

Bath & Somer Valley Enterprise Zone Update

**Planning, Housing & Economic Development
Policy Development & Scrutiny Panel
1ST November 2016**

Proposed Enterprise Zone 2015

Autumn Statement 2015

- Bristol, Bath & Somer Valley Enterprise Zone announced

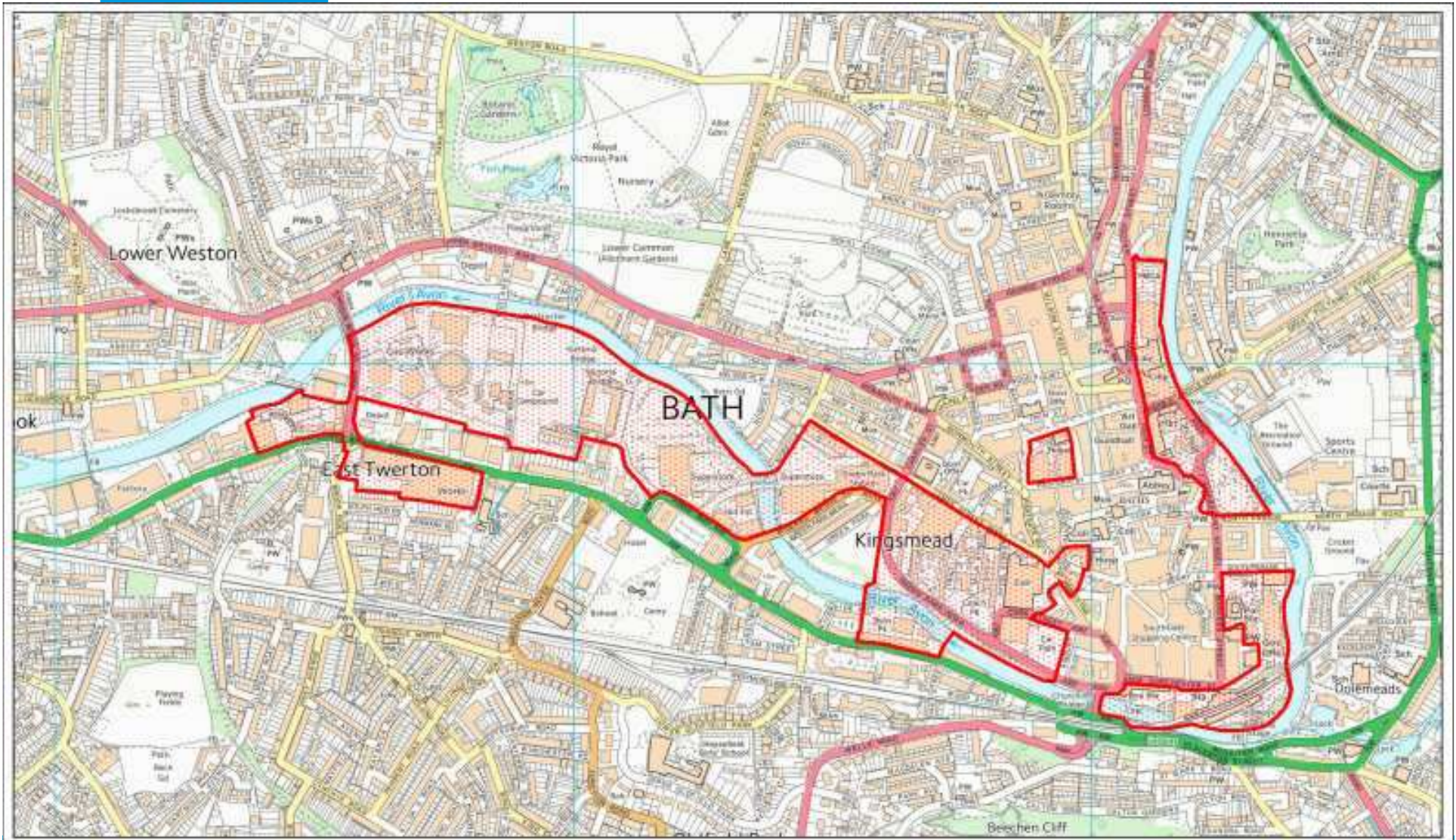
Bath City Riverside Enterprise Area

- Convert to EZ status & include Roseberry Place site
- Build on economic benefits by including a wider boundary taking in surrounding rural areas and market towns

