

TREASURE AND TRANSFORM

Our route to prosperity in Bath & North East Somerset

EXECUTIVE SUMMARY *DRAFT*

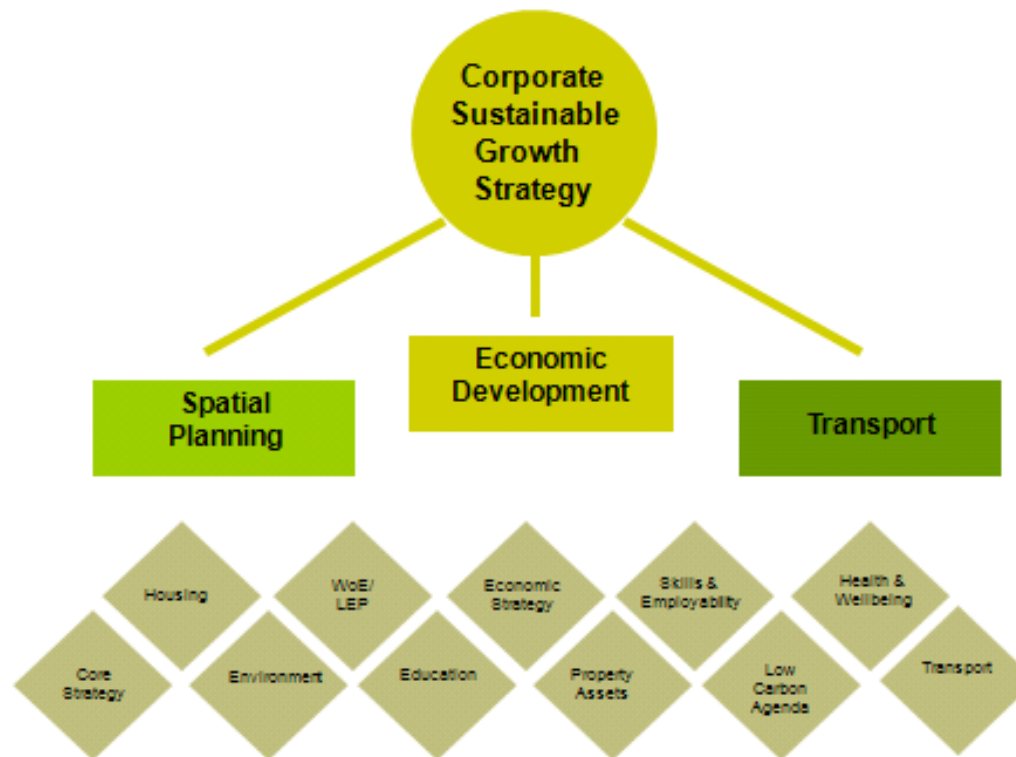


PREFACE:

The 'Treasure and Transform' story summarised within this document:

- celebrates the people and places we treasure in Bath & North East Somerset;
- identifies the social, economic and environmental challenges we face;
- presents our long-term vision, strategy and delivery plan to transform the vitality and prosperity of the district.

This work is underpinned by the knowledge that Bath and North East Somerset needs sustainable economic growth in order to secure the future wellbeing of its people and places. The delivery of sustainable economic growth is, therefore, one of the Council's highest priorities and drives a range of policy-making and service delivery activities.



PART ONE: TREASURE

1. TREASURE: BATH & NORTH EAST SOMERSET

1.1 Introduction

Bath and North East Somerset (B&NES) is treasured for its outstanding physical, environmental, cultural and human assets. The District comprises the city of Bath, a UNESCO World Heritage Site; the three historic market towns of Keynsham, Midsomer Norton and Radstock; a network of rural villages; and a significant area of countryside including two Areas of Outstanding Natural Beauty (AONB). This combination of urban and rural living contributes to an exceptional quality of life.

1.2 Challenges

While B&NES has many compelling strengths, its outward image conceals a range of economic, social and environmental challenges that, left unchecked, will lead to long-term decline and increased levels of inequality.

B&NES-wide challenges include:

- **Economy**

Addressing the impact of the economic downturn, including pressures on the delivery of public services. When compared with the rest of the region, B&NES has seen a decline in the retention of office space and industrial floor space resulting in relatively low levels of job creation ranking B&NES 9th out of

15th in the South West

- **Growth**

We need to ensure that the economy and the level of housing grow proportionally with the level of expected population growth to secure a sustainable future. In recent years the delivery of office floor space and housing units (including affordable housing) has fallen below B&NES policy targets and the rates of growth in the South West and England as a whole, resulting in competing towns and cities taking economic growth from B&NES.

