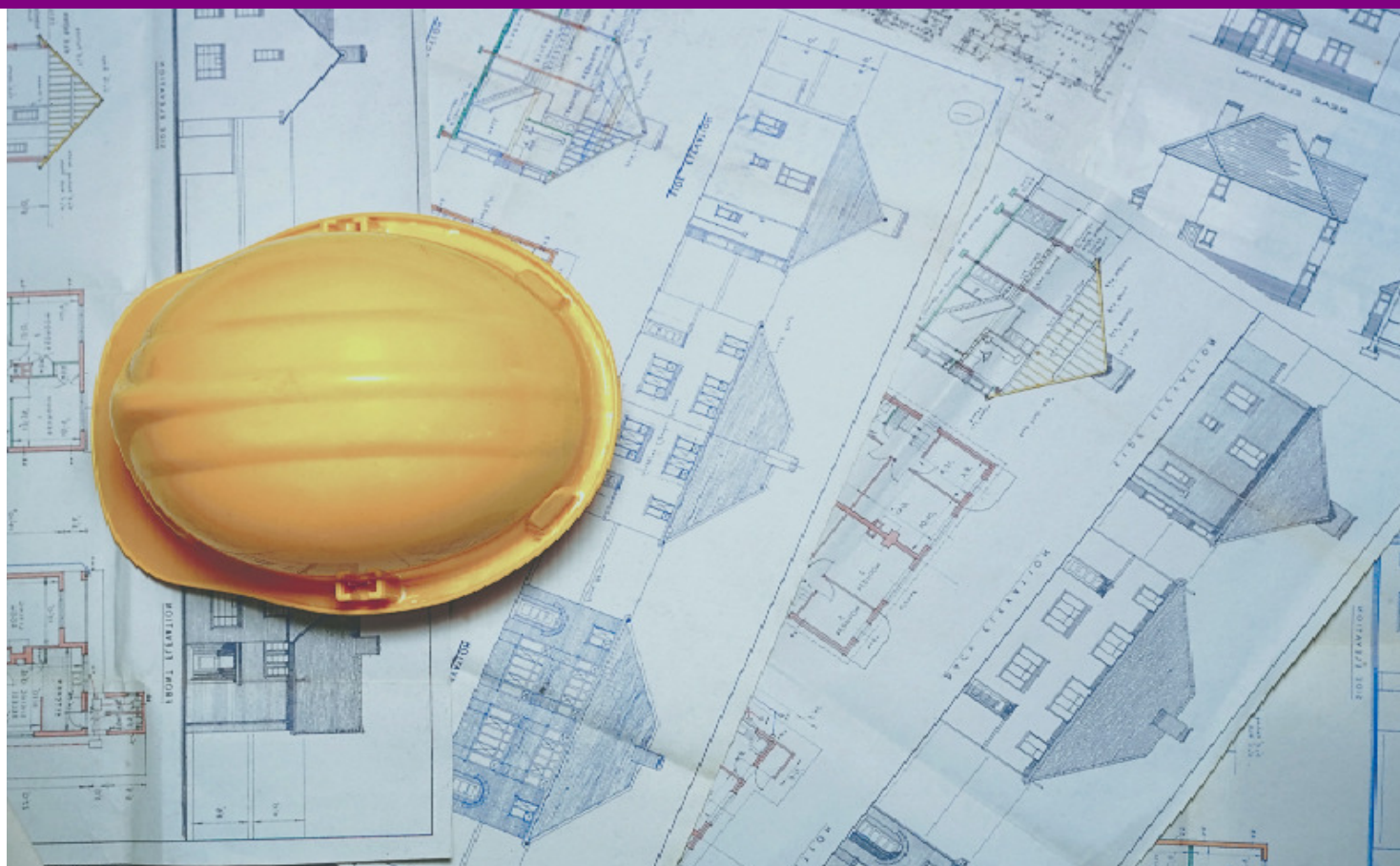


LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2009-2010



Bath and North East Somerset
Local Development Framework

**Bath & North East
Somerset Council**

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Somerset Council**

**LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT
2009-2010**

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REVIEW AND MONITORING OF LOCAL DEVELOPMENT DOCUMENTS

Bath & North East Somerset Council has a statutory requirement under the 2004 Planning and Compulsory Purchase Act to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31st December each year. This is the sixth AMR to be produced and it reports on the period, April 2009 to March 2010 and the strategic outcomes delivered through the implementation of the policies of the Local Plan.

1.1 Introduction

Review and monitoring are key aspects of the Government's 'plan, monitor and manage' approach to the planning system. They are crucial to the successful delivery of the spatial vision and objectives of the Local Development Framework (LDF) and are undertaken on a continuous pro-active basis. By identifying key outputs and trends, monitoring enables the building of a comprehensive evidence base against which local development document (LDD) policies and implementation mechanisms can be assessed. The AMR assesses:

- i the implementation of the local development scheme (LDS) and;
- ii the extent to which policies in local development documents are being assessed.

The AMR is based upon the period 1st April to 31st March and is submitted to the Secretary of State no later than the end of the following December.

1.2 Review of Plan Production Progress

The AMR will compare actual document preparation over the year against the targets and milestones for LDD production set out in the LDS. The report will assess whether the Council has met key targets and milestones, is on target to meet them, is falling behind schedule or will not meet them. If the Council is falling behind schedule or has failed to meet a key milestone, the AMR will set out reasons for this and identify the steps to be taken to address any problems. The LDS may need to be updated in light of this assessment.

1.3 Monitoring of Plan Output

To assess the effectiveness of LDDs a monitoring system based on a range of output indicators has been developed by Government to judge policy implementation. This will include:

- i. assessing actual progress in terms of spatial objectives, policies and related targets, and reasons for the pace of progress;
- ii. considering planning policy implementation against national, regional, local and other targets;
- iii. evaluating the effectiveness of existing policies and any need for adjustment or replacement as a result, particularly in the context of changing national or regional policy; and
- iv. actions proposed to policies to address the issues raised.

Effective monitoring requires a set of appropriate indicators against which to monitor actual progress. In line with existing regional monitoring, there is an objectives-led approach to local development framework monitoring which:

- i. ensures a clear link from objectives through to policies, implementation programmes and to output targets and related indicators;
- ii. focuses on key objectives rather than monitoring a wide range of indicators not directly relevant to policy performance;
- iii. is consistent with wide local authority monitoring work;
- iv. links to key targets and indicators already being monitored at the regional level;
- v. allows transparency and accountability in terms of delivery; and
- vi. facilitates more informed policy and decision-making.

1.4 Output Indicators

The main purpose of output indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. Output indicators currently comprise two types:

Core Output Indicators:

The AMR is required to monitor a set of LDF core output indicators. As a consistent data source, the findings from these indicators can be used by the South West Councils to build up a regional picture of spatial planning performance. These indicators are collected on a consistent timeframe using clear definitions to allow meaningful analysis. The core output indicators were updated in July 2008 and the indicators used in this AMR reflect this.

Local Output Indicators:

These address the output of policies not covered by core output indicators and are tailored to the particular local circumstances of B&NES. The inclusion of local indicators will be developed on an incremental basis to ensure robust assessment of policy implementation. Useful local output indicators will be identified as part of the formulation of the Core Strategy of the LDF.

1.5 Relationship with the National Indicators

The set of 198 National Indicators for local authorities and local authority partnerships (National Indicators) flow from the priorities identified in Public Service Agreements and Department of Communities & Local Government Strategic Objectives announced in the Comprehensive Spending Review 07 (CSR07) which sets out Government priorities going forward. These are the only set of indicators on which central government performance manage local government working on its own or in partnership with other bodies. There are proposals (announced in October 2010) to replace National Indicators with a list of data requirements, this is likely to take effect from April 2011.

Of the set of 198 indicators there are a number on which spatial planning has a powerful influence. The core output indicators within AMRs provide a set of consistent and comparable definitions, to help planning bodies monitor their own progress, and review their own spatial strategies. Unlike with national indicators, AMRs are not used by Government to manage performance in local areas.

However using the COUNT principle (Collect Once Use Numerous Times), three AMR indicators (net additional homes, affordable homes and deliverable housing sites) are the same as national indicators NI154, N155 and NI159.

The collection and reporting of the national indicators provides planning bodies with a consistent body of information from which they can select relevant indicators to include

in their own monitoring frameworks, alongside the core output indicators, to measure the implementation of spatial strategies at the local level.

1.6 Performance Trajectories

As a means of assessing policy implementation, performance trajectories are used in the AMR to demonstrate past and likely future performance, where appropriate. To this end, a housing trajectory has been prepared to show how policies will deliver housing provision, identifying any shortfall or surplus to be assessed together with any actions required to ensure delivery of agreed housing numbers. In a similar fashion, time series data is presented in the business development chapter to assess the performance of the plan against its target for the creation of office space and its allowance for the managed reduction of industrial space.

1.7 Contextual Indicators

Data collection and analysis of information of common relevance, particularly in relation to core output indicators and other contextual indicators is coordinated by the South West Observatory. A set of contextual indicators has been produced, which enables consistency of reporting between neighbouring LAs in the West of England and across the region. The contextual indicators presented in this report draw on this work and set the scene for the output indicators that follow.