A367 Corridor and Somer Valley

- Targets the area most in need of regeneration following major factory closures / relocations ie : Polestar / Alcan / Welton Bibby Baron.
- Primary site – allocated employment land at Old Mills

Bath Enterprise Zone



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Old Mills MSN



Enterprise Zone Proposed Expansion

Business Case

- address market constraints & economic vulnerability
- Promote employment provision in accessible development locations emerging from the WofE JSP
- Enable improved broadband provision
- Focus new investment through clustering & agglomeration benefits

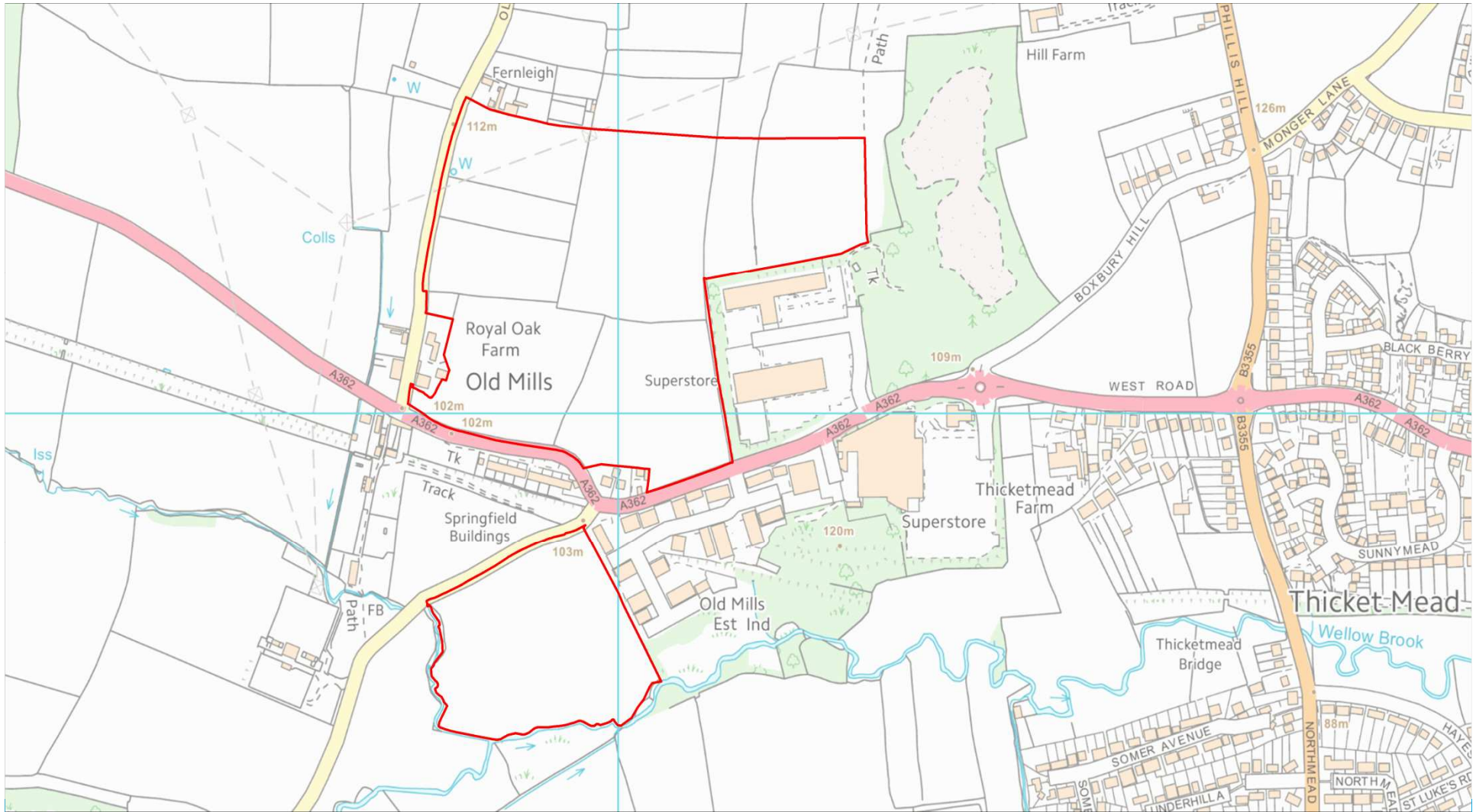
Somer Valley

- Consolidation of Old Mills
- Brownfield sites at Welton Bibby Baron / Welton Hollow
- Completion of existing employment sites
 - Bath Business Park / Westfield / Midsomer Enterprise Park