- **Infrastructure**

We need to secure major investment in transport infrastructure, including high-quality public transport, to enable the development of key employment and housing sites and unlock economic growth. We also need to secure investment in broadband infrastructure to support urban and rural businesses, as well as in social infrastructure and green infrastructure to support the health and wellbeing of our communities.

- **Demographic change**

The Office for National Statistics predicts that the total population of B&NES will increase by 12% to 199,000 by 2026. Life expectancy is due to rise resulting in an ageing population and increased pressure on social budgets. Although the working age population is predicted to increase, without intervention, the total number of jobs will not increase at the same rate resulting in a shortfall of jobs for local residents.

- **Inequalities**

Some parts of Bath and North East Somerset are among the most deprived 20% in the country, with inequalities in health and life expectancy. We need to maintain high quality care for vulnerable people in a climate of reduced public sector resources.

- **Locality**

The Government's Locality Bill aims to devolve power to a diverse range of groups and organisations, which will demand new service delivery solutions that reflect the capacity of local communities. We must also enable more local food production and sustainable local energy production.

- **Climate change**

Addressing high carbon lifestyles, when fuel resources are becoming scarcer and more expensive, including the impact of 'peak oil'.

- **Changing Role of the Public Sector**

The comprehensive spending review sets out real terms reductions of 30% in local authority budgets over the next four years across the Country. B&NES Council plans to achieve a £38m reduction in annual spending by 2014/15.

1.3 Potential

While the scale of these challenges can not be underestimated, we are fortunate that B&NES is an area rich in potential. This includes:

- **Social potential**

Based on our strong and engaged communities, local partnerships, active cultural life, well-qualified workforce and impressive attainment levels in education.

- **Economic potential**

Based on the attractiveness of the area as a place to live and work, our proximity to London and Bristol, our universities and colleges, our existing businesses, our human resources and our physical capacity for growth.

- **Environmental potential**

Based on our remarkable combination of built and natural landscapes, we have the potential to become an international exemplar of self-sustaining, low carbon urban and rural living.

2. TREASURE: BATH

2.1 Introduction

Bath is one of the most beautiful cities in the world.

The entire city was inscribed on UNESCO's list of World Heritage Sites in 1987, placing it alongside sites such as the Grand Canyon in the USA, Machu Picchu in Peru and the Pyramids in Egypt. Identified by UNESCO as 'a masterpiece of human creative genius', Bath has attracted talented and imaginative individuals throughout its history who have shaped its evolution as a place.

Today the city is a successful international visitor destination, an historic and contemporary spa, a festival city, and a regional shopping centre offering an impressive array of cafes, restaurants and cultural attractions. The city is also famous for sporting excellence, including Bath Rugby Club and the University of Bath Sports Training Village.

2.2 Challenges

Bath faces a range of challenges including:

- Traffic congestion and air pollution
- Increased competition from other cities and towns
- Low wage economy
- Pockets of deprivation
- Reliance on public sector jobs
- Lack of modern workspace
- High house prices and a shortage of housing

- Decline in the quality of the public realm and a neglected riverside
- Fragmented parts of the city centre and some surrounding neighbourhoods disconnected from the city centre
- Negative perceptions as a place to develop
- Weak evening economy
- Young people leaving, including poor student retention
- Constraints imposed by World Heritage Site status.

2.3 Potential

While Bath enjoys a strong reputation as a world-class heritage and tourism destination, many would be surprised to learn that the city is also a growing centre for 21st century creative and hi-tech industries. In 2010, NESTA (the National Endowment for Science Technology and the Arts) identified Bath as a top-ten UK hub of innovation and creativity. Existing strengths and growth potential include:

- World class technology and architectural engineering
- Creative businesses
- Low carbon and environmental technologies and services
- High level of professional business services
- Two outstanding universities
- Bath Innovation Centre
- Spa, health and wellbeing
- Other successful established businesses eg manufacturing and financial services.

With the required investment in enabling infrastructure - transport, flood mitigation and broadband, through its 'Enterprise Area' (see pages 8 and 13), Bath also has the potential to unlock physical development on a range of sites across the city centre.

3. TREASURE: THE MARKET TOWNS

3.1 Introduction

The market towns of Keynsham, Midsomer Norton and Radstock all have a proud and distinctive history and strong, active communities that make a significant contribution to the life and character of the District.

