £275.7m represents re-investment of the internal balances including reserves, reducing the in-year borrowing costs in excess of the potential investment returns.
- 3.8 The Liability Benchmark in **Appendix 1** illustrates the current borrowing and current and projected CFR and liability benchmark. The benchmark is lower than the CFR as it recognises the Council's ability to internally borrow to fund capital and therefore shows the optimum level of borrowing for the council that minimises risks and costs of borrowing. This gap is a useful guide to the optimal amount and duration of borrowing to minimise interest and credit risk. This is currently £42.3m and circa 33 years.
- 3.9 Following Local Government Reorganisation in 1996, Avon County Council's residual debt is administered by Bristol City Council. All successor Unitary Authorities make an annual contribution to principal and interest repayment, for which there is a provision in the Council's revenue budget. The amount of residual debt outstanding as of 31<sup>st</sup> March 2025 apportioned to Bath & North East Somerset Council is £9.277m. Since this borrowing is managed by an external body and treated in the Council's Statement of Accounts as a deferred liability, it is not included in the borrowing figures referred to in paragraph 3.5.

### **Investments**

- 3.10 As demonstrated by the liability benchmark in **Appendix 1**, the Council expects to be a long-term borrower and new treasury investments are therefore primarily made to manage day to day cash flows using short-term low risk instruments. The existing portfolio of strategic pooled funds will be maintained to diversify risk into different asset classes and maintain stable investment income over the medium to long term.
- 3.11 At 30<sup>th</sup> June 2025, the Council had £40.4m in investments, with £30.4m in short term liquid investments and £10m in externally managed strategic funds. The balance of deposits is set out in the charts in this **Appendix 2**, along with the equivalent for the previous quarter and year for comparison.

3.12 **Appendix 3** details the investment performance, showing the average rate of interest earned over this period, which are made up as follows:

<b>Investment Type</b>	<b>Average Investment Return</b>
Money Market Funds (MMF)	4.38%
Call Accounts	3.45%
Fixed Deposits	4.45%
<b>Operational Investments Total</b>	<b>4.29%</b>
CCLA Local Authorities Property Fund	3.83%
FP Foresight UK Infrastructure Income Fund	5.31%
VT Gravis Clean Energy Income Fund	4.00%
<b>Strategic Investments Total (Est.)</b>	<b>4.31%</b>

3.13 At 30<sup>th</sup> June 2025, the Council has earned 4.29% from Operational investments which is 0.03% above the 7-day SONIA benchmark Rate of 4.26% and 0.29% above the budgeted rate of 4.00%. Strategic Funds earned 4.31% which is 0.06% above the budgeted rate of 4.25%.

3.14 The Council hold £10m invested in externally managed strategic pooled funds, where the objectives are regular revenue income and long-term price stability. These investments were made with the knowledge that there is a risk that capital value could move both up and down on a frequent basis and are intended to be held over a long period of time.

This investment includes £5m in Environmental Social and Governance (ESG) focused funds and £5m in a property fund, as listed below.

- £5m CCLA Local Authorities Property Fund.
- £3m FP Foresight UK Infrastructure Income Fund.
- £2m VT Gravis Clean Energy Income Fund.

In the current economic environment of high inflation and interest rates, the value of equity, bonds and property have fallen significantly. However, in the last three months we have seen a small increase in the value of our strategic investments of £289k to £7.842m, up from £7.553m on 31 March 2025. This is shown in the table below:

	<b>CCLA Local Authorities Property Fund</b>	<b>FP Foresight UK Infrastructure Income Fund</b>	<b>VT Gravis Clean Energy Income Fund</b>	<b>Total</b>
<b>Historic Cost</b>	5,000,000	3,000,000	2,000,000	<b>10,000,000</b>
<b>Fair Value as at:</b>				
30/06/2025	4,260,249	2,246,128	1,336,119	<b>7,842,497</b>
31/03/2025	4,253,634	2,072,300	1,227,138	<b>7,553,072</b>
31/03/2024	4,177,465	2,173,120	1,346,161	<b>7,696,746</b>

This change in valuation does not currently have an impact on the revenue account or usable reserves due to a statutory override, and gains/losses will instead go to an unusable reserve. With the extension of the statutory override for investments existing before 1<sup>st</sup> April 2024 until 31<sup>st</sup> March 2029, these will only be charged to revenue if/when the Council's holding in the pooled funds are sold, or in 2029/30. The Council has in place a Capital Financing Reserve which can be used to mitigate any future revenue impacts should the statutory override be removed.

### **Budget Implications**

- 3.15 The breakdown of the 2025/26 revenue budget and the forecast year end position for interest and capital financing, based on the period April to June 2025 is included in **Appendix 6**. An overall underspend of £175k is reported towards the Council's net revenue outturn. This is due to lower borrowing rates achieved on year to date borrowing when compared to budgeted rates.

## **4 STATUTORY CONSIDERATIONS**

- 4.1 This report is for information only.

## **5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)**

- 5.1 The financial implications are contained within the body of the report.

## **6 RISK MANAGEMENT**

- 6.1 The Council's lending & borrowing list is regularly reviewed during the financial year and credit ratings are monitored throughout the year. All lending/borrowing transactions are within approved limits and with approved institutions. Investment and borrowing advice is provided by our Treasury Management consultants, Arlingclose.
- 6.2 The CIPFA Treasury Management in the Public Services: Code of Practice requires the Council to nominate a committee to be responsible for ensuring effective scrutiny of the Treasury Management Strategy and policies. The Audit Committee carries out this scrutiny.
- 6.3 In addition, the Council maintain a risk register for Treasury Management activities, which is regularly reviewed and updated where applicable during the year. An extract from the risk register, detailing how the top 5 risks are managed, is included as **Appendix 8**.

## **7 EQUALITIES**

- 7.1 As this report contains performance information for noting only, an Equality Impact Assessment is not considered necessary.

## **8 CLIMATE CHANGE**

- 8.1 The Council will continue to avoid any direct treasury management investments in fossil fuel related companies and will engage with its advisors to explore and assess the potential for any future investment opportunities in funds with a Renewable Energy & Sustainability focus as these products continue to be developed by the market in response to the Climate & Nature Emergency agenda.

8.2 An ESG section has been included the Treasury Management Strategy document for 2025/26, with the treasury team monitoring investment options permitted under the new guidelines.