1.8 Sustainability Appraisal and Significant Sustainability Effects

The planning system requires local authorities to undertake a sustainability appraisal (SA) of DPDs and SPDs. The purpose of SA is to promote sustainable development through better integration of social, economic and environmental considerations into the preparation and adoption of the documents. SA has specific monitoring requirements. As it identifies and assesses the impacts of LDDs from various perspectives, it can assist in formulating targets and indicators consistent with sustainable development objectives. The AMR includes information on the significantly sustainability effects of the plan, where applicable.

1.9 Integration with other Strategies and Initiatives

LDF monitoring is undertaken in the context of wider community and local initiatives, particularly the Sustainable Community Strategy. The extent to which policies in LDDs are being achieved should be seen in the context of where they fit within wider community and local objectives. As the LDF is a key spatial delivery mechanism for the community strategy, it is desirable that a linked monitoring approach evolves, based on targets and indicators used by both initiatives.

The Sustainable Community Strategy uses the Local Area Agreement (LAA) as a rolling three year action plan. The LAA helps measure how the aspirations contained in the Sustainable Community Strategy are met and this will include key local indicators such as the NIs and AMR indicators outlined in paragraph 1.5 above. Local Area Agreements are to be discontinued from March 2011.

1.10 Evidence Base

Monitoring involves both keeping track of the outcomes of policy and development control decisions and a broader system of watching and analysing local economic, social and environmental conditions. Monitoring is a key aspect of developing an evidence base from which to identify opportunities, constraints and issues for the District. During the production of LDDs, there will need to be a shared understanding between authorities, communities and stakeholders as to what the monitoring principles are and what developing a monitoring framework will entail.

2. Review of Plan Production Progress

The current B&NES Local Development Scheme (LDS) was approved by cabinet on the 14th January 2009 and came into effect on 9th of March 2009. This version is the third review of the LDS which was first published in February 2005. The LDDs that were to be progressed during 2009/10 are set out in the table below. Whilst this AMR covers the period 1st April 2009 – 31st March 2010, an update on progress since April 2010 has been included for information. Comments are made in relation to progress against the timetable of the March 2009 LDS.

PART 1 MILESTONE AS AT APRIL 2010

LOCAL DEVELOPMENT DOCUMENT	PROGRESS FROM APRIL 2009 TO MARCH 2010
Statement of Community Involvement	LDS Milestones: No milestones in the reporting period.
Core Strategy DPD	<p>LDS Milestone: Publication of issues and alternative options for public consultation Sept-Oct 2009.</p> <p>The options consultation commenced on schedule and due to public interest the public consultation period was extended into January 2011.</p> <p>Conclusion: All milestones in the reporting period were met</p> <p>Update since April 2010:</p> <p>The planned abolition of the RSS and the decision to undertake more consultation on the Core Strategy options document has affected the Core Strategy timetable.</p> <p>Amended milestones:</p> <p>Publication – December 2010</p> <p>Submission – Spring 2011</p> <p>Examination Autumn 2011</p> <p>Adoption – Dec 2011</p>
Placemaking (Site Allocations) DPD	<p>LDS Milestone: No milestones in the reporting period.</p> <p>Progress since April 2010:</p> <p>Commencement due August 2010 which was undertaken</p> <p>However Service Action Plan has revised the LDF budget resulting in an amended timetable for the Place Making DPD.</p>
Joint Waste Core Strategy DPD	<p>LDS Milestone: Publication of proposed submission DPD and draft SA report Nov-Dec 2009.</p> <p>This was published in Jan 2010 behind schedule but subsequent milestones have caught up and been exceeded</p> <p>Progress since April 2010:</p> <p>The Authorities have prepared a West of England Joint Waste Core Strategy (JWCS), which was submitted to the Secretary of State on 30 July 2010. The Examination in Public took place in</p>

	<p>November 2010.</p> <p>In accordance with the Waste hierarchy, the JWCS focuses on Waste prevention, re-use, recycling and recovery of value from waste, with the ultimate aim to divert waste away from landfill. The West of England authorities are committed to meeting the sub-regions needs, and the timely provision of sufficient waste infrastructure.</p> <p>A fundamental element of delivering the JWCS relies upon a robust monitoring system. This is set out in the JWCS at section 7 and will be reported in future Annual Monitoring Reports.</p>
Gypsies, travellers and travelling showpeople site allocations DPD	DPD under review
Planning obligations SPD	<p>Adopted as scheduled</p> <p>Review begun as scheduled but timetable under review</p>
Other LDS changes	<p>Deletion of Regeneration Delivery Plan SPDs – work now absorbed into Core Strategy and Placemaking DPD</p> <p>Public Realm & Movement Strategy no longer to be an SPD</p> <p>B&NES Local Plan saved until replaced by LDF documents</p>

PART 2: LDS REVIEW

As set out in the analysis above, the main amendments to the LDS are;

- Revised milestones for Core Strategy and Placemaking Plan
- Gypsy & Traveller Sites DPD is under review

The LDS will be rolled forward to include the work programme 2015/16 to maintain a 3 year work programme. However a further review is likely to be necessary in 2011/12 to accord with the requirements arising from Localism Bill

3. Review of community involvement in the preparation of the Local Development Framework

The Statement of Community Involvement (SCI) details the community engagement to be carried out in both planning policy and planning applications; and that this should be reviewed through the AMR. In this reporting period the following documents have been consulted upon:

- Core Strategy Spatial Options consultation
- Joint Waste Core Strategy

Consultation statements are available on both these documents for further information.

	Public consultation	Consultation statement	Statement of compliance with SCI
Joint Waste Core Strategy Pre-submission document (Publication Version).	During Jan - March 2010 A further consultation ran from the 18th May 2010 until 28th June 2010 on the revisions made to Policy 8 on Landfill.	√ Available on West of England website	√
Core Strategy Spatial Options consultation	Oct-Dec 2009, comments until Jan 15 th 2010	√ To be published alongside draft Core Strategy	√

Community involvement in planning applications

There are several examples of developer led consultations:

Sainsburys in Odd Down, Bath.

The Green Park House scheme involved a public exhibition and consultation prior to submission of the applications.

4. Headline Contextual Indicators

This short compendium of statistical information illustrates how Bath & North East Somerset compares with neighbouring local authority areas in the West of England (the former Avon County area), with the South West region and with England and Wales as a whole.

DEMOGRAPHY

ONS Mid-2009 Population Estimates

		B&NES	WoE	South West	England and Wales
37	All Ages	177,700	1,082,100	5,231,200	54,809,100
	Children 0-15	29,900	188,700	922,400	10,254,600
	Working Age 16-64M/59F	111,300	691,900	3,113,500	33,882,200
	Older People 65M/60F +	36,500	201,500	1,195,300	10,672,200

2001 Census Household Type

		B&NES	WoE	South West	England & Wales
57	All	71,115	412,228	2,085,984	21,660,475
58	One Person	21,698 (30.5%)	123,401	617,810	6,502,612
59	Couple	38,943 (54.8%)	224,240	1,178,219	11,652,503
60	Lone parent	5,409	35,488	167,394	2,063,486
61	Other	5,065	29,099	122,561	1,441,874

ONS Revised 2008-based Subnational population estimates

		B&NES	South West	England
44	Projected Population 2008	180,300	5,209,200	51,446,200

Ethnicity (Revised mid-year 2007 estimates Experimental Statistics)

		B&NES	South West	England
51	Black and Ethnic Minority Population	5.8%	4.6%	11.7%

ECONOMIC DEVELOPMENT

Unemployment Rate as % 16-64 year olds Jan 2009-Dec 2009 (ONS Annual Population Survey)

		B&NES	WoE	South West	England and Wales
11(A)	Unemployment Rate	6.0%	6.5%	6.3%	7.9%

Economic Activity/Inactivity Rate Jan 2009– Dec 2009 (ONS)

		B&NES	WoE	South West	England & Wales
12	% Working Age Active	77.2	79.7	79.2	76.7
13	% Working Age Inactive	22.8	20.3	20.8	23.3

Employment by Occupational Group Jan 2009-Dec 2009

		B&NES	WoE	South West	England & Wales
20	Managers and senior officials	16.9	16.0	15.1	15.9
21	Professional	17.0	15.5	12.8	13.6
22	Associate professional and technical	16.9	16.1	14.8	14.7
23	Admin and secretarial	8.7	11.2	11.3	11.2
24	Skilled trades	9.5	9.7	12.4	10.4
25	Personal service	7.1	7.1	8.7	8.6
26	Sales and Customer Service	6.7	7.8	7.4	7.3
27	Process, plant and machine operatives	5.3	5.6	6.1	6.7
28	Elementary	11.7	10.8	11.1	11.2
29	Other Flexibility	4.2	5.4	4.9	4.8

Average (mean) earnings (2009 ONS Annual Survey of Hours and Earnings)

		B&NES	WoE	South West	England & Wales
30	Workplace Based	£25,795	£24,183	£24,531	£26,000
31	Residence Based	£24,776	£25,815	£24,531	£26,000

Qualifications (Jan 2009 Dec 2009, Annual Population Survey)