3.2 Challenges

Local challenges facing the three market towns include:

Keynsham

- Retaining an independent identity
- Attracting new businesses and creating new jobs
- Competition from out-of-town retail parks such as Longwell Green
- Providing high-quality retail space
- Improving public transport provision
- Improving streets and public spaces
- Adapting positively to the loss of Cadbury's Somerdale factory
- Improving the quality of buildings in parts of the High Street.

Midsomer Norton

- High levels of out-commuting to Bath and Bristol
- Poor road infrastructure
- Pockets of deprivation
- Lack of high-quality modern retail and business premises.
- Potential for town centre improvements

- Some decaying buildings and inappropriate modern replacements
- An economy with too few employers
- Competition for town shops from an out-of-town superstore
- Recent loss of major employers, such as Alcan

Radstock

- Over-reliance on some big employers
- Limited employment opportunities
- Lack of good quality retails and business premises
- High level of out-commuting
- Levels of obesity 7% higher than B&NES average
- 11.5% of working-age population on out-of-work benefits (B&NES average 7.5%)
- Lower percentage of graduate-level residents than the rest of B&NES
- Traffic congestion at peak hours
- Small, fragmented town centre
- Poor quality of town centre streets and public spaces
- Lack of new housing in the town centre
- Emerging evidence of increasing deprivation
- Unemployment particularly in young adults

3.3 Potential

All three market towns have the potential to broaden and enrich their appeal as distinctive and attractive communities where people aspire to live and work.

Physical capacity for growth includes:

Keynsham

- Cadbury's Somerdale – an international development opportunity comprising 640 acres of land
- Town Hall and Riverside
- Southwest Keynsham housing capacity
- Improved and strengthened High Street

Midsomer Norton

- The High Street and Hollies area
- South Road Car Park
- Old Mills
- The former Alcan Site

Radstock

- Former railway land
- Waterloo Road
- Library site
- Frome Road

In addition, the countryside surrounding the market towns offers opportunities for the development of the rural economy, of green infrastructure and the potential for the entire B&NES area to build a more self-sustaining future.

4. TREASURE: THE WEST OF ENGLAND

4.1 Introduction

B&NES forms an important part of the West of England sub-region. In addition to our District, this area combines the city and regional centre of Bristol, the coastline, towns and countryside of North Somerset and the district of South Gloucestershire. The area benefits from excellent transport links to London, the Midlands, the South West and South Wales by rail and road (M4/M5). The Port of Bristol is one of the most productive and technically advanced in Europe and is about to expand further and Bristol International Airport is also set for expansion.

In the autumn of 2010, the West of England area was one of an initial round of 24 areas granted with Local Enterprise Partnership (LEP) status. Recognised as one of the most competitive major city regions in England, the Prime Minister recently named the West of England LEP as one of four key areas for growth in the UK.

Following the abolition of the Regional Development Agencies, the LEP, a private sector led partnership between the local authorities and businesses, will play a key role in promoting local economic development. They will drive economic growth and provide a means for the public and private sector to work together in order to quicken the economic recovery.

4.2 Challenges

Key challenges facing the sub-region include:

- Investment in infrastructure

- Employment land capacity
- Provision of skills
- Lack of modern workspace
- Inequalities
- Housing growth
- Connectivity
- Interaction between academia and commerce
- Maintaining flexibility to meet future challenges and innovations

4.3 Potential

The West of England Local Enterprise Partnership area is of sufficient scale to compete on a European basis. Its remarkable potential includes:

- Its reputation as an internationally recognised centre of academic excellence and a world leader in a range of knowledge-intensive sectors including:
 - Digital and creative industries
 - Green technologies and services
 - Advanced engineering (including aerospace), science and technological innovation.
- Hosting the biggest cluster (Bath and Bristol) of silicon design companies in the world outside of California. It is also one of six Science Cities and the UK's first Low Carbon Area.
- Physical capacity for growth including the delivery of the Temple Quay Enterprise Zone area and four Enterprise Areas including the Bath City Riverside 'City of Ideas'.

