

# B&NES Enterprise Area & proposed Enterprise Zone

PDS Panel  
Tuesday 1st March 2016

# Bath Enterprise Area

The Bath Enterprise Area will realise the Council's ambitions to bring forward development within Bath.

The Council's ambitions for the sites are informed by;

- » The Core Strategy,
- » The Economic Strategy,
- » The Council's Financial plan,
- » The Placemaking Plan, and;
- » The Bath Riverside Enterprise Area Masterplan

# Bath Enterprise Area

## Continued delivery across the EA:

### Council owned sites

- » Bath Quays Waterside (flood alleviation)
- » Bath Quays South
- » Bath Quays North
- » The Cattlemarket/Cornmarket site

### Non-Council owned sites

- » Bath Western Riverside (BWR)
- » Sydenham Park
- » Bath Press
- » Roseberry Place

# Bath Quays Sites

## Bath Quays Waterside

- » Scheme jointly promoted by B&NES and the Environment Agency
- » Project will remove key sites from the floodplain and deliver a new riverside park
- » Enablement works underway with construction commencing in March. Works will be completed by the end of 2016.

## Bath Quays North

- » *“The Council’s flagship regeneration project; it...will help to redefine the city’s economic profile”*
- » Mixed use scheme delivering up to 30,000 sq m of office, retail and residential development with parking provision.
- » Council is committed to job and business rate growth through City Deal
- » Council to participate in development on Bath Quays North to ensure delivery of key objectives around business rates and job growth
- » Formal procurement of Joint Venture (JV) partner through OJEU process to occur during 2016.

# Bath Quays Sites

## Bath Quays South

- » Dialogue continues with BMT relating to their interest in acquiring the former Newark Works site (Bath Quays South.)
- » TCN have announced their intention to refurbish the Newark Works building fronting Lower Bristol Road to deliver around 30,000 sq ft of creative workspace
- » A pre-app has been submitted and planning applications are expected during 2016.

## Bath Quays Bridge

- » An international design competition was undertaken to appoint an architect to design the bridge link between BQN and BQS.
- » Marc Mimram was selected as the winning practice
- » A children's competition run alongside the main competition was extremely well received – receiving 70 entries from local children.

# Bath Quays Bridge

**BRIDGE 150 BRIDGE TOP TRUMPS**



Bridge name: *The Sydney Bridge*

What: <i>Arch</i>	TOP TRUMP SCORES
Where: <i>River</i>	Beauty:
Who: <i>Sydney Ella Dix</i>	Use:
How: <i>Metal and stone</i>	Strength:
	Long lasting:
	Length:

Fascinating Facts:  
*At night the lights on the arches light up. The road is for cars, buses, cyclists and people.*

@ArchCentre [www.archi...](http://www.archi...)



# The Cattlemarket

- » Development interest in the site remains and the Council has received approaches from parties interested in developing the site
- » The site is complex and sensitive and the Council is keen to see the comprehensive redevelopment of the wider site, including the Hilton
- » Work is ongoing to consider how best to realise this ambition in an appropriate timeframe and within the context of development in the wider city

## Other EA sites:

### BWR/Sydenham Park

- » BWR continues to deliver new residential development.
- » The replacement Destructor Bridge is expected to be landed in the week preceding the Easter bank holiday.
- » Ediston's Pinesgate scheme was approved by committee on 10<sup>th</sup> Feb.
- » Council Officers continue to engage with landowners regarding the redevelopment of the wider Sydenham Park area.

### Bath Press

- » Permission has been granted for a residential-led redevelopment incorporating a small amount of office provision.

### Roseberry Place

- » Has been granted planning permission for a scheme incorporating residential, retail and employment uses.