		B&NES	WoE	South West	England & Wales
65	% with NVQ4+	35.3%	32.4%	29.1%	29.5%
75	% of LEA pupils obtaining 5 or more GCSEs (grade A-C)	76.2%	68.3%	67.9%	70.0%

HOUSING

Average House Prices (Land Registry)

		B&NES	WoE	South West	England & Wales
35	April 2006	£203,130	£168,753	£168,668	£157,233
35	April 2007	£208,749	£174,026	£175,485	£163,313
35	April 2008	£229,385	£194,972	£190,025	£177,489
35	April 2009	£237,752	£199,204	£192,813	£181,223
35	April 2010	£201,440	£164,260	£160,265	£152,536

TRANSPORT & COMMUTING

2001 Census travel to work by mode

		B&NES	WoE	South West	England & Wales
01	All residents in employment 16-74	80,257	473,802	2,286,108	23,627,754
02,05	Travel by Public transport	8,194 (10.2%)	9.9%	6.1%	14.5%
03,06	Travel by Car	48,083 (59.9%)	63.7%	65.1%	61.5%
04,07	Travel by Bike/Foot	14,044 (17.5%)	15.4%	15.5%	12.8%

2001 Census travel to work by distance

		B&NES	WoE	South West	England & Wales
08	All residents in employment 16-74	80,257	473,802	2,286,107	23,627,753
09	Travelling over 10K	23,675	117,10	566,558	6,578,982
10	Percentage travelling over 10K	29.5%	23.4%	24.8%	27.8%

CRIME (data from the Home Office)

	Total crime per 1000 populations	B&NES	Bristol	N.Somerset	S. Glos
36	2005/06	84	178	82	76
36	2006/07	91	171	89	78
36	2007/08	80	155	69	74
36	2008/09	71	140	69	73
36	2009/10	62	127	64	66

DEPRIVATION

		B&NES	Bristol	N. Somerset	S. Glos
	IMD Ranking (2004)	259	68	244	299
	IMD ranking (2007)	279	68	242	308
64	2001 Census population living within 20% most deprived SOAs nationally	4,028	103,707	17,447	0

LANDSCAPE

Areas of Outstanding Natural Beauty

	Area	% of District Area
Cotswolds AONB	73km ²	21%
Mendip Hills AONB	37km ²	11%

NATURE CONSERVATION

	Number	Area (Ha)
International Sites	3	622
• Special Protection Areas	1	574
• Special Areas of Conservation	2	48
National Sites	24	1055
• Sites of Special Scientific Interest	24	1055
• National Nature Reserves	0	0
Regional/Local Sites	282	4453
• SNCIs	275	4301
• Local Nature Reserves	7	152

BUILT HERITAGE

		B&NES	Bristol	N. Somerset	S. Glos
	Conservation Areas	36*	33	35	28
	Listed Buildings	3872	2180	1062	2049
	Historic Parks & Gardens	14	8	7	7

- The City of Bath Conservation area is 1,914ha, 66% of the World Heritage Site
-

OPEN SPACE – no loss

Type of Open Space	Ha
Formal Green Space	52
Informal Green Space	173
Natural Green Space	328
Allotments	31
Play Areas	12
Sports Areas	210
Cemeteries and Burial Grounds	61
Total	867

Source: B&NES Green Space Strategy, Leisure and Amenity Services

Haycombe Cemetery, Royal Victoria Park, Keynsham Memorial Park, Kensington Meadows and Springfield Park have all received Green Flag status in 2010.

5.0 CORE OUTPUT INDICATORS

5.1 Business Development and Town Centres

Business Development

Plan Objectives

- L.8** To maintain and enhance Bath's regional, sub-regional and local importance as a centre for business and employment
- L.9** To maintain and enhance opportunities for business and employment in Keynsham and Norton Radstock
- L.10** To provide for business and industrial development in locations which respond to competitive needs, are readily accessible by a variety of means of transport and which are well related to housing areas

Plan Policies

- ET.1** Employment land overview - floorspace
- ET.2** Office development (class B1a and b)
- ET.3** Non-office business development (class B1c, B2 and B8)
- ET.4** Appropriate development proposals in the rural settlements
- ET.5** Appropriate development proposals in the countryside
- GDS.1** General development sites

National Core Output Indicators

BD1: Amount of floorspace developed by type (sqm)

BD2: Amount of floorspace by on previously developed land by type (sqm)

BD3: Employment land available by type

Data on employment floorspace development (BD1 and BD2) and future employment land supply (BD3) is presented on the following pages as part of an analysis set within the context of the strategic employment land policies of the Local Plan.

Business Floorspace Change 2001-2011

The Local Plan business development framework was developed based on the conclusions of the Business Land Requirements Study (Roger Tym & Partners and Cluttons, 2003). This provided an analysis of local employment trends up to 2011, forecasting market demand for floorspace during the period 2001-2011 within the District and its four sub-areas. The Study forecasted the need for an increase in office floorspace (B1a and b), mainly in Bath, and a managed reduction in industrial type floorspace (B1 c, B2 and B8). These forecasts are incorporated into Policy ET.1 as indicative guidance on the scale of changes which would be appropriate in employment floorspace provision. The progress being made towards these guidance figures is monitored as a means of informing planning decisions.

During the period 2001-2011 the Council is seeking **(A)** to achieve the following indicative increase in office floorspace (Class B1a and b) and **(B)** to allow for the managed reduction in industrial-type floorspace (Class B1c, B2 and B8).

(A) a net increase in office floorspace of approx 24,000 sq.m distributed as follows:

	Total	Annual Average
Bath	18,000	1,800
Keynsham	No net change	No net change
Norton Radstock	2,000	200
Rural Areas	4,000	400
B&NES Total	24,000	2,400

(B) a managed net reduction in industrial type floorspace of approx -45,000 sq.m distributed as follows:

	Allowance	Annual Average
Bath	-17,500	-1,750
Keynsham	-3,500	-350
Norton Radstock	-14,000	-1,400
Rural Areas	-10,500	-1,050
B&NES Total	-45,500	-4,550

The Council is seeking to work towards the indicative scales of change set out in Policy ET.1 through a mix of new provision, safeguarding of sites defined as core employment areas and the adoption of a criteria based approach to proposals for change on other existing employment sites.

As a means of increasing the self-sustainability of Keynsham, Policies GDS.1/K1 (Somerdale) and GDS.1/K2 (South West Keynsham) make provision for additional employment space which will be considered as additional to the above forecasts.

Office Development Key Data 2009/10

The following tables present a summary of the office floorspace supply position (in sqm) at the end of the monitoring period. Data on individual sites is available on request from the planning policy team.

Office Gains Losses and Net (BD1 and BD2)

	Gains	Losses	Net
Bath	10,234 (0)	-11,270 (0)	-1,036 (0)
Keynsham	213(0)	-1,117 (0)	-904 (0)
Norton Radstock	1,450 (0)	-281 (0)	1,169 (0)
Rural Areas	3,206 (0)	0 (0)	3,206 (0)
Total	15,103 (0)	-12,668 (0)	2,435 (0)

Note: The first figure in each column is development for the period 2001/02 – 2009/10. The figure in brackets is development during last financial year (BD1). As no development occurred in 2009/10 there is no figure for BD2, percentage of office development that took place on previously developed land (PDL).

Progress in relation to Policy ET.1

	2011 Target	Position in relation to 2011 target
Bath	18,000	-19,036
Keynsham	0	-904
Norton Radstock	2,000	-831
Rural Areas	4,000	-794
Total	24,000	-21,565

Floorspace Supply to 2011 (BD3)

	Gains	Losses	Net
Bath	2,942	-1,672	1,270
Keynsham	1,798	-140	1,658
Norton Radstock	31	-134	-103
Rural Areas	0	-1,031	-1,031
Total	4,771	-2,977	1,794

The supply figures in the above table are derived from sites with planning permission. Other land is available for office development but it is not anticipated that it will deliver any floorspace before 2011. Potential longer term sources of supply (such as existing Local Plan allocations and other opportunities identified within the Draft Core Strategy) are discussed in the commentary of page 18.

Industrial Development Key Data 2001/02 – 2009/10

The following tables present a strategic summary of the industrial floorspace supply position (in sqm) at the end of the monitoring period. Data on individual sites is available on request from the planning policy team.

Industrial Gains Losses and Net (BD1 and BD2)

	Gains	Losses	Net
Bath	1,562 (0)	-16,829 (0)	-15,267 (0)
Keynsham	0 (0)	-900 (0)	-900 (0)
Norton Radstock	7,895 (0)	-4,907 (0)	2,988 (0)
Rural Areas	5,905 (0)	-33,000 (0)	-27,095 (0)
Total	15,362 (0)	-55,636(0)	-40,274 (0)

Note: The first figure in each column is development for the period 2001/02 - 2009/10. The figure in brackets is development during last financial year. As there was no development in the monitoring period, there is no figure for BD2, percentage of industrial space developed on previously developed land.