8.3 The Council holds £5m in longer term investments, split across two ESG focussed Strategic Funds, as detailed under 3.14.

## **9 OTHER OPTIONS CONSIDERED**

9.1 None

## **10 CONSULTATION**

10.1 Consultation has been carried out with the Cabinet Member for Resources, Director of Financial Services, Assurance & Pensions (s151 Officer) and Monitoring Officer.

<b>Contact person</b>	<i>Claire Read - 01225 477109; Jamie Whittard - 01225 477213</i> <a href="mailto:Claire_Read@BATHNES.GOV.UK">Claire_Read@BATHNES.GOV.UK</a> ; <a href="mailto:Jamie_Whittard@BATHNES.GOV.UK">Jamie_Whittard@BATHNES.GOV.UK</a>
<b>Background papers</b>	<i>2025/26 Treasury Management &amp; Investment Strategy</i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	



## APPENDIX 1

### Performance against Treasury Management Indicators agreed in Treasury Management Strategy Statement

#### 1. Treasury Borrowing limits

These limits include current commitments and proposals in the budget report for capital expenditure, plus additional headroom over & above the operational limit for unusual cash movements.

The Authorised limits for external debt include current commitments and proposals in the budget report for capital expenditure, plus additional headroom over and above the operational limit for unusual cash movements.

The Operational boundary for external debt is based on the same estimates as the authorised limit but without the additional headroom for unusual cash movements. This level also factors in the proposed approach to use internal cash-flow and future capital receipts as the preferred financing method for the capital programme.

	2025/26 Prudential Indicator	Actual as at 30 <sup>th</sup> June 2025
Operational boundary – borrowing.	£414m	£279.27m
Operational boundary – other long-term liabilities	£9m	£0m
<b>Operational boundary – TOTAL</b>	<b>£423m</b>	<b>£279.27m</b>
Authorised limit – borrowing.	£442m	£279.27m
Authorised limit – other long-term liabilities.	£9m	£0m
<b>Authorised limit – TOTAL</b>	<b>£451m</b>	<b>£279.27m</b>

#### 2. Security: Average Credit Rating\*

The Council has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted average credit rating of its investment portfolio. A summary guide to credit ratings is set out at **Appendix 7**.

	2025/26 Prudential Indicator	Actual as at 30 <sup>th</sup> June 2025
	Rating	Rating
Minimum Portfolio Average Credit Rating	A-	AA+

\* The calculation excludes the strategic investment in the CCLA Local Authority Property Fund and ESG focussed Investment Funds, which are unrated.

### 3. Liquidity

The Authority has adopted a voluntary measure of its exposure to liquidity risk by monitoring the amount of cash available to meet unexpected payments within a rolling three-month period, without additional borrowing.

Liquidity risk indicator	2025/26 Prudential Indicator	Minimum During year	Date of minimum
Minimum total Cash Available within 3 months	£15m	£28.8m	30-Apr-25

### 4. Interest rate exposures

This indicator is set to control the Council's exposure to interest rate risk. The upper limit represents the maximum one-year revenue impact of a 1% rise or fall in interest rates.

	2025/26 Prudential Indicator	Actual as at 30 <sup>th</sup> June 2025
Upper limit on one-year revenue impact of a 1% rise in interest rates	+/- £0.80m	-£0.09m
Upper limit on one-year revenue impact of a 1% fall in interest rates	+/- £0.80m	£0.09m

The impact of this limit is that the Council should never be holding a maturity adjusted net debt / investment position on variable rates of more than £80m.

The impact of a change in interest rates is calculated on the assumption that maturing loans and investments will be replaced at new market rates, which includes amounts which are maturing each year in PWLB annuity loans.

### 5. Maturity Structure of borrowing

This indicator is set to control the Council's exposure to refinancing risk.

	Upper Limit	Lower Limit	Actual as at 30 <sup>th</sup> June 2025
	%	%	%
Under 12 months	30	Nil	17.90
12 months and within 24 months	30	Nil	0.00
24 months and within 5 years	50	Nil	7.16
5 years and within 10 years	75	Nil	10.85
10 years and within 25 years	100	25	39.26
Over 25 years	100		24.82

Time periods start on the first day of each financial year. The maturity date of borrowing is the earliest date that the lender can demand repayment. For LOBO's, this is shown at the date of maturity as the council would only consider repaying these loans if the lenders exercised their option to alter the interest rate.

## 6. Upper limit for total principal sums invested for over 364 days

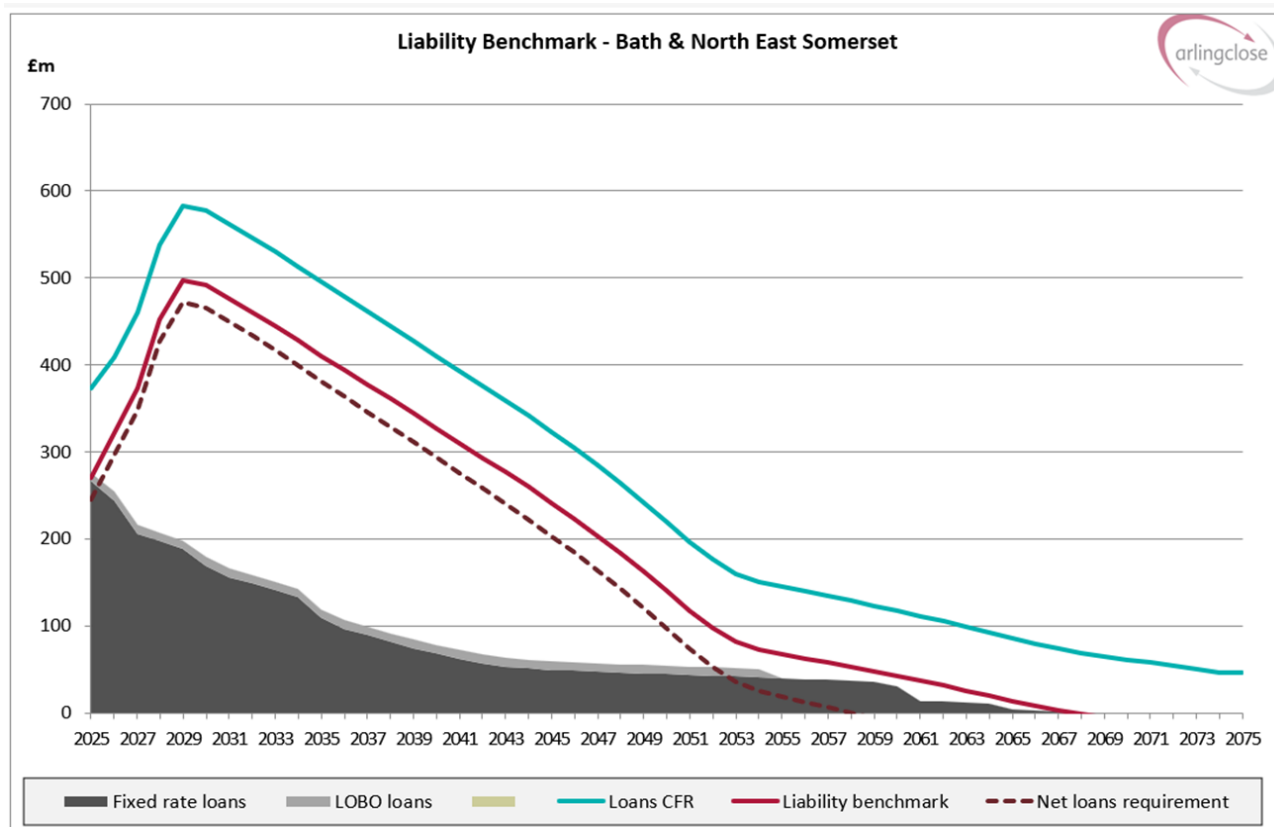
The purpose of this indicator is to control the Authority's exposure to the risk of incurring losses by seeking early repayment of its investments. The limits on the long-term principal sum invested to final maturities beyond the period end will be:

Price risk indicator	2025/26 Prudential Indicator	Actual as at 30 <sup>th</sup> June 2025
Limit on principal invested beyond 31 <sup>st</sup> March 2025	£50m	£10m*
Limit on principal invested beyond 31 <sup>st</sup> March 2026	£20m	£10m*
Limit on principal invested beyond 31 <sup>st</sup> March 2027	£10m	£10m*

\*The Council includes the CCLA LA Property Fund & two long term ESG focussed Investment Funds against this indicator as they are both held as Long-Term Strategic Investments.

## 7. Liability Benchmark

The liability benchmark is an important tool to help establish whether the Council is likely to be a long-term borrower or long-term investor in the future, and so shape its strategic focus and decision making. The liability benchmark itself represents an estimate of the cumulative amount of external borrowing the Council must hold to fund its current capital and revenue plans while keeping treasury investments at the minimum level required to manage day-to-day cash flow.



The difference between the actual borrowing (the grey slopes) and the liability benchmark (the solid red line) shows that the council is under borrowed by around £42.3m in 2025/26. When it comes to new borrowing this funding gap can be used as a guide to the optimal amount and length of borrowing required to minimise interest rate and credit risk.

## APPENDIX 2

### The Council's Investment position at 30<sup>th</sup> June 2025

The term of investments is as follows:

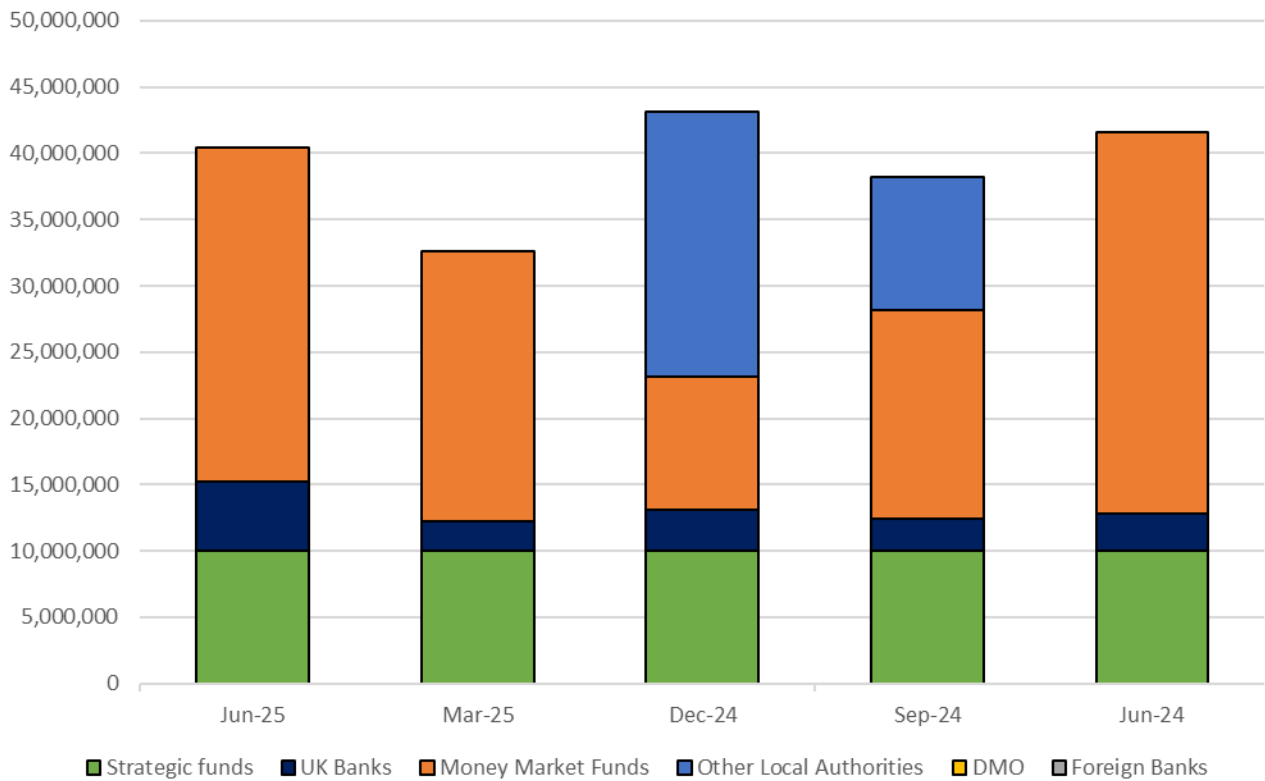
Term Remaining	Balance at 30 <sup>th</sup> June 2025	Comparator
		Balance at 31 <sup>st</sup> March 2025
	£m	£m
Notice (instant access funds)	30.40	22.60
Up to 1 month	0.00	0.00
1 month to 3 months	0.00	0.00
3 months to 6 months	0.00	0.00
6 months to 12 months	0.00	0.00
Strategic Funds	10.00	10.00
<b>Total</b>	<b>40.40</b>	<b>32.60</b>