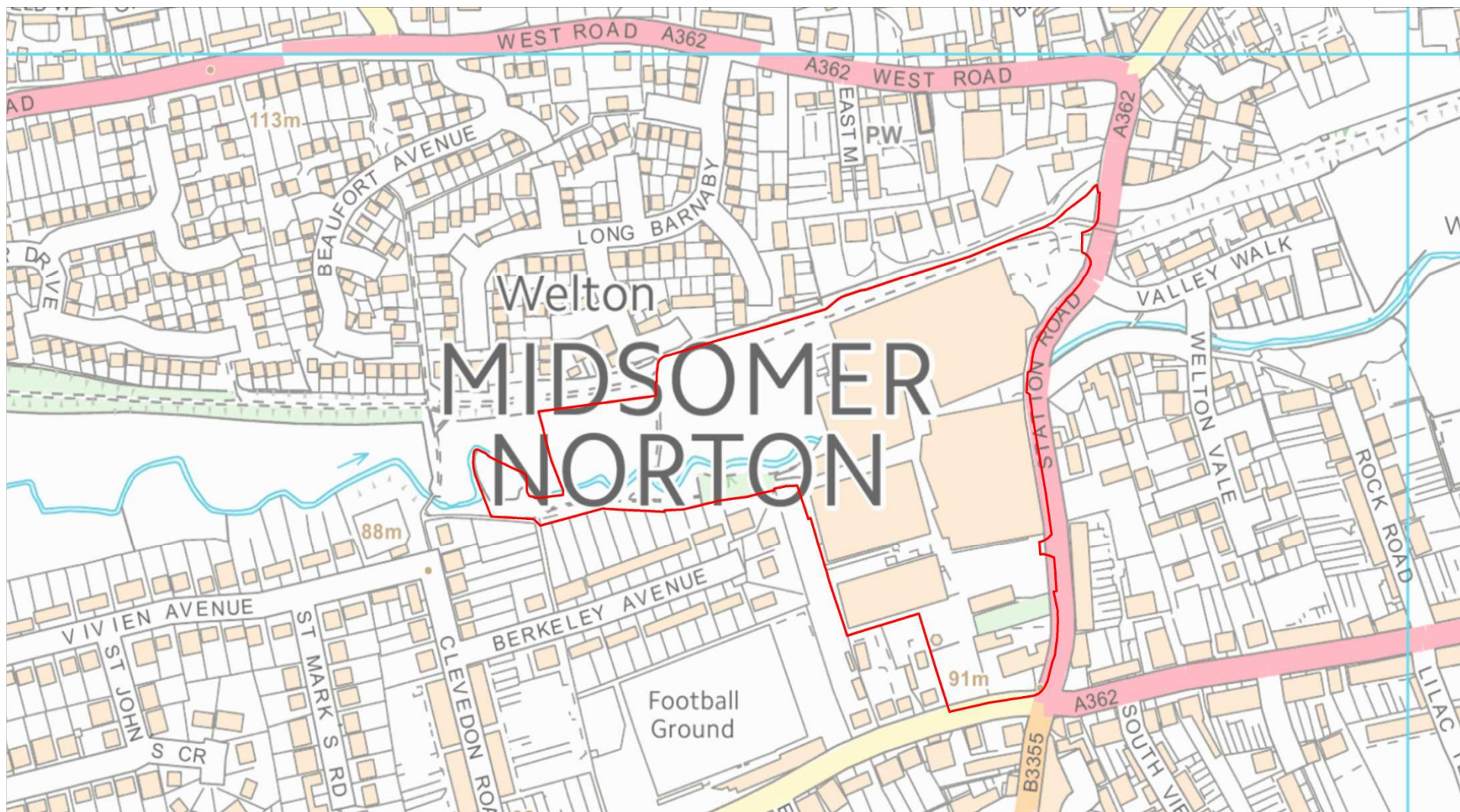
Keynsham

- Allocated sites at Somerdale & A4 East of Keynsham
- Keynsham Peninsula employment land