Progress in relation to Policy ET.1

	2011 Allowance	Remaining loss capacity in relation to 2011 Allowance
Bath	-17,500	2,233
Keynsham	-3,500	2,600
Norton Radstock	-14,000	16,988
Rural Areas	-10,500	-16,595
Total	-45,500	5,226

Floorspace Supply to 2011 (BD3)

	Gains	Losses	Net
Bath	1,604	-5,300	-3,696
Keynsham	240	0	240
Norton Radstock	0	-1,031	-1,031
Rural Areas	530	0	530
Total	2,374	-6,331	-3,957

The supply figures in the above table are derived from sites where there is a likelihood that development will come forward during the next year on sites that have planning permission. Other land is available for industrial development but it is not anticipated that it will deliver any floorspace before 2011. Potential longer term sources of supply (such as existing Local Plan allocations) are discussed in the commentary of page 19.

Office Development Commentary

The Local Plan seeks to achieve a net increase in office floorspace of 24,000 sqm across the district between 2001 and 2011. Taking account of gains and losses across the monitoring period, there has been a total net gain of 2,435 sqm. No new space was developed during 2009/10.

The balance of the current stock of planning permissions suggests that during the remainder of the plan period there is the potential for an additional 1,794 sqm of space to come forward in the district. A net shortfall of around 19,771 sqm is forecast against the Local Plan target.

Bath's target of 18,000 sqm accounts for 75% of the district target. However, since 2001 office development in Bath has fallen significantly behind the rate of delivery required by Policy ET.1. Although 10,234 sqm of space has been delivered since 2001, there has been a loss of 11,270 sqm, resulting in a net loss of office space in Bath of 1,036sqm. This is an issue that future planning policy will need to address.

A range of development opportunities have been identified in central Bath and office floorspace will be delivered on part of GDS.1/B1 Bath Western Riverside. The SPD for the site promotes employment led redevelopment at BWR East. The strategy for longer term growth is outlined through the Draft Core Strategy.

The development of office space elsewhere in the District will enable the growth of local business enterprise. There has been no activity in office space development beyond Bath in this monitoring period, however there is space set to come forward.

New space is set to come forward through the final phase of construction at GDS.1/ St Peters Factory and at GDS.1/ Radstock Railway Land to contribute to the demand for space in Midsomer Norton and Radstock.

In the rural areas a small amount of office floorspace forms part of a scheme for the redevelopment of the Polestar Purnell factory in Paulton and there are some permissions for conversion from barns to offices uses.

Industrial Development Commentary

In response to forecast changes to the structure of the B&NES economy the Local Plan seeks to manage any reduction in the demand for industrial floorspace by limiting net losses to 45,000 sqm. At the end of the monitoring period a net figure of 40,274 sqm had been released from the supply showing that there is little scope for further releases of industrial land in the short term. The floorspace supply to 2011 indicates a net loss of 3,957sqm which would be within the total target net loss for the plan period.

There are important spatial variations to note across the district.

In Bath there has been no loss of industrial land this year however the rate of loss is approaching the allowance of Policy ET.1 and in the period 2001–2011 about 15,000 sqm has been released against the allowance of -17,500 sqm. In the short term, a small loss (5,300sqm) is anticipated if a planning application relating to land on the Lower Bristol Road is approved, this is pending consideration as of November 2010. In the medium to longer term much industrial floorspace will likely be released at GDS.1/B1 Bath Western Riverside as its redevelopment for housing gets underway.

In Keynsham the announcement by Cadbury Schweppes that operations will cease at Somerdale will result in the loss of a significant amount of industrial floorspace (19,000 sqm). The future of the site is not determined however the draft Core Strategy includes a policy for the area which includes mixed residential and employment development. It is therefore likely that some employment floor space will be retained at the site. Until

there is more certainty on the future of the site it is not recorded as a loss of industrial floor space.

The balance of the current stock of planning permissions in Norton Radstock indicates a short term loss in industrial floorspace in Norton Radstock through redevelopment of commercial floor space to residential in Midsomer Norton.

It should be noted that allowance for the managed release of industrial land in Policy ET.1 supposed the deletion of Policy GDS.1/V6 Old Mills as recommended by the Local Plan Inspector. However this site (13.5ha) was retained as an allocation when the Local Plan was adopted in October 2007.

Data on the rural areas almost entirely reflects activity at the former Polestar Purnell printing factory and Bath Business Park, Peasedown St John.

The printing factory closed in 2006/07 resulting in the loss of 33,000 sqm and will be redeveloped with housing and a small amount of industrial space (3,150 sqm) together will a small amount of office space.

Land remaining at Bath Business Park could yield between 4,000 and 5,000 sqm of industrial space. Without any detailed consent it is unlikely that this land will come forward before 2011.

Town Centres

Plan Objectives

- L.13** To maintain and enhance the vitality and viability of city, town and local neighbourhood and community centres in urban and rural areas
- L.14** To ensure provision of sufficient, good quality and accessible community, leisure, recreational and sports facilities and open space including improved access to the countryside.

Plan Policies

- S.4** Location of retail development
- S.5** Primary shopping frontages
- S.8** Retention of shops in district, local and villages centres
- S.9** Retention of local needs shops outside the identified centres and development of new small scale local shops
- SR.1A** Protection of playing fields and recreational open space
- SR.1B** Protection of land used for informal recreation and play

National Core Output Indicators

BD4: Total amount of completed floorspace for town centre uses within (i) town centre areas and (ii) the local authority area in sqm.

	A1	A2	A3	B1a	D2
Bath	-68.4	0	118.9	0	0
Keynsham	0	0	60	0	0
Midsomer Norton	0	0	0	0	0
Radstock	0	0	0	0	0
Total Centres	-68.4	0	178.9	0	0

The information presented does not include the Southgate development which is discussed in more detail below.

The majority of the completions relate to change of use from shops to restaurants or cafes in Bath. In the monitoring period there was a loss of 118.9 sqm of A1 in Bath due to several changes of use to A3, this is reflected in a net loss of A1.

Keynsham, Midsomer Norton and Radstock have seen minimal or no change in these uses over the period. The A3 gain in Keynsham follows the trend in Bath of change of use from retail to café.

Southgate

The Southgate redevelopment of Bath City Centre is partially opened, and when complete will yield a total of 37,567 m² retail space, including the new Debenhams department store which is trading from 11,600m². After taking account of retail floorspace that will be lost through demolition the net gain in space will be 17,000m². A

further 3,522m² of restaurant space and 2,278m² of leisure space also forms part of the redevelopment. The new Southgate was developed in three phases from autumn 2009 to autumn 2010, and is nearing completion with the final phase opening during Autumn 2010. For further details go to www.southgatebath.com.

5.2 Housing

Plan Objectives

- L.7** To meet the Districts housing needs by providing a range of housing types, including affordable homes, at locations with convenient access especially by means other than the car to employment, shops, services and other community and recreational uses

Plan Policies

- HG.1** Meeting the District housing requirement
HG.4 Residential development in the urban areas and R.1 settlements
HG.5 Residential development in the R.2 settlements
HG.6 Residential development in the R.3 settlements
HG.7 Minimum residential density
HG.7A Higher residential densities
HG.8 Affordable Housing on allocated and large windfall sites
HG.9 Affordable housing on rural exception site

National Core Output Indicators

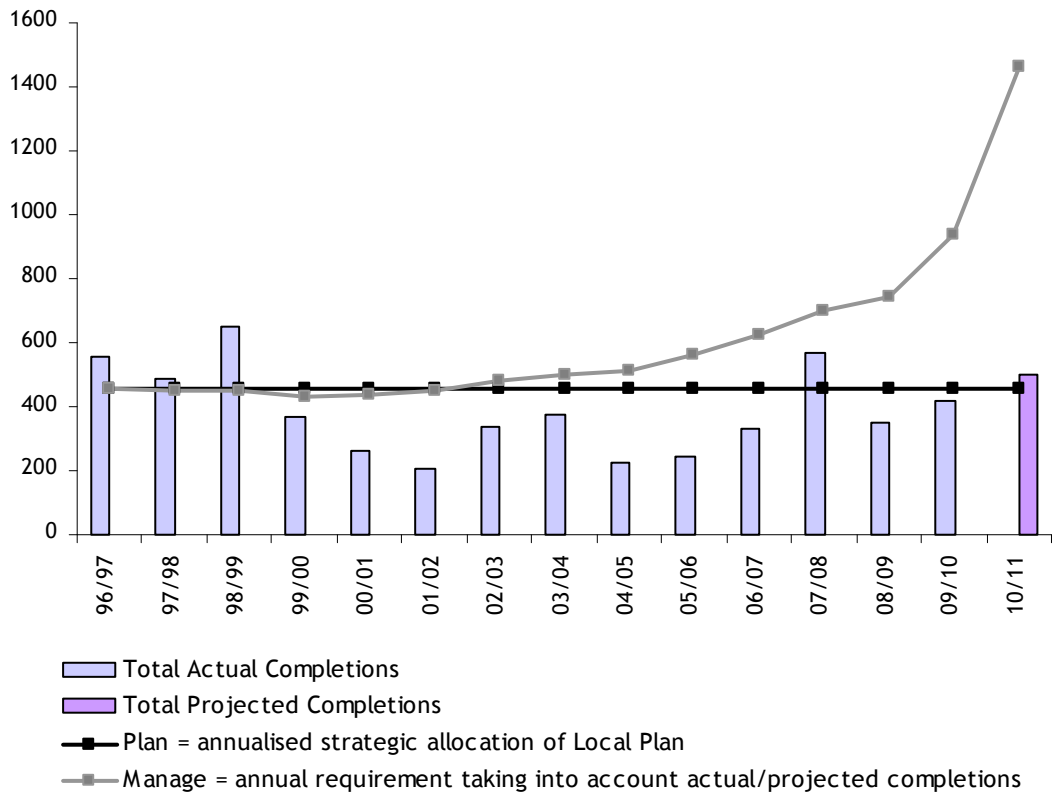
Progress against Local Plan Housing Delivery Target 1996-2011