The investment figure is made up as follows:

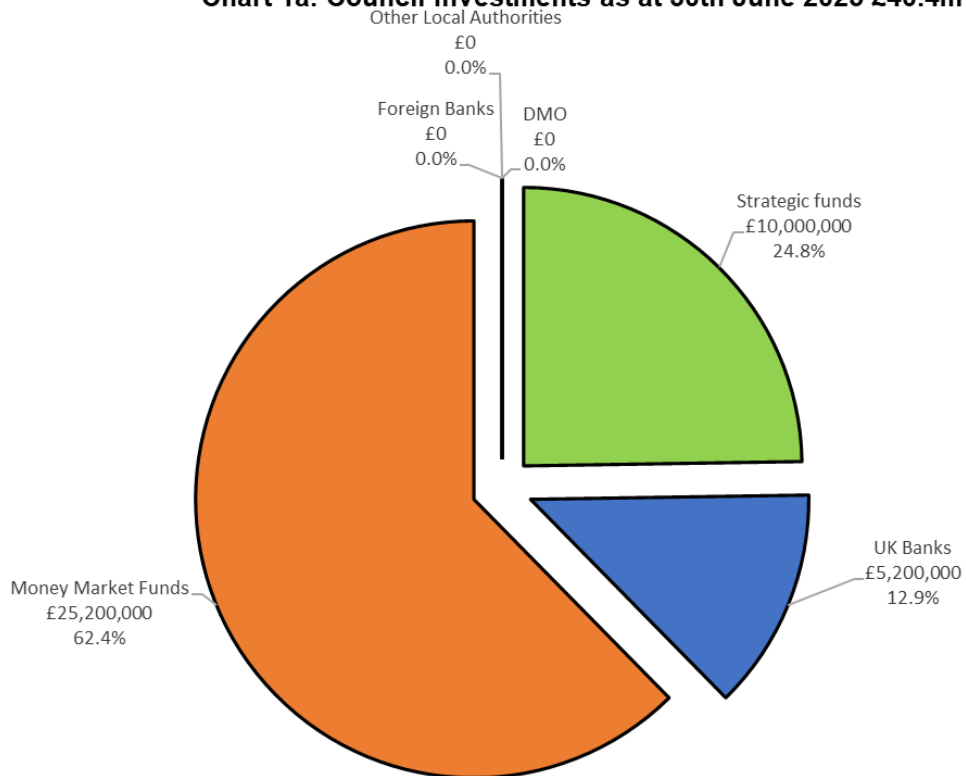
	Balance at 30 <sup>th</sup> June 2025	Comparator
		Balance at 31 <sup>st</sup> March 2025
	£m	£m
B&NES Council	36.93	29.77
Schools	3.47	2.83
<b>Total</b>	<b>40.40</b>	<b>32.60</b>

The Council had a total average net positive balance of £51.08m during the period April 2025 to June 2025.

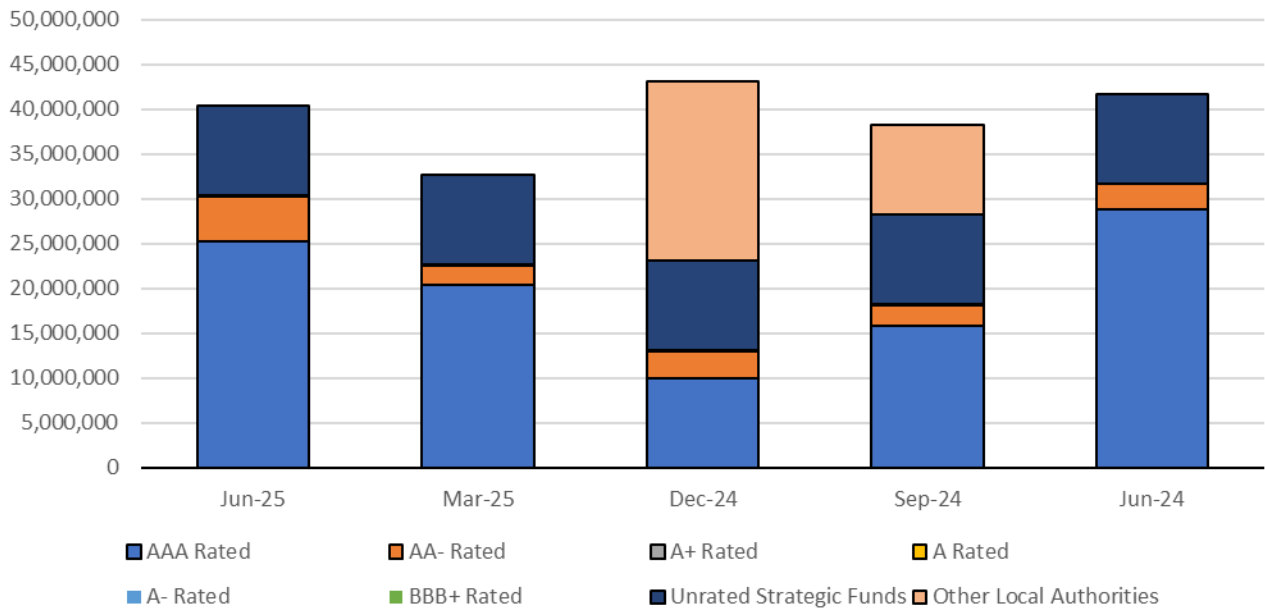
**Chart 1: Council Investment Balances**