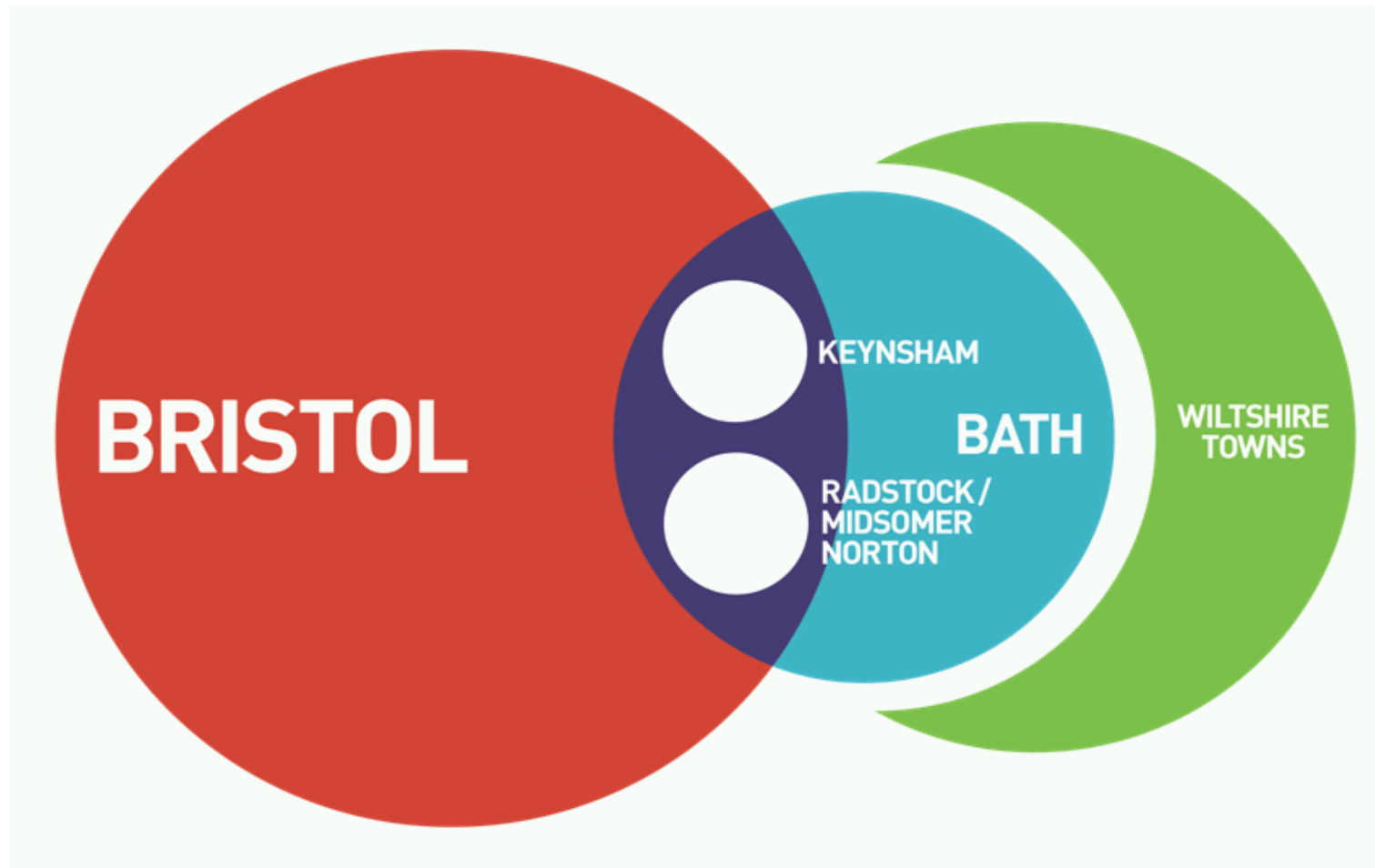
- Recent formation of Local Enterprise Partnership (LEP) provides potential for dynamic and strategic leadership.
- There are few areas in the United Kingdom outside of London that are better placed than the West of England to lead the UK out of recession.

4.4 B&NES in the West of England

As a result of our outstanding combination of heritage and culture, international reputation and exciting new industries, B&NES has the potential to play an active and influential role in the future growth, reputation and success of the West of England LEP.

We have much to contribute to and gain from this relationship. In particular, the cities of Bristol and Bath have the opportunity to co-exist and complement each other like a binary star system. While Bristol's status as 'primary star' and Bath's as 'companion star' is acknowledged, this should not prevent Bath from maintaining a strong, unique identity as other co-located cities of differing scales e.g. San Francisco and Palo Alto in California, successfully demonstrate.

Indeed, it is essential that a complementary relationship between Bristol and B&NES and the West of England is based on the clarity, strength and confidence of each partner, so one isn't lost in the gravitational pull of the other. This requires B&NES to articulate a clear vision, identity and direction to determine its future role within the West of England.