H1(a)	Local Plan Target 1996/97 – 2010/11 (457 pa)	6,855
H2(a)	Dwellings built 1996/97-2009/10 (382.5 pa)	5,393
H2(b)	Net additional dwellings for 2009/10	420
H2(d)	Residual Requirement	1,462
H2(c)	Estimated delivery for 2010/11	500
	Estimated delivery for Local Plan Period	5,893
	Estimated shortfall	962

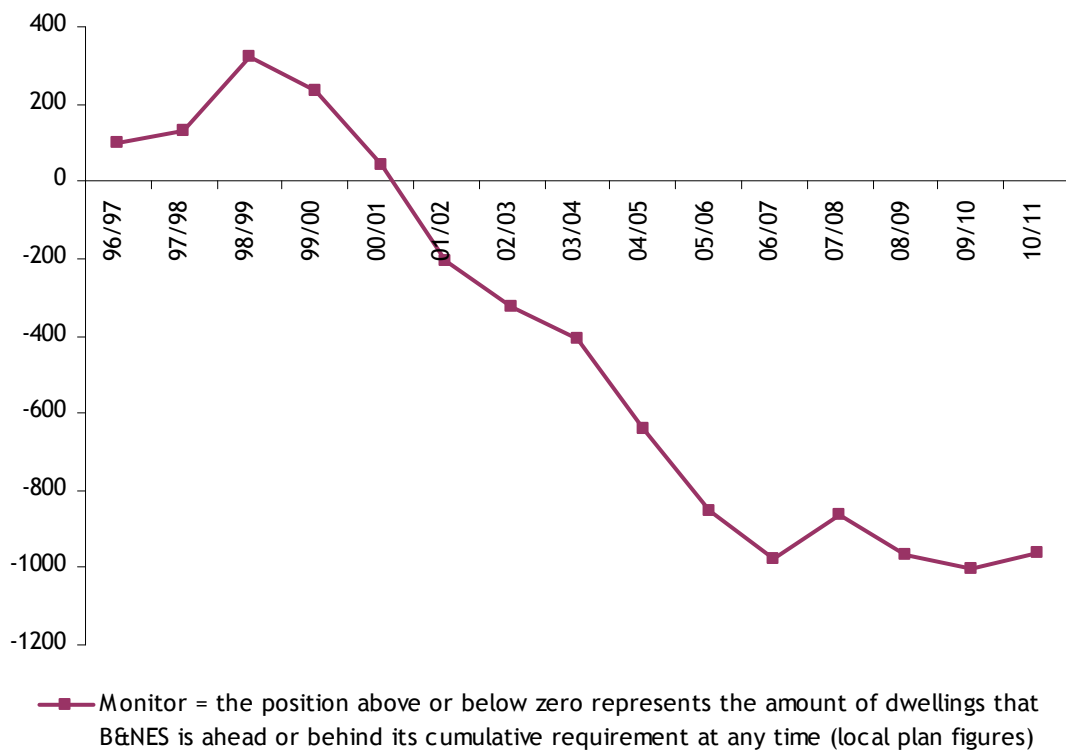
The delivery of housing is significantly behind the rate needed to achieve the requirement for the Local Plan period. A further 1,462 units are needed during the final year of the plan but only 500 units of deliverable supply have been identified. It is therefore estimated that delivery will fall short by about 962 units, meaning that only 86% of the Local Plan target will have been achieved. The two largest sites allocated for residential development in the Local Plan, GDS.1/B1 'Western Riverside' (450-600 units by 2011) and GDS.1/K2 'South West Keynsham' (500 units by 2011) units have not come forward as anticipated since its examination and adoption. This is due to the collapse in the residential housing market and delays in the securing of external funding at Bath Western Riverside, and access issues in South West Keynsham. This largely accounts for the forecast shortfall in delivery.

Parts 1 and 2 of the Local Plan housing trajectory set out housing delivery performance over the lifetime of the Plan.

Local Plan Housing Trajectory 1996-2011: Part 1



Local Housing Trajectory 1996-2011: Part 2



Commentary on Local Plan Housing Trajectory

The preparation of a trajectory allows the assessment of any future shortfall or surplus of housing over the plan period by comparing anticipated supply to planned build rates.

Part 1 of the Local Plan housing trajectory shows completions to date and anticipated completions during the remainder of the Local Plan period. These completions are set against the indicative annualised average requirement of the Local Plan. As a result of actual delivery the annual average requirement changes over time.

At the end of the 2009/10 monitoring period 5,393 dwellings had been delivered at an average annual rate of 382. In order to meet the Local Plan requirement 1,462 units will need to be delivered in 2010/11.

Part 2 of the Local Plan housing trajectory shows the housing supply position against the indicative cumulative target at any given point in time. In the context of the Local Plan requirement part 2 of the housing trajectory forecasts a shortfall of 962 dwellings by the end of the Local Plan period.

Draft Core Strategy and 5 Year Housing Land Supply

In order to assess and demonstrate the extent to which the district has a 5 housing land supply for the period 2010/11 - 2014/15, the housing trajectory must be extended to incorporate planned housing provision for the Core Strategy period 2006-26, as proposed in the Draft Core Strategy (December 2010).

Draft Core Strategy Housing Delivery Targets 2006-2026

The table below sets out the housing delivery targets for Bath and North East Somerset contained within the Draft Core Strategy (December, 2010).

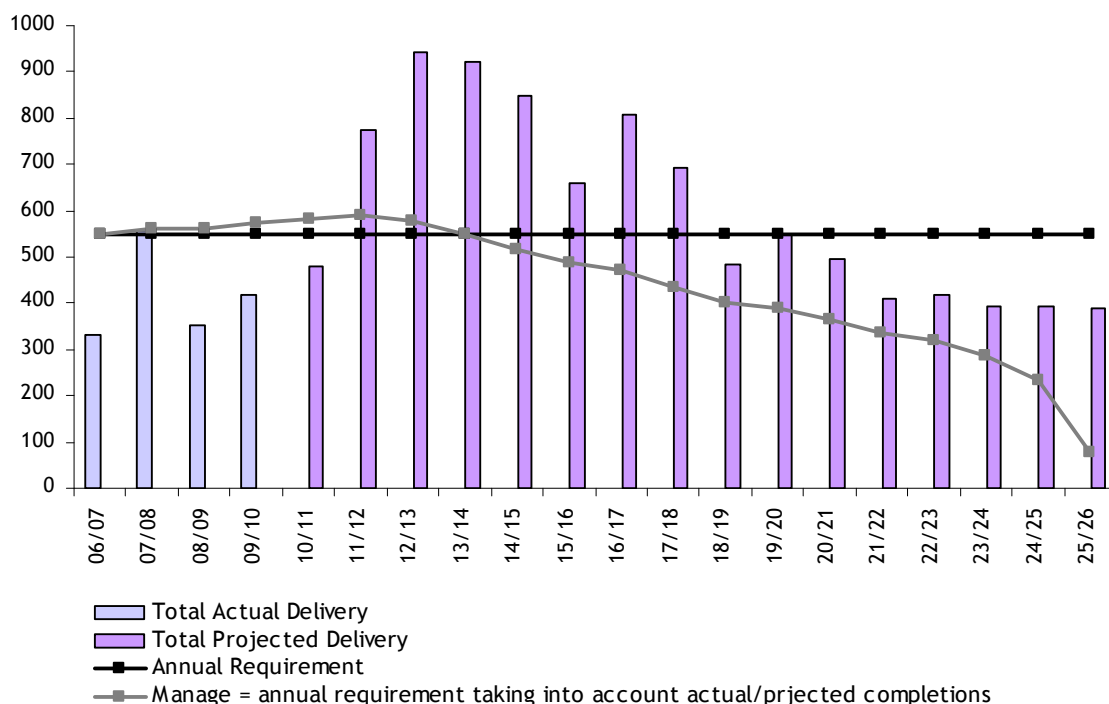
	Draft Core Strategy Total	Draft Core Strategy Annual
Bath	6,000	300
Keynsham	1,500	75
Somer Valley	2,700	135
Rural Areas	800	40
B&NES Total	11,000	550

Progress against Draft Core Strategy Housing Delivery Targets

The table below sets out delivery for the four years that have passed since 2006.