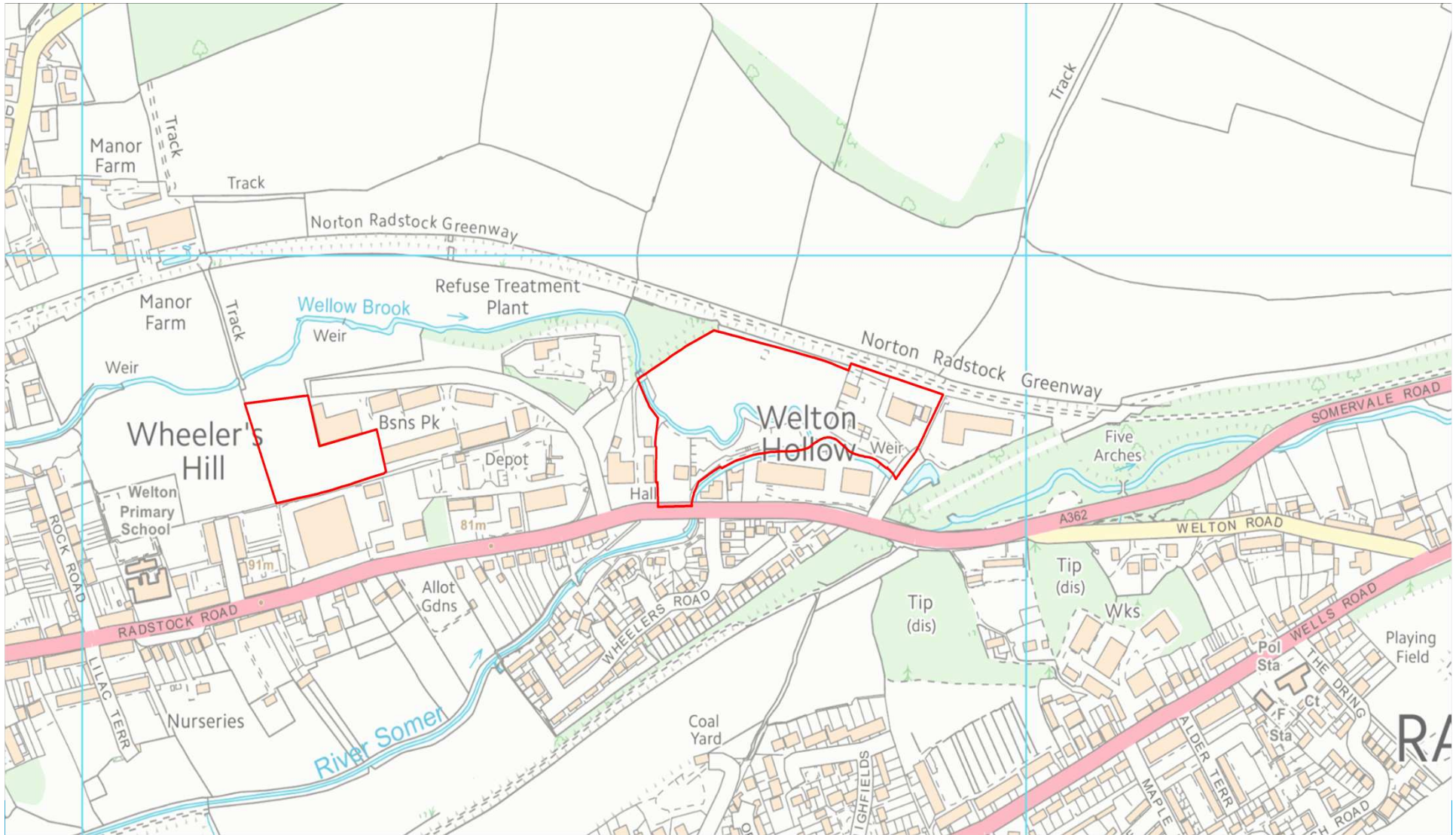
Old Mills Enterprise Zone



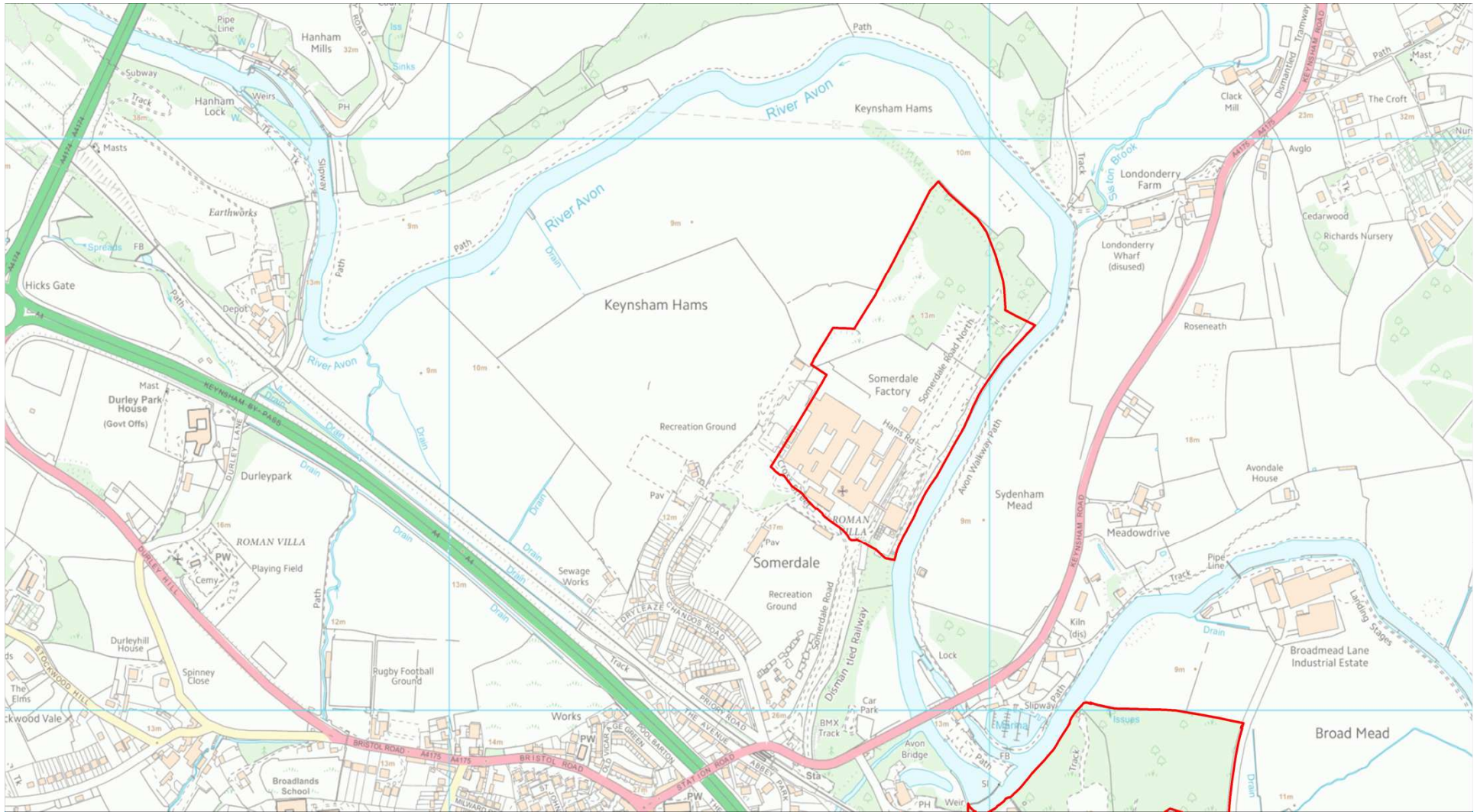