According to Government research, the presence of strong functioning networks and partnerships is a critical success factor in supporting high value sectors. The connectivity between the Temple Quay Enterprise Zone and Bath Enterprise Area will therefore be vital in creating sustainable economic growth – through this ‘economic corridor’, we will be able to create a business destination where high value businesses can locate and grow.

PART TWO: TRANSFORM

5. TRANSFORM: VISION

5.1 The Future for Bath, Keynsham and the Somer Valley

The Council developed its 'Future for Bath, Keynsham and Somer Valley' economic and place-making visions in consultation with a wide range of local, regional and national stakeholders between 2005 and 2007. The visions sought to revitalize Bath and the three market towns, inspired by the DNA – the distinctive character, values and spirit - of each place. This work was independently challenged and tested through a professional business planning process, which began with the Ernst & Young B&NES business plans of 2006.

The Futures work actively contributed to the development of the B&NES Sustainable Community Strategy, published in 2009.

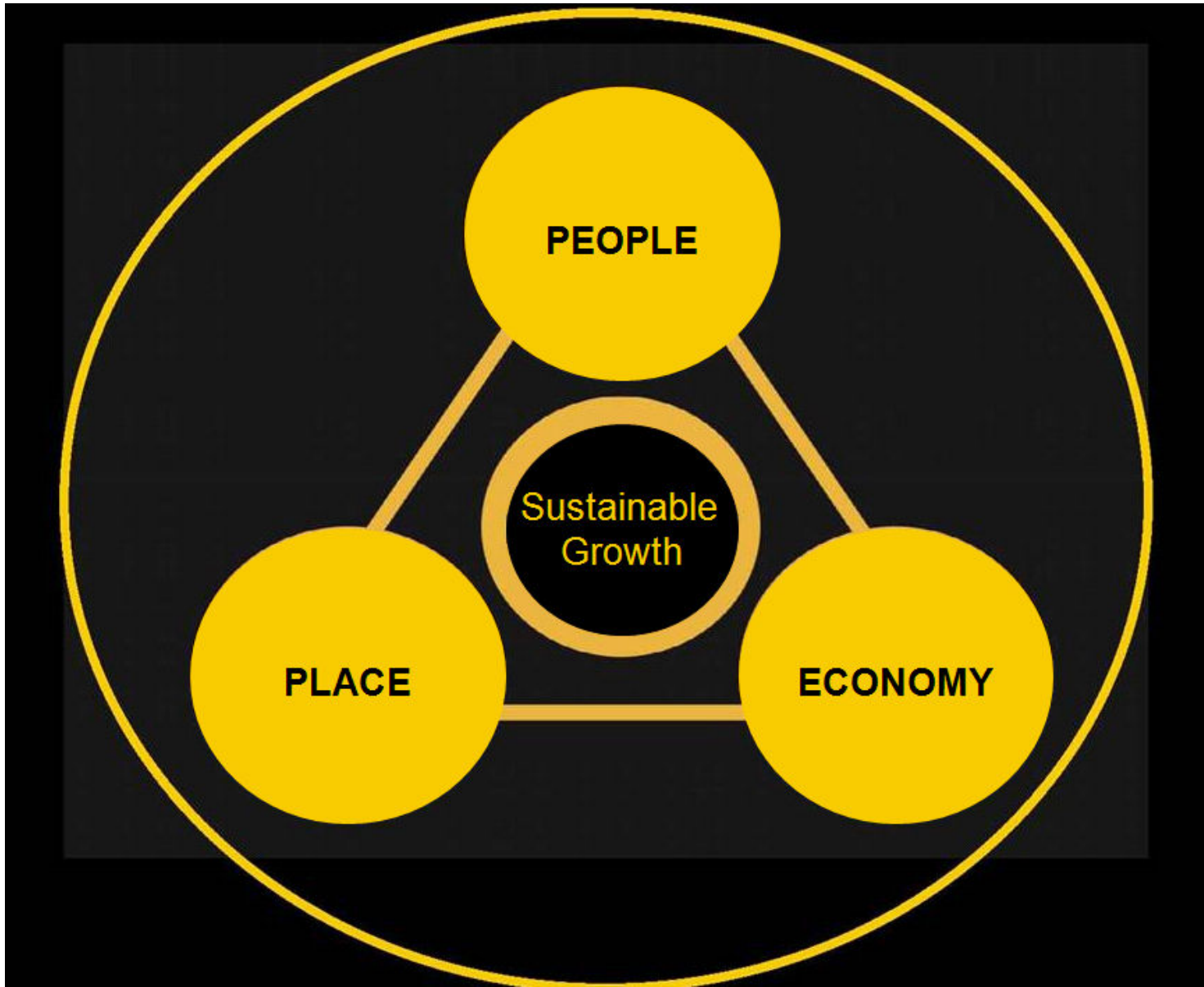
5.2 Vision for Sustainable Growth

Our long-term Vision for sustainable growth in B&NES focuses on the three tenets of **PEOPLE, PLACE** and **ECONOMY** and seeks to realise the following key objectives:

- **Locally distinctive, globally connected:**
B&NES area is rich in character, synergy and potential – we must build on and re-energise the strengths, distinctiveness

and connectivity of our places so they can support and benefit each other.