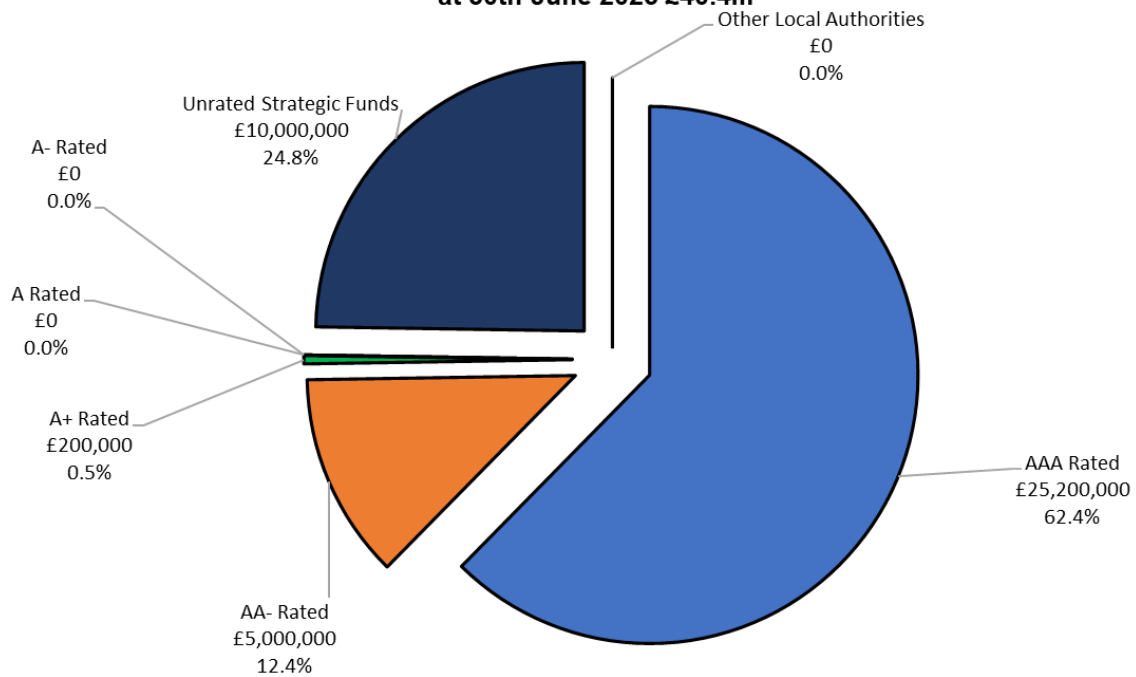
**Chart 1a: Council Investments as at 30th June 2025 £40.4m**



**Chart 2: Council Investments Per Lowest Equivalent Long Term Credit Rating**



**Chart 2a: Council Investments Per Lowest Equivalent Long Term Credit Rating as at 30th June 2025 £40.4m**



## APPENDIX 3

### Operational investment return

	Average rate of interest earned	Benchmark = Average 7 Day SONIA rate	Performance against Benchmark
April 2025	4.33%	4.41%	-0.08%
May 2025	4.32%	4.18%	0.14%
June 2025	4.22%	4.19%	0.03%
<b>Average</b>	<b>4.29%</b>	<b>4.26%</b>	<b>0.03%</b>

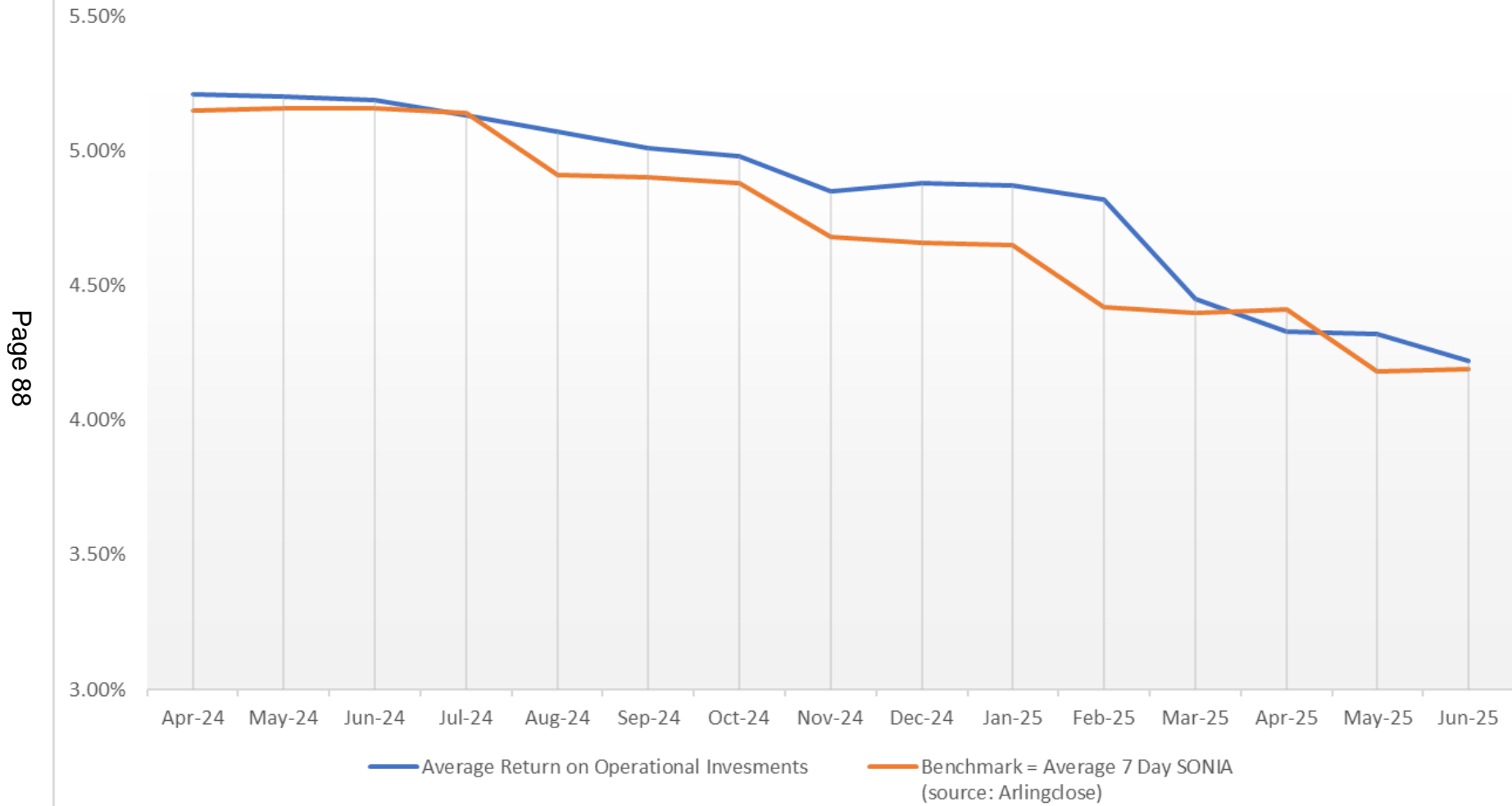
For comparison, the average rate of return on investments in 2024/25 was as follows:

	Average rate of interest earned	Benchmark = Average 7 Day SONIA rate	Performance against Benchmark
April 2024	5.21%	5.15%	0.06%
May 2024	5.20%	5.16%	0.04%
June 2024	5.19%	5.16%	0.03%
July 2024	5.13%	5.14%	-0.01%
August 2024	5.07%	4.91%	0.16%
September 2024	5.01%	4.90%	0.11%
October 2024	4.98%	4.88%	0.10%
November 2024	4.85%	4.68%	0.17%
December 2024	4.88%	4.66%	0.22%
January 2025	4.87%	4.65%	0.22%
February 2025	4.82%	4.42%	0.40%
March 2025	4.45%	4.40%	0.05%
<b>Average</b>	<b>4.97%</b>	<b>4.84%</b>	<b>0.13%</b>

### Strategic investment return

Average return for strategic investments was 4.31% against a budgeted return of 4.25%. In 2024/25 the average return was 4.25%

## Average Return on Operational Investments 2024/25 & 2025/26 compared to Benchmark





## APPENDIX 4

### Council's External Borrowing at 30<sup>th</sup> June 2025

Lender	Amount outstanding @ 31st March 2025 £	Change in Quarter £	Amount outstanding @ 30 <sup>th</sup> June 2025 £	Start date	End date	Interest rate
<b>Long term</b>						
PWLB489142	10,000,000	-	<b>10,000,000</b>	15/10/2004	15/10/2034	4.75%
PWLB497233	5,000,000	-	<b>5,000,000</b>	12/05/2010	15/08/2035	4.55%
PWLB497234	5,000,000	-	<b>5,000,000</b>	12/05/2010	15/02/2060	4.53%
PWLB498834	5,000,000	-	<b>5,000,000</b>	05/08/2011	15/02/2031	4.86%
PWLB498835	10,000,000	-	<b>10,000,000</b>	05/08/2011	15/08/2029	4.80%
PWLB498836	15,000,000	-	<b>15,000,000</b>	05/08/2011	15/02/2061	4.96%
PWLB503684	5,300,000	-	<b>5,300,000</b>	29/01/2015	08/04/2034	2.62%
PWLB503685	5,000,000	-	<b>5,000,000</b>	29/01/2015	08/10/2064	2.92%
PWLB505122	14,467,029	(361,114)	<b>14,105,914</b>	20/06/2016	20/06/2041	2.36%
PWLB508126	7,939,165	(172,043)	<b>7,767,122</b>	06/12/2018	20/06/2043	2.38%
PWLB508202	9,305,271	(58,410)	<b>9,246,861</b>	12/12/2018	20/06/2068	2.59%
PWLB508224	3,955,770	(86,792)	<b>3,868,978</b>	13/12/2018	20/06/2043	2.25%
PWLB505744	7,011,719	-	<b>7,011,719</b>	24/02/2017	15/08/2039	2.28%
PWLB505966	7,387,372	-	<b>7,387,372</b>	04/04/2017	15/02/2042	2.26%
PWLB506052	6,277,170	-	<b>6,277,170</b>	08/05/2017	15/02/2042	2.25%
PWLB506255	6,438,746	(41,489)	<b>6,397,257</b>	10/08/2017	10/04/2067	2.64%
PWLB506729	7,760,411	(174,425)	<b>7,585,986</b>	13/12/2017	10/10/2042	2.35%
PWLB506995	7,798,282	(172,530)	<b>7,625,752</b>	06/03/2018	10/10/2042	2.52%
PWLB506996	8,311,135	(132,819)	<b>8,178,315</b>	06/03/2018	10/10/2047	2.62%
PWLB507749	7,947,620	-	<b>7,947,620</b>	10/09/2018	20/07/2043	2.42%
PWLB508485	18,678,776	-	<b>18,678,776</b>	11/02/2019	20/07/2068	2.52%
PWLB509840	8,089,023	-	<b>8,089,023</b>	04/09/2019	20/07/2044	1.40%
PWLB677322	4,767,232	(120,660)	<b>4,646,572</b>	22/11/2023	22/11/2038	4.88%
PWLB687799	4,756,280	(125,786)	<b>4,630,494</b>	29/12/2023	29/12/2038	4.28%
PWLB700594	9,522,146	-	<b>9,522,146</b>	09/02/2024	09/02/2039	4.54%

Lender	Amount outstanding @ 31st March 2025 £	Change in Quarter £	Amount outstanding @ 30 <sup>th</sup> June 2025 £	Start date	End date	Interest rate
PWLB815779	-	10,000,000	10,000,000	10/04/2025	09/04/2030	4.45%
PWLB816767	-	10,000,000	10,000,000	14/04/2025	13/04/2035	4.50%
KBC Bank N.V *	5,000,000	-	5,000,000	08/10/2004	08/10/2054	4.50%
KBC Bank N.V *	5,000,000	-	5,000,000	08/10/2004	08/10/2054	4.50%
<b>Medium term</b>						
PWLB711937	10,000,000	(10,000,000)	-	15/03/2024	30/04/2025	5.42%
PWLB713077	5,000,000	(5,000,000)	-	20/03/2024	30/04/2025	5.37%
PWLB715777	5,000,000	(5,000,000)	-	28/03/2024	30/04/2025	5.34%
West of England Combined Authority	5,000,000	(5,000,000)	-	26/04/2024	25/04/2025	5.25%
South Oxfordshire DC	5,000,000	(5,000,000)	-	26/04/2024	25/04/2025	5.25%
West of England Combined Authority	5,000,000	(5,000,000)	-	30/04/2024	29/04/2025	5.35%
Portsmouth C.C.	5,000,000	(5,000,000)	-	08/05/2024	07/05/2025	5.35%
Tunbridge Wells B.C.	5,000,000	-	5,000,000	14/11/2024	14/11/2025	4.85%
PWLB781146	10,000,000	-	10,000,000	09/12/2024	09/12/2025	5.09%
North Yorkshire Council	5,000,000	-	5,000,000	26/03/2025	25/03/2026	4.75%
Halton Borough Council	5,000,000	(5,000,000)	-	21/03/2025	20/06/2025	6.00%
West of England Combined Authority	-	5,000,000	5,000,000	25/04/2025	27/10/2025	4.50%
South Oxfordshire District Council	-	5,000,000	5,000,000	25/04/2025	24/04/2026	4.50%
West of England Combined Authority	-	5,000,000	5,000,000	29/04/2025	28/04/2026	4.50%
West Midlands Combined Authority	-	10,000,000	10,000,000	30/04/2025	29/04/2026	4.45%
Portsmouth City Council	-	5,000,000	5,000,000	07/05/2025	06/05/2026	4.50%
<b>Total Borrowing</b>	<b>275,713,146</b>	<b>3,553,931</b>	<b>279,267,077</b>			