Welton Bibby Baron MSN



Welton Hollow MSN

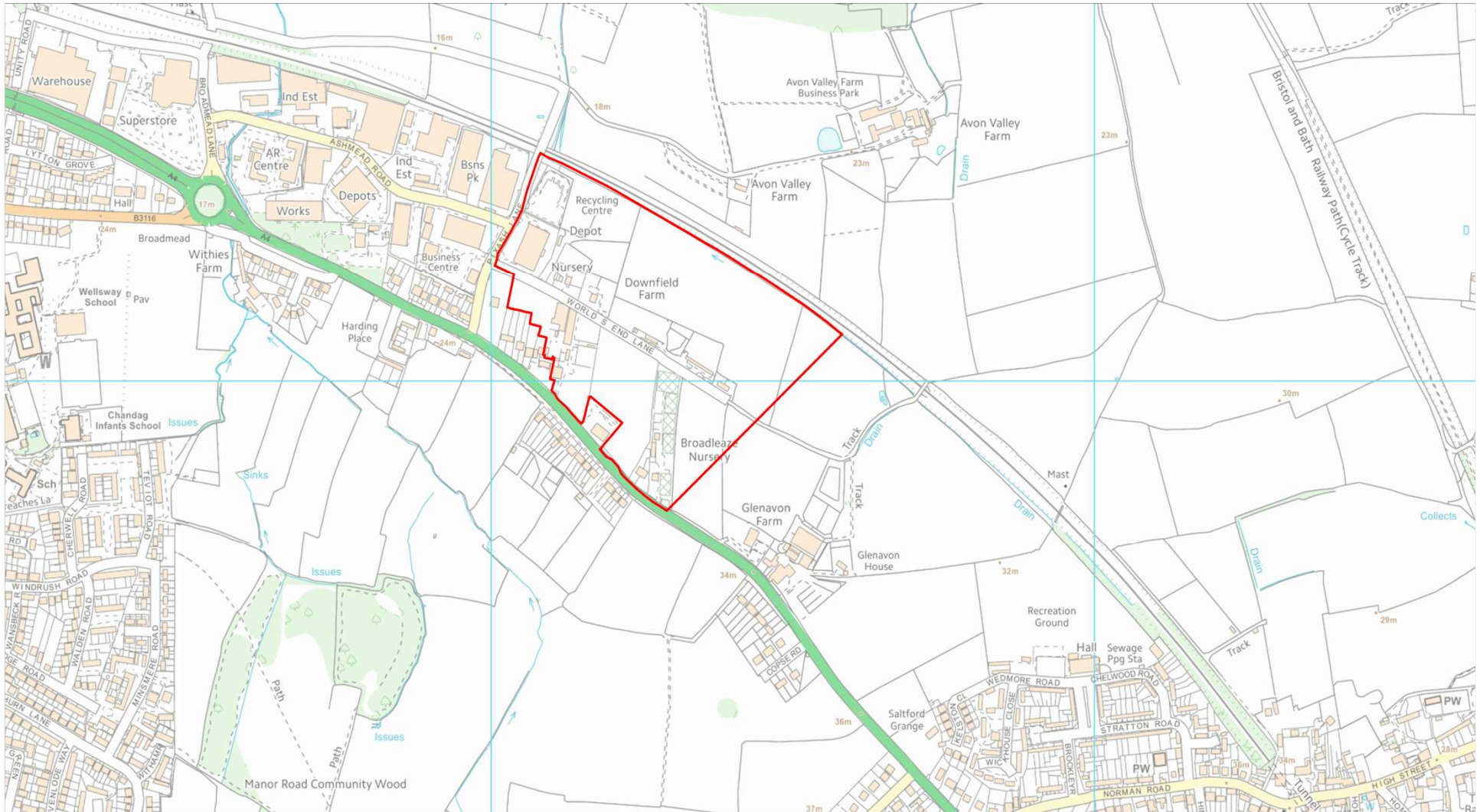


Somerdale Keynsham