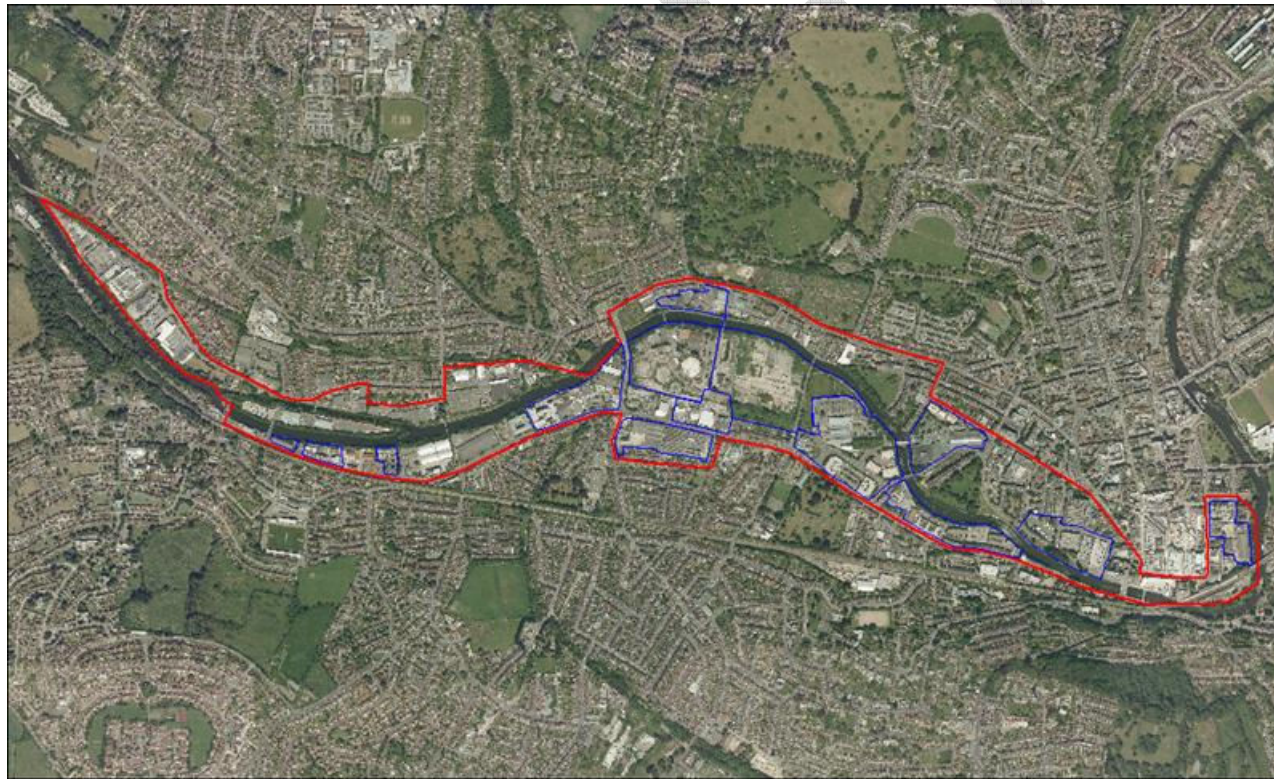
- **B&NES as a model of sustainable, low-carbon living**, including increased local food and sustainable energy production.
- **Stimulate sustainable economic growth** with the maximum benefit for local people and minimum environmental impact.
- **Invest in infrastructure** including better public transport to ease congestion, reduce air pollution, and improve the conditions for economic development; and better IT, social and green infrastructure.
- **Tackle the problems of high housing costs and shortages** including building new and affordable homes.
- **Focus our resources into working with businesses, entrepreneurs and investors** to broaden the economy, attract and retain high-value businesses with growth potential and encourage social enterprise.
- **Create new offices and workspaces** that meet the needs of growing businesses including technology, low carbon and creative industries.
- **Find new and innovative ways for the public sector to work in partnership with the community.**
- **Develop a skilled workforce and help to unlock the human potential of local people.**
- **Tackle inequality and deprivation.**
- **Actively contribute to the vitality and success of the West of England.**



5.2 City of Ideas

Focusing on Bath as the economic and cultural centre of the District, the Vision is to reposition it as a **City of Ideas**: where the legacy of human creative genius, entrepreneurialism and healing from the past is revitalized and reinvented in a contemporary 21st century context with a successful high-value, low-carbon, knowledge-based economy.