\*All LOBO's (Lender Option / Borrower Option) have reached the end of their fixed interest period and have reverted to the variable rate of 4.50%. The lender has the option to change the interest rate at 6 monthly intervals. Should the lender use the option to change the rate, then at this point the borrower has the option to repay the loan without penalty.

The "Change in Quarter" movement on some of the PWLB loans reflects that these loans have an annuity repayment profile, so repayments of principal are made on a 6 monthly basis throughout the life of the loans.

## **APPENDIX 5: Arlingclose Economic & Market Review**

**Economic background:** The quarter started to significant financial market volatility as US President Donald Trump announced a wide range of 'reciprocal' trade tariffs in early April, causing equity markets to decline sharply which was subsequently followed by bond markets as investors were increasingly concerned about US fiscal policy. As the UK was included in these increased tariffs, equity and bond markets here were similarly affected by the uncertainty and investor concerns.

President Trump subsequently implemented a 90-day pause on most of the tariffs previously announced, which has been generally positive for both equity and bond markets since, but heightened uncertainty and volatility remained a feature over the period.

UK headline consumer price inflation (CPI) increased over the quarter, rising from an annual rate of 2.6% in March to 3.4% in May, well above the Bank of England's 2% target. The core measure of inflation also increased, from 3.4% to 3.5% over the same period. May's inflation figures were generally lower than in the previous month, however, when CPI was 3.5% and core CPI 3.8%. Services inflation was 4.7% in May, a decline from 5.4% in the previous month.

Data released during the period showed the UK economy expanded by 0.7% in the first quarter of the calendar year, following three previous quarters of weaker growth. However, monthly GDP data showed a contraction of 0.3% in April, suggesting growth in the second quarter of the calendar year is unlikely to be as strong as the first.

Labour market data appeared to show a softening in employment conditions as weaker earnings growth was reported for the period February to April 2025, in what would no doubt be welcome news to Bank of England (BoE) policymakers. Regular earnings (excluding bonuses) was 5.2% 3mth/yoy while total earnings was 5.3%. Both the employment and unemployment rates increased, while the economic inactivity rate and number of vacancies fell.

Having started the financial year at 4.5%, the Bank of England's Monetary Policy Committee (MPC) cut Bank Rate to 4.25% in May. The 5-4 vote was split with the majority wanting a 25bps cut, two members voting to hold rates at 4.5% and two voting for a 50bps reduction. At the June MPC meeting, the committee voted by a majority of 6-3 to keep rates on hold. The three dissenters wanted an immediate reduction to 4%. This dovish tilt by the Committee is expected to continue and financial market expectations are that the next cut will be in August, in line with the publication of the next quarterly Monetary Policy Report (MPR).

The May version of the MPR highlighted the BoE's view that disinflation in domestic inflation and wage pressures were generally continuing and that a small margin of excess supply had opened in the UK economy, which would help inflation to fall to the Bank's 2% over the medium term. While near-term GDP growth was predicted to be higher than previously forecast in the second quarter of calendar 2025, growth in the same period the following year was trimmed back, partly due to ongoing global trade developments.

Arlingclose, the authority's treasury adviser, maintained its central view that Bank Rate would continue to fall, and that the BoE would focus more on weak GDP growth rather than stickier and above-target inflation. Two more cuts to Bank Rate are expected during 2025, taking the main policy rate to 3.75%, however the balance of risks is deemed to be to the downside as weak consumer sentiment and business confidence and investment impact economic growth.

Despite the uncertainty around US trade policy and repeated calls for action from the US President, the US Federal Reserve held interest rates steady the period, maintaining the Fed Funds Rate at 4.25%-4.50%. The decision in June was the fourth consecutive month where no changes were made to the main interest rate and came despite forecasts from Fed policymakers that compared to a few months ago they now expected lower growth, higher unemployment and higher inflation.

The European Central Bank cut rates in June, reducing its main refinancing rate from 2.25% to 2.0%, and representing the eighth cut in just over a year. ECB noted heightened uncertainty in the near-term from trade and that stronger economic growth in the first quarter of the calendar may weaken. Inflation in the region rose to 2.0% in June, up from an eight-month low of 1.9% in the previous month but in line with the ECB's target. Inflation is expected to stay broadly around the 2% target over the next year or so.

**Financial markets:** After the sharp declines seen early in the quarter, sentiment in financial markets showed signs of improvement during the period, but bond and equity markets remained volatile. Early in the period bond yields fell, but then uncertainty from the impact of US trade policy caused bonds to sell-off but from the middle of May onwards, yields have steadily declined, but volatility continues. Equity markets sold off sharply in April but have seen gained back most of the previous declines, with investors seemingly remaining bullish in the face of ongoing uncertainty.

Over the quarter, the 10-year UK benchmark gilt yield started at 4.65% and ended at 4.49% having hit 4.82% early in April and falling to 4.45% by the end of the same month. While the 20-year gilt started at 5.18%, fell to 5.02% a few days later before jumping to 5.31% within a week, and then ending the period at 5.16%. The Sterling Overnight Rate (SONIA) averaged 4.31% over the quarter to 30<sup>th</sup> June.

**Credit review:** Arlingclose maintained its advised recommended maximum unsecured duration limit on the majority of the banks on its counterparty list at 6 months. The other banks remain on 100 days.