	Total Delivery	Annual Delivery	Residual Requirement	Annualised Residual Requirement
Bath	790	197.5	5,210	325
Keynsham	175	43.75	1,325	83
Somer Valley	506	123	2,194	137
Rural Areas	193	51.75	607	38
B&NES Total	1,664	416	9,336	583.5
5 Yr Requirement¹				3,796
5 Yr Deliverable Supply²				3,977
5 Yr Supply as % of 5 year Req				104.8%

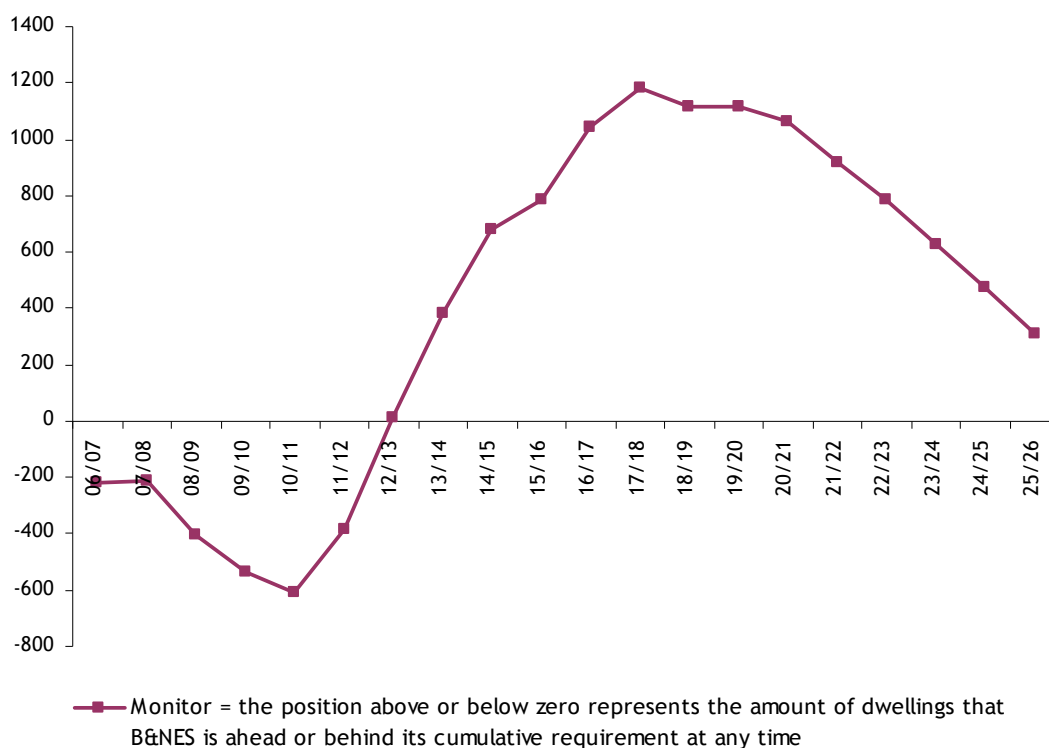
Draft Core Strategy Housing Trajectory 2006-2026: Part 1



¹ This takes into account that in order to deliver the existing Local Plan requirement, 1462 dwellings must be delivered during 2010/11. The calculation is therefore $1462 + (4 \times 583.5) = 3796$. The 'summary tab' of appendix 3 (rows 45-55) sets out the future estimates of the 5 year supply requirement and position based on projected completions.

² See Appendix 2 of SHLAA

Draft Core Strategy Housing Trajectory 1996-2011: Part 2



Commentary on Draft Core Strategy Housing Trajectory

Part 1 of the Draft Core Strategy housing trajectory shows completions to date and anticipated completions during the remainder of the Core Strategy period. These completions are set against the indicative annualised average requirement of the Draft Core Strategy Plan. As a result of actual delivery the annual average requirement changes over time.

At the end of the 2009/10 monitoring period 1,664 dwellings had been delivered at an average annual rate of 411. In order to meet the Draft Core Strategy target a further 9,336 units will need to be built at an average annual rate of 583.5.

Part 2 of the Draft Core Strategy housing trajectory shows the housing supply position against the indicative cumulative target at any given point in time. At the end of 2009/10, housing delivery was 536 units behind the indicative cumulative requirement of 2,200 (550 x 4) for the first four years of the plan period. Put another way housing delivery in B&NES is about one year behind schedule (536/550 = 0.97 years). However, forecasts of delivery during forthcoming years suggest that delivery will get back on track by 2013/14.

Assessment of 5 year housing land supply (1st April 2010 – 31st March 2015)

In the absence of an adopted Core Strategy the remaining housing delivery requirement of Local Plan (1,462) remains part of the development plan for Bath and North East Somerset for 2010/11. This is year 1 of the current 5 year housing land supply period.

The residual Local Plan requirement for 2010/2011 (1,462) is higher than the residual average annual requirement of the Draft Core Strategy. This is now 583.5 per annum, having been 550 at the beginning of the Core Strategy period. This difference has been taken into account in identifying the level of housing provision to be delivered over the next 5 years.

The 5-year requirement is therefore calculated as being $1462 + (4 \times 583.5) = 3,796$.

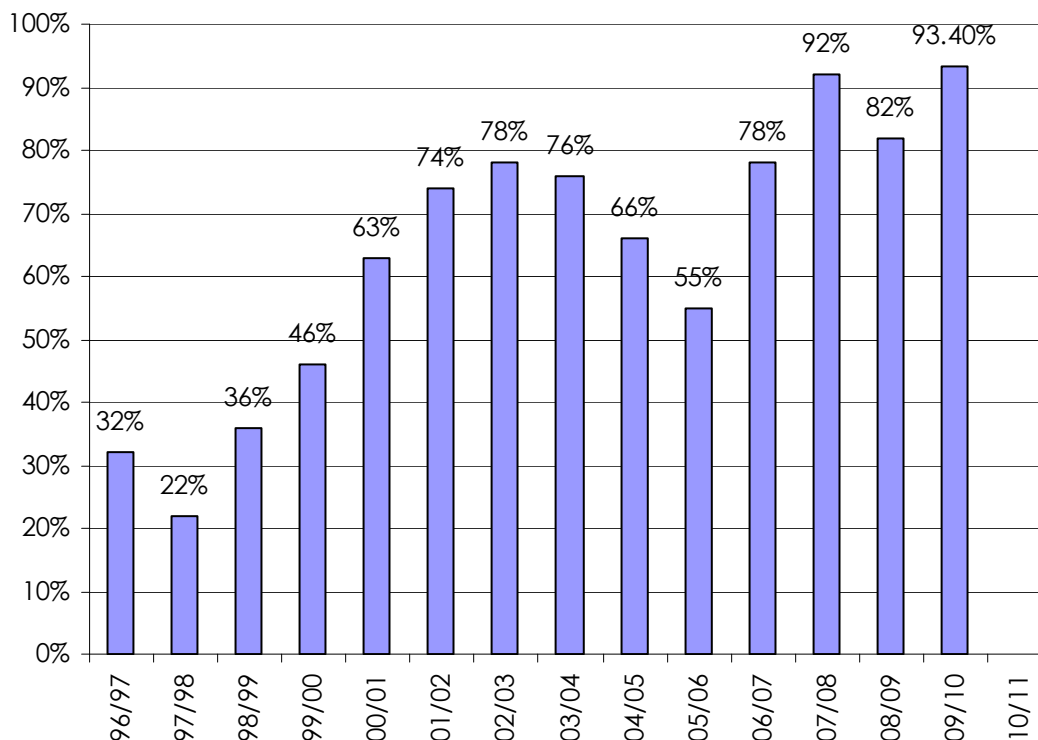
The detailed housing trajectory of the Strategic Housing Land Availability Assessment, suggests that the deliverable supply for the next 5 years is 3,768 – meaning that B&NES can demonstrate 99.26% of its 5 year land supply

A Summary of the SHLAA trajectory is presented below.

		Achievability			
		Built	Deliverable	Developable	
	Total	2006/07- 2009/10 Years 1-4	2010/11 – 2014/15 Next 5 yrs	2015/16 – 2019/20 Further 5 yrs	2020/21 – 2025/26 Final 6 yrs
Bath	6,212	790	1373	1863	2186
Keynsham	1,636	175	669	742	50
Somer Valley	2,641	506	1597	479	59
Rural Areas	800	193	338	150	119
B&NES TOTAL	11,289	1664	3977	3234	2414

H3: Percentage of new and converted dwellings on previously developed land

This indicator reports on gross completions (new build dwellings plus gains from change of use and conversions) on brownfield sites as a percentage of all gross completions.



For 2000/10, 94.4% is calculated thus (438 divided by 464).