The Bath City Riverside 'City of Ideas' Enterprise Area – a collection of development sites and buildings along the river corridor, beginning in central Bath and continuing west along Upper and Lower Bristol Roads – has the potential to create around 300 new businesses over the next 25 years resulting in a GVA growth of £1.6billion.



6. TRANSFORM: DIRECTION

6.1 Policy framework

Over recent years the Vision has informed the development of the B&NES Sustainable Community Strategy, Economic Strategy, draft Core Strategy (planning policy framework) and Economic Regeneration Delivery Plans.

All of this work has been underpinned by the principles of economic, social and environmental sustainability and informed by a range of importance evidence studies and strategies covering retail, employment growth, housing, public realm and movement, culture, destination management, visitor accommodation and building heights.

We now have a clear direction of travel. Our focus is on creating the optimal conditions for sustainable growth – for the delivery of new infrastructure, homes, jobs and the cultural and community facilities required to realise our vision of a healthy and sustainable future for local people.

6.2 Legacy and value

We recognise the long-term value and sustainability of attractive, high quality places. The physical and cultural legacy of Bath's 18th century renaissance, shaped by imaginative and talented designers, entrepreneurs and cultural leaders who set out to create a place of beauty, is still generating significant value and appeal hundreds of years later.

Due to the sensitivity of the Green Belt and AONB's, we now have a finite amount of development land at our disposal. Once it is developed, our city and market towns will effectively be complete. We have a once in a lifetime opportunity and responsibility to create a positive legacy for current and future generations.

We must, therefore, secure development of the highest quality and create successful and beautiful places where people want to live, work and spend their leisure time. This in turn will generate long-term value, sustainability and wellbeing, as well as enhancing our reputation and economic success on a regional, national and international basis.

6.3 Reputation and partnership

The Council has a major role to play as a community leader, an enabler of development and a major landowner. In recent years it has worked actively to build a more positive reputation for B&NES as a place to develop and do business and a number of successful developments have already been delivered.

In order to create the legacy and value we aspire to, we must work with imaginative, entrepreneurial investors, developers and end users and outstanding architects and designers who share our vision and values. We recognise the necessity of building strong, positive relationships with the right developers – of being clear, commercial and straightforward in negotiations and minimising risk and uncertainty.

It is, therefore, critical that we articulate clear principles for future development in order to attract and work effectively with the right people. These can be summarised as follows:

- A commitment to the highest quality architecture –not only fit for a World Heritage city, but for the district
- An understanding of and empathy for the Council's aspirations for sustainable economic growth
- Creates a vibrant business destination that attracts young entrepreneurs and small creative businesses
- Balances the city as a tourist destination between the needs of visitors and the needs of those who live and work in the area
- Creates places to walk in minimising the impact of the car with an emphasis on the space between buildings to provide places to sit and enjoy the surrounding environment
- Attracts developers/investors who understand our commitment to providing homes for all of award winning quality
- Delivers development which plans for new communities and demonstrates leadership in terms of sustainability and carbon reduction

In return for the commitment of the best, Bath & North East Somerset Council will ensure outstanding liaison ensuring that the Council acts as a corporate whole - offering professional advice on what is and is not acceptable to the city and its future.

6.4 Delivery strategy

We currently face a number of challenges in bringing forward major development. These include:

- Securing investment in enabling infrastructure
- Absence of inward occupiers clamoring for space
- Limited investor market
- Negative reputation of area as a difficult place to develop.

We have developed an innovative delivery strategy to meet and hopefully overcome these challenges. The proposed delivery model seeks to integrate policy objectives and growth targets, provide the critical mass required to create a market and deliver the required infrastructure to release development.