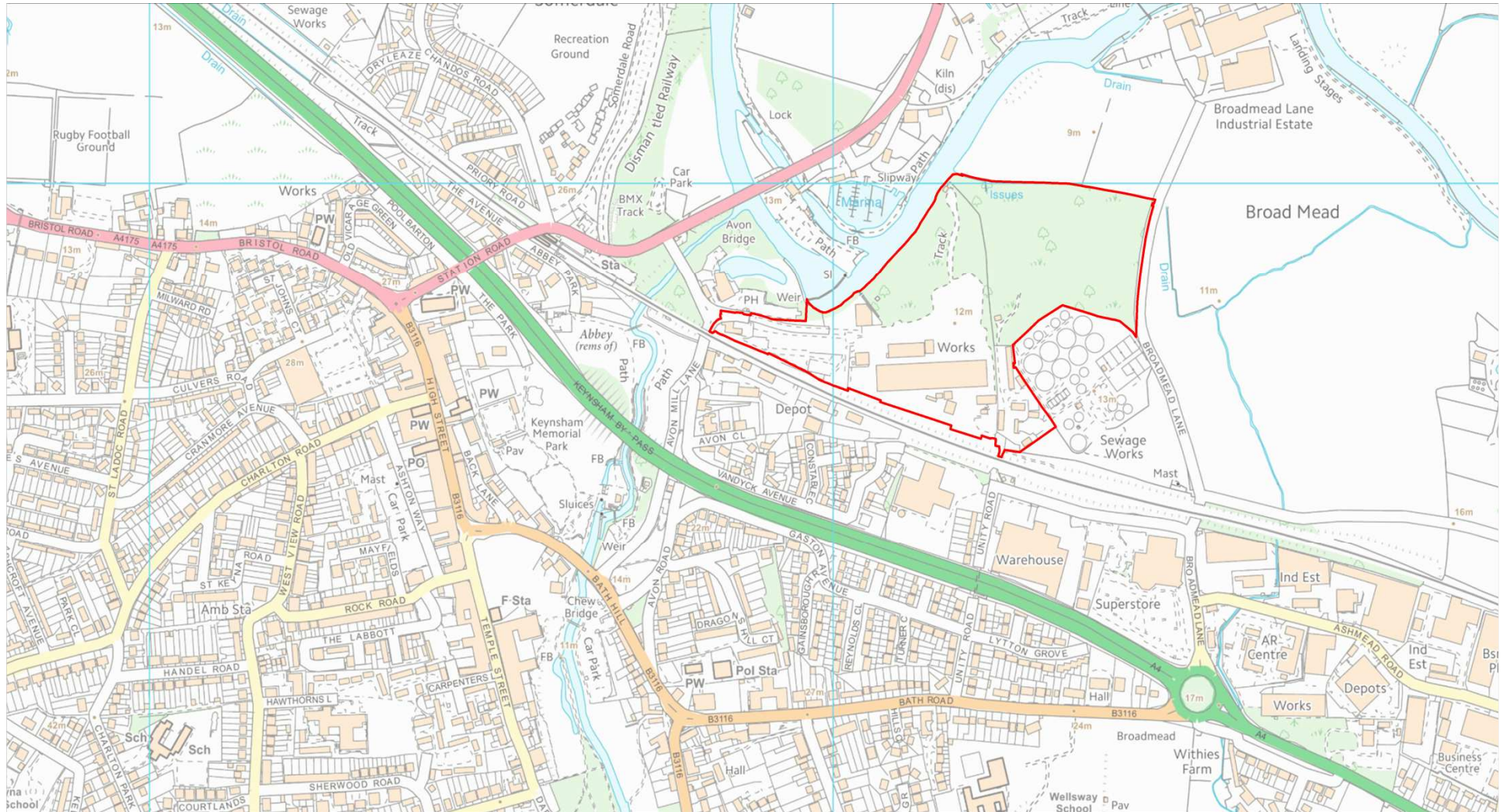
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East of Keynsham