During the quarter, Fitch upgraded NatWest Group and related entities to AA- from A+ due to the generally stronger business profile. Fitch also placed Clydesdale Bank's long-term A- rating on Rating Watch Positive

Moody's downgraded the long term rating on the United States sovereign to Aa1 in May and also affirmed OP Corporate's rating at Aa3.

Credit default swap prices on UK banks spiked in early April following the US trade tariff announcements but have since generally trended downwards and ended the quarter at levels broadly in line with those in the first quarter of the calendar year and throughout most of 2024.

European banks' CDS prices followed a fairly similar pattern, albeit some German banks are modestly higher compared to the previous quarter. Trade tensions between Canada and the US caused Canadian bank CDS prices to rise over the quarter and remain elevated compared to earlier in 2025 and in 2024, while Singaporean and Australian lenders CDS rose initially in April but have since trended downwards, albeit are modestly higher than in previous recent periods.

Overall, at the end of the period CDS prices for all banks on Arlingclose's counterparty list remained within limits deemed satisfactory for maintaining credit advice at current durations.

Financial market volatility is expected to remain a feature, at least in the near term and, credit default swap levels will be monitored for signs of ongoing credit stress. As ever, the institutions and durations on the Authority's counterparty list recommended by Arlingclose remain under constant review.

## APPENDIX 6

### Interest & Capital Financing Costs – Budget Monitoring 2025/26

April 2025 to March 2026	YEAR END POSITION			ADV/FAV
	Budgeted Spend or (Income) £'000	Published Forecast (Income) £'000	Forecast Over or (Under) spend £'000	
<b>Interest &amp; Capital Financing</b>				
- Debt Costs	11,932	11,757	(175)	FAV
- Internal Repayment of Loan Charges	(17,372)	(17,372)	0	-
- Ex Avon Debt Costs	860	860	0	-
- Minimum Revenue Provision (MRP)	11,417	11,417	0	-
- Interest on Balances	(1,361)	(1,361)	0	-
<b>Total</b>	<b>5,476</b>	<b>5,301</b>	<b>(175)</b>	<b>FAV</b>

## APPENDIX 7

### Summary Guide to Credit Ratings

Rating	Details
AAA	Highest credit quality – lowest expectation of default, which is unlikely to be adversely affected by foreseeable events.
AA	Very high credit quality - expectation of very low default risk, which is not likely to be significantly vulnerable to foreseeable events.
A	High credit quality - expectations of low default risk which may be more vulnerable to adverse business or economic conditions than is the case for higher ratings.
BBB	Good credit quality - expectations of default risk are currently low but adverse business or economic conditions are more likely to impair this capacity.
BB	Speculative - indicates an elevated vulnerability to default risk, particularly in the event of adverse changes in business or economic conditions over time.
B	Highly speculative - indicates that material default risk is present, but a limited margin of safety remains. Capacity for continued payment is vulnerable to deterioration in the business and economic environment.
CCC	Substantial credit risk - default is a real possibility.
CC	Very high levels of credit risk - default of some kind appears probable.
C	Exceptionally high levels of credit risk - default is imminent or inevitable.
RD	Restricted default - indicates an issuer that has experienced payment default on a bond, loan, or other material financial obligation but which has not entered into bankruptcy filings, administration, receivership, liquidation, or other formal winding-up procedure, and which has not otherwise ceased operating.
D	Default - indicates an issuer that has entered into bankruptcy filings, administration, receivership, liquidation, or other formal winding-up procedure, or which has otherwise ceased business.

## APPENDIX 8

### Extract from Treasury Management Risk Register – Top 5 Risks

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	Risk Nr	Description	Current Risk Score										This Period	Trend			Management Action
			Likelihood					Impact						Periods Ago			
			1	2	3	4	5	1	2	3	4	5					
			L	M	H		L	M	H			1	2	3			
1	R06	Inflation Risk The risk that prevailing levels of inflation cause an unexpected or unbudgeted burden on the organisation's finances, against which the organisation has failed to protect itself adequately.										12	12	12	12	Liaise with Chief Finance Officer to ensure Inflation both current and projected forms part of the medium term financial planning framework.	
2	R09	Legal & Regulatory Risk - Changes Risk that regulatory changes are not planned for and adversely impact the Council's budget and or ability to borrow										9	12	12	12	Read, respond and calculate the impact of Local Government accounting, investment and capital financing / borrowing consultations have on treasury management. Plan for the implementation of new regulations, conditions and accounting treatment	
3	R04	Interest Rate Risk The risk that fluctuations in the levels of interest rates create an unexpected or unbudgeted burden on the organisation's finances, against which the organisation has failed to protect itself adequately										9	9	9	9	Monitor interest rates on a monthly basis and compare with budget to determine impact on Council finances and report through monthly Treasury Dashboard. Report implication of interest rate changes to Cabinet as part of quarterly Treasury Management Performance Report. Explore alternative potential investment products following new freedoms - including corporate bonds, gilts, Certificate of Deposits etc. Discussion with our treasury advisors on any new borrowing in terms of duration and timing given the current volatility in the gilt market and PWLB interest rates.	
4	R07	Refinancing Risk The risk that maturing borrowings, capital, project or partnership financings cannot be refinanced on terms that reflect the provisions made by the organisation for those refinancings, both capital and current (revenue), and/or that the terms are inconsistent with prevailing market conditions at the time.										9	9	6	6	When deciding on the duration of new borrowing consider existing debt maturity profile before submitting an approval to Chief Finance Officer on the new borrowing. Consult with treasury Advisor Arlingclose with regards to risks in the lending market and consider their guidance when making refinancing decisions Complete Annual PWLB certainty rate return and any other returns that provide a discounted lending rate. Maintain a relationship with at least 2 brokers in order to ensure that the council avoids the risk of accepting terms which are not in line with prevailing market conditions.	
5	R08	Legal & Regulatory Risk - Acting Outside Powers The risk that the organisation itself, or a third party with which it is dealing in its treasury management activities, fails to act in accordance with its legal powers or regulatory requirements, and that the organisation suffers losses accordingly.										8	8	8	8	Obtain independent review of the council's strategy and policies to ensure compliance with the CIPFA Code of Practice on Treasury Management Local Authorities (Capital Finance and Accounting) (England) Regulations, Local Government Act and any other regulation or guidance as specified by the Secretary of State.. Stay on top of Government and CIPFA consultations on Treasury and Capital Financing regulations.	