H4: Net additional pitches (Gypsy and Traveller)

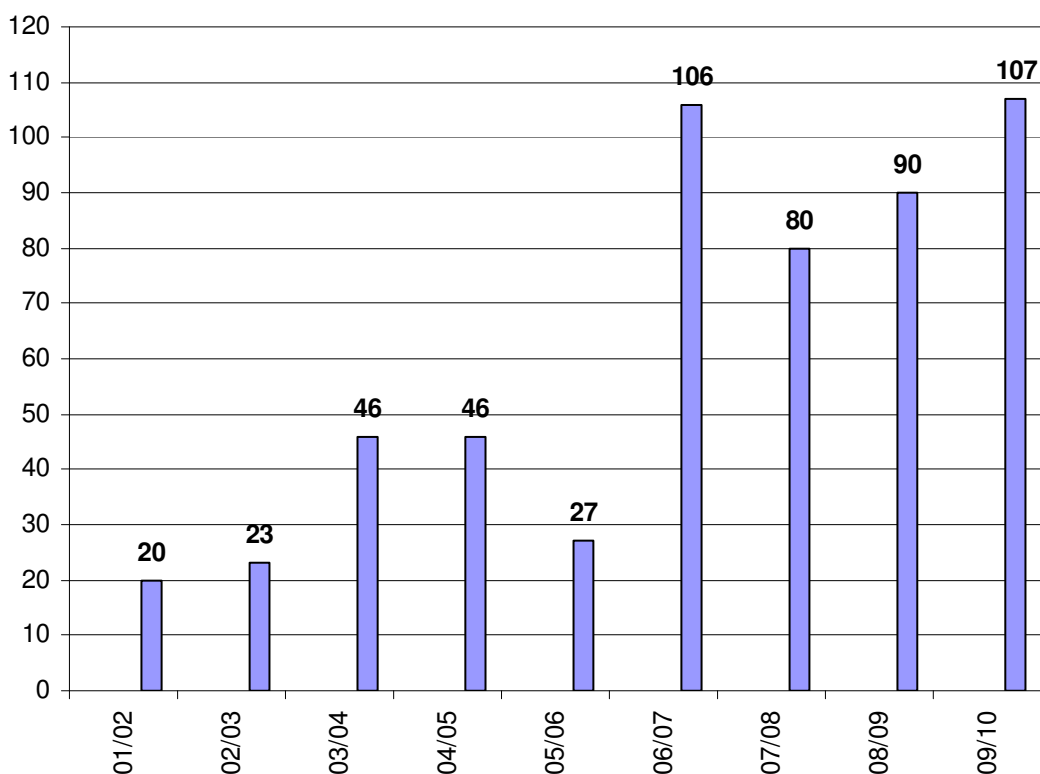
Under review.

H5: Gross Affordable Housing Completions

Policy HG.8 of the Local Plan seeks to secure the provision of 35% affordable housing before determining applications for planning permission in the following circumstances:

In Bath, Keynsham, Norton-Radstock, Saltford, Peasdown St. John and Paulton where permission is sought for 15 dwellings or more or the site has an area of 0.5ha or more. In settlements where the population is 3000 or below, where permission is sought for 10 dwellings or more or the site has an area of 0.5ha or more. The Local Plan also includes a rural exception site policy (HG.9)

Affordable housing totals represent the change in the stock resulting from new builds, conversions, acquisitions and demolitions. The totals do not take account of losses through right-to-buy. Affordable housing includes both social-rented housing and intermediate housing.



H6: Housing Quality – Building for Life Assessments

The indicator has been introduced to show the level of quality in new housing development. It measures the number and proportion of total new build completions on large housing sites (10 units or greater) reaching very good, good, average and poor ratings against the CABE 'Building for Life' criteria.

Assessments of the qualifying 5 sites have been completed. The following table represents the number of sites (from the total of 5) against each score.

Building for Life Assessments

Building for Life score	Poor (score 0-10)	Average (score 11-13)	Good (score 14-15)	Very good (16-20)
Number of sites	1	2	2	

These assessments are based on site visits and information supplied to support the planning application as made available online. The assessments have been undertaken by accredited Building for Life Assessors working within Planning Services. Detailed assessments are available to view on request from the Planning Policy Team.

This is the second reporting year that the information has been available. There is significant improvement from the average/poor scores reported in the last monitoring period.

Two schemes received an 'average' score and 2 schemes a 'good' score. This is particularly commendable as the planning permissions for these sites were approved at a time when there was no requirement to assess schemes against the Building For Life criteria at the application stage. The success of Building for Life assessments relies on information submitted with the planning application and missing information can lead to poor scoring which has been the case in the site that received an overall 'poor' score.

Scores should improve further in the future as the draft Core Strategy requires that all major schemes should reach a 'good' score. Building For Life assessments will continue to be carried out on completed residential sites over 10 dwellings and the results monitored. The impact of setting a 'good' standard through the draft Core Strategy will therefore not be seen for some years, but it should result in a higher number of completed 'good' or 'very good' schemes in the future. Information gathered through the AMR will be useful baseline information for assessing this impact.

5.3 Environmental Quality

Flood Protection and Water Quality

Plan Objectives

E. 6 To maintain and improve the quality of water resources necessary for the well being of the natural environment and for Consumption

Plan Policies

NE.13 Water Source Protection Areas
 NE.13A Bath Hot Springs
 NE.14 Flood Risk

National Core Output Indicators

E1: Number of planning permissions granted contrary to the advice of the Environment Agency on:

There have been changes to the way that the Environment Agency record this data. It is now only **major** applications that are included, there has therefore been a fall in total numbers of applications considered by the EA in comparison to previous reporting years.

(i) Flood defence grounds

Environment Agency's comments on major planning applications 2009/10

Number of applications commented on by EA on flood risk grounds during 2009/10	6
• PPS25/TAN15 – Request for FRA/FCA	
• Unsatisfactory FRA/FCA submitted	5
• Loss/Restricted Access to Watercourse	1
Approvals for development subject to EA requested conditions to mitigate flood risk	-
Approvals for development following satisfactory receipt of EA requested flood risk assessment	-
Refusals in line in EA advice	-
Approvals contrary to EA advice	-
Still pending decision at 31 st March 2009*	-

(ii) Water quality grounds

Environment Agency's comments on planning applications 2009/10

Number of applications commented on by EA on water quality grounds during 2009/10	-
• Insufficient info- water quality	-
Approvals contrary to EA advice	-

Biodiversity

Plan Objective

E.6 To secure the effective stewardship of the area's biodiversity (wildlife and habitats), and geology

Plan Policies

NE.8 Nationally important wildlife sites
 NE.9 Locally important wildlife sites
 NE.10 Nationally important species and habitats
 NE.11 Locally important species and habitats
 NE.12 Natural features: retention, new provision and management
 NE.15 Character, amenity and wildlife value of water courses

National Core Output Indicators

E2: Change (losses or additions) in areas of biodiversity importance,

Areas of biodiversity importance are recognised in the Local Plan and emerging Core Strategy for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. This includes (SSSIs, sites of importance for Nature Conservation and other local sites.

'Change' is considered in terms of the impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares). Regional targets for biodiversity priorities are compiled by regional biodiversity partnerships, reflecting those in the national biodiversity action plan and those agreed by local biodiversity partnerships at the sub-regional level.

Change in priority habitats	
Priority habitats	No change to ha

Change in areas designated for intrinsic environmental value	
International significance	No change to ha
National significance	No change to ha
Regional significance	No change to ha
Sub regional significance	No change to ha
Local significance	No change to ha

Renewable Energy

Plan Objective

E.5 To conserve and reduce the consumption of non-renewable resources, including green field land, soils, minerals, water and fossil fuels

Plan Policies

ES.1 Renewable Energy Proposals
 ES.3 Development involving gas and electricity supplies

National Core Output Indicators

E.3: Renewable Energy Generation

Types	M'watts of Energy	M'watts of Heat
Wind: onshore	0	0
Solar photovoltaics	0	0
Hydro	0	0
Landfill gas	0	0
Sewage sludge digestion	0	0
Municipal (and industrial) solid waste combustion	0	0
Co-firing of biomass with fossil fuels	0	0
Animal biomass	0	0
Plant biomass	0	0
Total	0	0

Renewable energy in B&NES is currently only generated by small scale householder installations. There are currently no major developments/installations with planning permission.

Policy ES.1 of the B&NES Local Plan allows for the consideration of proposals to develop large installations such as wind turbines, but the Areas of Outstanding Natural Beauty and World Heritage Site designations will provide major constraints on their siting.

In order to assess the local viability of Core Strategy policies and targets on renewable heat, renewable electricity, building-integrated and on-site renewable energy and sustainable construction standards (residential and non residential); a renewable energy study has been commissioned and is available to view on our website. This study informs the draft Core Strategy.

This indicator can be bundled with other national indicators to provide wider information relating to climate change including; NI 185 Co₂ reduction from Local authority operations; NI 186 Per capita reduction in Co₂ emissions in the LA area; and NI 188 Planning to Adapt to climate change.

5.4 Minerals

Plan Objectives

- E.5 To conserve and reduce the consumption of non-renewable resources including Greenfield land, soils, minerals, water and fossil fuels

Plan Policies

- M.4 Planning applications for mineral extraction involving the production of secondary and recycled aggregates
- M.6 Planning applications for mineral extraction involving the production of primary aggregates

National Core Output Indicators

M1: Production of primary land won aggregates (tonnes)

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Crushed rock						
Sand and gravel						
Total	10,000	No data	No data	No data	No data	

M2: Production of (i) secondary and (ii) recycled aggregates

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Tonnes	Nil	Nil	Nil	Nil	Nil	

Recycled aggregate is construction, demolition and excavation waste recycled for use as aggregate.