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Keynsham Peninsula



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EZ Economic & Employment Benefits

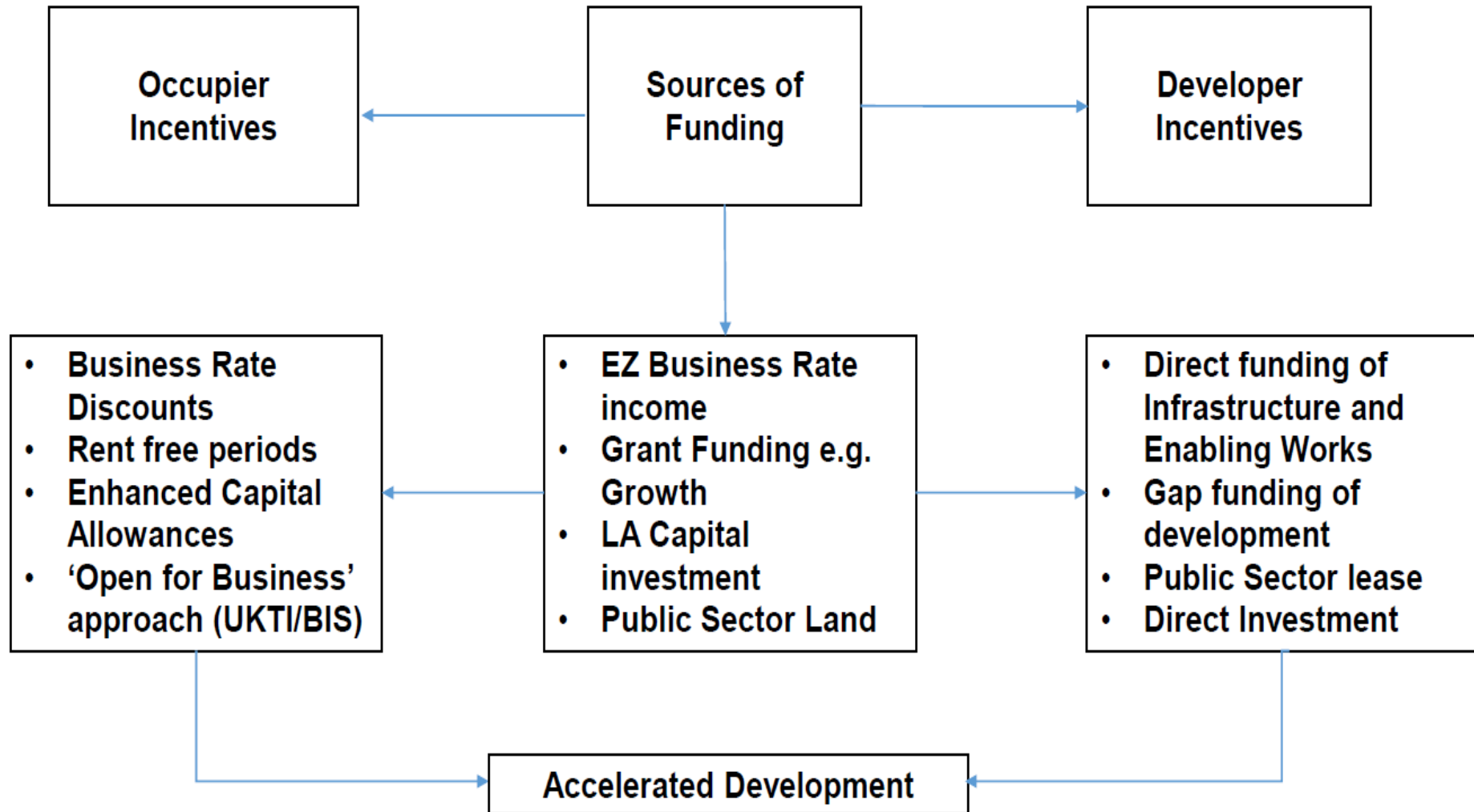
Site	Net Internal Area (m2)	Gross Direct Jobs	Net Additional Jobs	Net Additional GVA £m
Bath City Centre				
Cattlemarket	1,575	165	145	7.3
Manvers Street	8,643	1,061	787	41.9
North Quays	26,000	2,650	2,600	153.0
South Quays	12,760	1,100	1,370	84.0
South Bank	5,400	580	170	10.0
Green Park East	13,201	1,060	444	27.0
Green Park West	23,000	2,366	2,926	154.0
Bath Press	1,800	195	198	11.0
Roseberry Place	7,680	780	740	41.0
Kingsmead House - Hotel	8,106	198	149	4.0
Keynsham				
Somerdale	9,454	993	1008	58.1
East of Keynsham A (KE3A EMP)	48,000	1,235	1473	88.8
Keynsham Peninsula	32,500	1,519	1636	96.2
Somer Valley				
Old Mills	62,000	1,900	2,100	121.6
Welton Bibby Baron	5,000	535	501	31.1
Westfield	5,000	147	176	10.4
Bath Business Park	2,900	87	104	6.1
Welton Hollow	6,000	179	214	12.6
Midsomer Enterprise Park	3,500	104	124	7.3
Total	282,519	16,854	16,865	965

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EZ Business Rate Uplift

Sites	NDR £000
Bath Business Park	1,191.06
Midsomer Enterprise Park	1,437.49
Welton Hollow Sewage Works	2,138.41
Old Mills	22,767.80
Westfield Industrial Estate	2,146.90
Welton Bibby	1,532.01
Somerdale	8,795.76
East of Keynsham (KE3a)	12,561.47
Keynsham Peninsula (KP1)	14,752.50
Kingsmead House	3,839.35
Roseberry Place	5,187.92