# Bath Enterprise Area

## Funding:

- » The Bath Enterprise Area programme has provisional approval within the capital programme as approved by Council in February
- » Full budget approval will be sought during 16/17 in order to allow the programme to progress to meet the Council's ambitions in the timeliest manner.
- » The Bath Quays' programme has attracted significant funding from;
  - » Local Growth Fund (LGF) - £10m
  - » City Deal Economic Development Fund (EDF) - £25m
  - » Cycle City Ambition Fund (CCAF2) – circa £3.2m

# Bath EA Delivery timetable

Site	Delivery
Bath Quays Waterside flood alleviation works	Commence March 2016 Completion end of 2016
Bath Quays North	Procurement during 2016 Commence 2018 Completion 2021+
Bath Quays South	Planning application anticipated in 2016 Development expected through 2017
Bath Quays Bridge	Planning application in 2016 Delivery TBC
Cattlemarket	TBC
BWR	Ongoing delivery
Sydenham Park	TBC – long term project
Bath Press	Commencement expected 2016
Roseberry Place	TBC

# Proposed Enterprise Zone

## Proposed Enterprise Zone

- » BATH CITY RIVERSIDE ENTERPRISE AREA
- » Explore option convert to EZ status
  
- » A367 CORRIDOR & SOMER VALLEY
- » Would target the area most in need of regeneration following major factory closures / relocations ie : Polestar / Alcan / Welton Bibby Baron.
- » Primary site, Old Mills
- » Secondary sites to be assessed
  - » Midsomer Norton town centre as the area's market town;
  - » Welton Bibby Baron site; and
  - » Expansion of the Bath Business Park at PstJ as an overspill location for Bath companies facing relocation from river corridor

## **EZ Incentives**

- Local Enterprise Partnerships retaining 100% of business rate growth for 25 years..
- A business rate discount for occupiers.
  - Central government will reimburse a 100% discount for five years up to the maximum state aid *de minimis*.
- Radically simplified planning approaches for the zone
- Support to ensure that superfast broadband is rolled out throughout the zone,.
- Enhanced capital allowances (instead of business rate discounts) for plant and machinery, in a limited number of cases, where there is a strong focus on manufacturing.
- Tax Increment Finance to support the long term viability of the area.
- UKTI support for inward investment or trade opportunities in the zone.

# Site Analysis

LOCATION	SIZE	USE ASSUMPTIONS	NOTES	RV UPLIFT to 2040 £m
Old Mills	13.5ha	45,000sqm of B1/B2/B8 employment	Allocated employment site with infrastructure constraints which will require investment.	£19.8
			A 'mid-range' scenario, 50 / 50 split offices & B2/B8, 4,000 office jobs and 600 B2/B8 jobs.	
Welton Bibby Baron	5.6ha	Residential + 10,000sqm retail & 10,000sqm B1/ B2 employment	Regeneration of vacant industrial site.	£5.039
MSN Town Centre		Residential & A1 / A3 uses	Includes redevelopment of South Road car park and Palladium/Brewery Area.	£3.065
Radstock College		New Construction Skills Centre + new Business centre	Business centre to replace existing college use.	Tbc
Charlton Timber Yard		Residential & 2500sqm retail	Regeneration of vacant retail site	£1.833
Rymans		Residential & health centre	Health centre requirement for town centre, site not yet confirmed.	£0.235
Existing Industrial sites: Westfield Haydon Midsomer Norton Enterprise Park Bath Business Park Welton Hollow		B1, B2, B8	Infill of existing employment sites.	£5.67
<b>TOTAL</b>				<b>£35.64</b>

# Timeline & Next Steps

Feb 2016	Commence Analysis of Bath Riverside and Somer Valley EZ
29 Feb 2016	Draft Memorandum of Understanding by Local Enterprise Partnership reps
31 March 2016	Memorandum of Understanding signed by Local Enterprise Partnership and returned to DCLG for Minister's signature
July / August 2016	Analysis of Bath Riverside and Somer Valley EZ completed
Sept 2016	Sign Off by B&NES & LEP of final site allocations & business rate baselines
14 December 2016	Deadline for Enterprise Zones commencing in April 2017 to provide maps/details of incentives sought and commencement dates for each site.
February 2017	Regulations for commencing incentives drafted and laid (ECA regulations are laid in April)
1 April 2017	Delivery of EZ activity
Sept 2017	Enterprise Zone Delivery Plan submitted to Secretary of State