5.5 Waste

Plan Objectives

L.4 To provide for the safe and sustainable management of waste

Plan Policies

WM.1 Development of waste management facilities
 WM.5 Development of materials recovery facilities and/or waste transfer stations
 WM.7 Development of waste recycling centres
 WM.8 Composting facilities
 WM.9 Community composting facilities
 WM.10 Thermal treatment with energy efficiency
 WM.12 Landfill
 WM.13 Landraising

National Core Output Indicators

6a: Capacity of new waste management facilities

The regeneration of Bath Western Riverside for housing will mean the Council's central waste management facilities at Midland Road, Bath may need to be relocated. Options are being considered for these facilities which comprise a transfer station, a public recycling centre and a refuse and cleansing depot. As a Waste Planning Authority the Council has a statutory responsibility to allocate sites suitable for the treatment of municipal, commercial and industrial waste arisings within the District.

The Local Plan sets out the Council's land-use policies for waste management whilst making provision for the development of new sites at Keynsham (allocated site GDS.1/K3 (Broadmead Lane). The Council is also preparing a Joint Waste Core Strategy DPD with neighbouring unitary authorities to ensure that the approach is coordinated and provide realistic and economical solutions. The West of England Joint Waste Core Strategy (JWCS) was submitted to the Secretary of State on 30 July 2010 and the Examination in Public took place in November 2010.

6b: Amount of household waste arising, and managed by management type and the percentage each management type represents of the waste managed

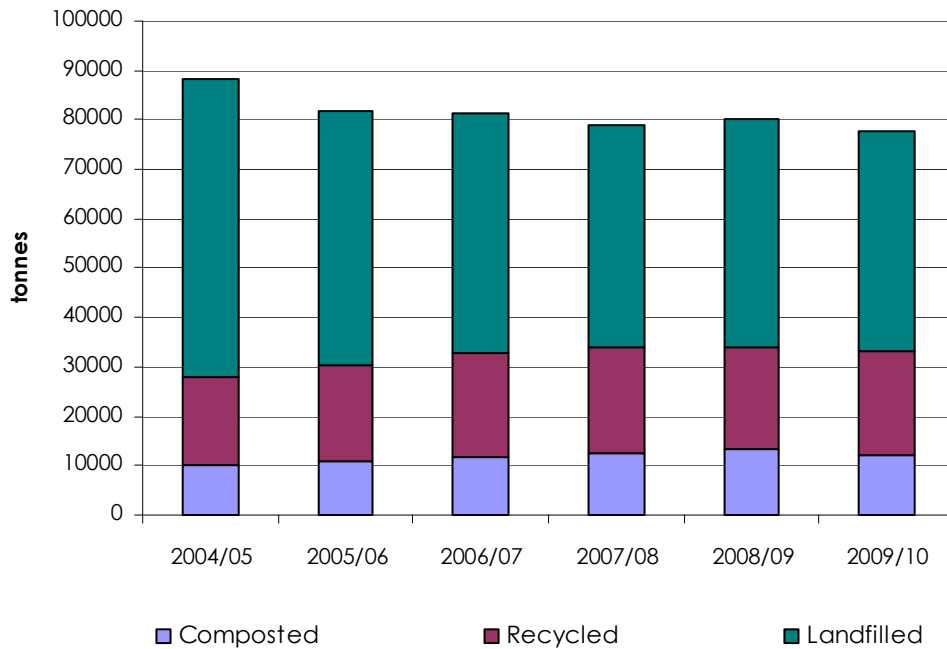
Amount of household waste arising and managed by type

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Total household waste	88,470	81,753	82,081	79,430	80,040	77,779
Composted	10,207	10,897	11,687	12,647	13,540	12,221
Recycled	17,812	19,326	21,001	21,464	20,550	20,817
Landfilled	60,359	51,430	48,713	44,942	46,150	44,579

The percentage each management type represents of the waste managed

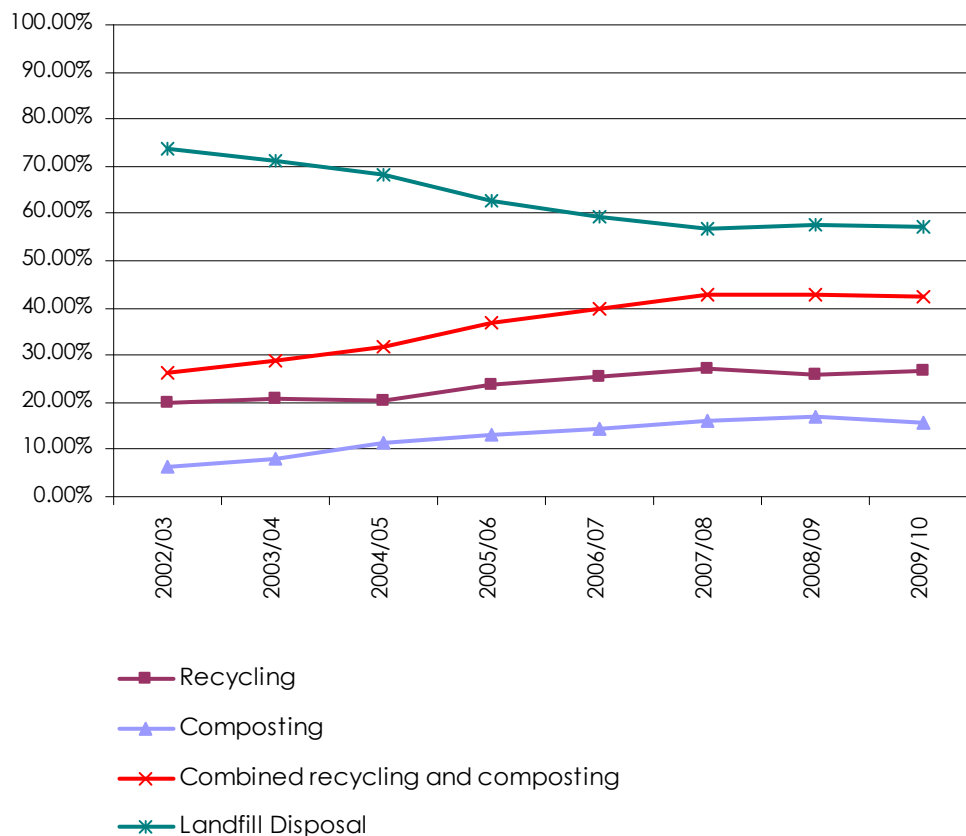
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Composted	11.54%	13.33%	14.24%	15.92%	16.92%	15.71%
Recycled	20.13%	23.64%	25.59%	27.02%	25.67%	26.76%
Composted + Recycled	31.67%	36.97%	39.89%	42.94%	42.59%	42.47%
Landfilled	68.23%	62.91%	59.35%	56.58%	57.66%	57.31%

Amount of household waste arising by type



The small increase in total household waste in 2008/09 was due to a reclassification of some types of waste from commercial to domestic, for example waste from charities and nursing homes is now classified as domestic waste. In this reporting period the total amount of household waste has decreased by about 3%, however the percentage split between the methods of waste disposal (landfill, composting and recycling) has remained fairly constant.

The percentage each management type represents of the waste managed



5.6 Transport

Plan Objectives

- T.1** To co-ordinate development and transport measures to reduce car-usage and to ensure alternative forms of transport are available in an integrated way
- T.2** To increase accessibility by a choice of means of transport, cycling and walking
- T.3** To maximise the safety of all types of movement
- T.4** To reduce the adverse impacts of all forms of travel on the natural and built environment

Plan Policies

- T.1** The integration of development and transport
- T.24** Development Control
- T.26** On-site servicing and parking

The four Councils in the West of England Partnership area have produced a Joint Local Transport Plan (JLTP) which covers the period from 2006 to 2011. It includes a range of integrated strategies to tackle congestion, improve road safety, air quality and accessibility, and enhance the overall quality of life of all people living and working in the West of England. The JLTP indicators are monitored in an annual progress report which is published on the West of England website:

<http://www.westofengland.org/transport/joint-local-transport-plan/joint-progress-report-2010>

Local Indicators

Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre

	2005/06	2006/07	2007/08	2008/09	2009/10
GP	76%	90%	At least 83%	98.36%	93.00%
Hospital	36%	37%	23%	89.92%	77.00%
Primary School	84%	91%	At least 83%	99.16%	98.00%
Secondary School	81%	90%	At least 83%	93.28%	89.00%
Employment	83%	90%	At least 83%	97.48%	90.00%
Major Retail Centre	78%	94%	At least 83%	94.96%	96.00%

The percentage of new residential development within 30 minutes of all these facilities has fallen since the last monitoring period. This is largely due to higher completions in Midsomer Norton, Radstock and the rural areas than in previous years, where access is not as comprehensive as in Bath. The higher proportion of completions in these parts of the District outside of Bath has translated to these lower percentages.

Please note: data on this indicator was incomplete for the reporting period 2007/08 and as such assumptions were made based on the completions for the urban areas of the District. In addition the increase in access to a hospital since 2007/08 is due to more

recent data which includes access to all hospitals in the West of England area, without restricting it to just the RUH.

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