TOTAL	76,350.67

EZ Coordinated Investment and Incentive Matrix



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Enterprise Zone Timeline

Date	Milestone
August / September 2016	Draft Business Case submitted to Government Draft Implementation Plan submitted to Government Draft DCLG Memorandum of Understanding (MOU) finalised (LEP and UA officers)
October 2016	Draft Implementation Plan & MOU agreed in principle with LEP Initial discussions held with Government
10 November 2016	Council approval for extended Bath & Somer Valley Enterprise Zone Delegated authority to enable proposals to be finalised, agreed with LEP and submitted to government by 9th December 2016
11 th – 22 nd November 2016	Negotiate & agree final MOU with Government
23 rd November 2016	Autumn Statement – formal announcement on Enterprise Zone
WoE Prog.Board 30th November 2016	Agree final Implementation Plan. Agree and sign MoU between LEP, Bristol City Council and Bath & North East Somerset (including agreed objectives and priorities for the Enterprise Zone as well as terms necessary to give effect to the Memorandum of Understanding with DCLG).
9 th December 2016	Deadline for Enterprise Zones commencing in April 2017 to provide final boundary maps and BR baselines for existing properties.
WoE Prog.Board 24 th February 2017	To consider draft regulations for commencement of incentives Receive updates against the Implementation Plan
1 st April 2017	Delivery of EZ activity