The delivery model brings together all available tools at the Council's disposal to encourage and enable delivery. These include national and regional capital and revenue funding streams accessible to local authorities and their partners, for example:

- Local Investment Plan
- Community Infrastructure Levy
- Enterprise Zone and Enterprise Areas
- New Homes Bonus
- Growth Point Funding
- Feed in Tariffs
- Renewable Heat Incentive Scheme
- Business Improvement District
- Tax Increment Funding
- Transport Funding (DfT) - Local Sustainable Transport Fund
- Higher Education Funding Council
- Capacity Fund - BIS

- Start-up fund - BIS
- Regional Growth Fund
- Rural Development Funds
- European Regional Development Fund
- Business Growth Fund

It is proposed that these tools would be unified and targeted at B&NES's City of Ideas Enterprise Area, recently identified as a sub-regional priority for economic growth by the West of England Local Enterprise Partnership. This area comprises the portfolio of Bath City Riverside sites shown on the plan below:

For example, it is proposed that New Homes Bonus receipts will be used to cross-fund initial delivery of infrastructure. A Community Infrastructure Fund would be established fuelled by the funding tools available.

We believe that this model provides the most effective strategy for realising our long-term objectives for B&NES.

Bath City of Ideas Enterprise Area will be delivered by using a combination of Government and local funding initiatives in a coordinated 'toolbox'



6.5 Competitive identity

The delivery strategy also identifies the urgent need for Bath and the wider area to reposition its brand and reputation as a place in order to attract and maximise the scale and quality of investment and development it needs.

While we have been successful at marketing Bath and the wider area as an international heritage and tourism destination and regional shopping centre, we have been far less successful at promoting the city and district as an exciting and relevant centre of academia, business and contemporary life.

Working in partnership with Future Bath Plus and a wide range of stakeholder organisations, the Council will lead the development of a competitive identity for Bath and the wider area during 2011/2012. This will unite the traditional and contemporary strengths of our area as part of one integrated story and enable the city to clearly communicate what it stands for and where it is going to the rest of the world.

7. TRANSFORM: ACTION

7.1 Making it happen

Since the launch of the Council's Future for Bath, Keynsham and Somer Valley visions in 2005, a great deal of progress has been made in terms of establishing meaningful public and private sector partnerships, designing and delivering building projects and realising projects to enhance places and the lives of local people.

While many challenges lie ahead in delivering the wider, long-

term development programme, including the City of Ideas Enterprise Area, the many achievements of the past five years demonstrate that Bath and the three market towns are developing a strong track record of delivering in partnership and of actively embracing change and high quality contemporary design.

7.2 Delivering In partnership

With public sector resources expected to decline in future, there will be an ever-increasing need for the Council to work closely with other partners. B&NES has a strong track record of partnerships with public and private-sector organisations, including the West of England Local Enterprise Partnership, B&NES Local Strategic Partnership, NHS B&NES, the Chambers of Commerce and Initiative for B&NES and most recently Future Bath Plus and the Business Improvement District (BID).

Changes being implemented by the Government have already led to the development of important new partnerships, such as the Local Enterprise Partnership (LEP) for the West of England. Through these and other partnerships (including with the Community and Voluntary Sector) we are working to achieve our Vision for the whole Bath and North East Somerset area.

Key B&NES partnerships currently include:

- Local Enterprise Partnership for the West of England
- The Chambers of Commerce
- The Initiative for B&NES
- Economic Partnership
- B&NES Local Strategic Partnership (including the Sustainable Growth Alliance)
- Future Bath Plus
- The Health and Wellbeing Partnership
- The Third Sector Compact
- Bath World Heritage Steering Group
- Student Community Partnership
- Creative Bath
- Low Carbon South West

7.3 People and place

The success of B&NES and its opportunities for future prosperity are closely connected to the sheer quality, appeal and potential of the area. But places need people, just as much people need places. We believe that B&NES' biggest asset is our local communities.

Here are some of the projects and initiatives through which we aim to build a stronger economy and encourage wellbeing and active participation in community life.

PARTNERSHIP INITIATIVES

- Supporting Bath as a World Heritage Site and the delivery of the WHS Management Plan

- Supporting the B&NES Cultural Forum, including the Bath Festivals Trust and Bath's annual programme of cultural festivals
- Supporting a range of initiatives aimed at achieving participation and excellence in sport
- Investing in community safety including Purple Flag Status, 2010 and 2011
- Supporting NHS Bath and North East Somerset partnership with community groups to improve residents' health and wellbeing e.g. Whiteway Project
- Supporting play through developing and renewing 32 play spaces across the District

BATH PUBLIC REALM AND MOVEMENT PROGRAMME

- Implementing the Council's approved Public Realm and Movement Strategy (2010) to invest in the social, economic and environmental infrastructure of Bath City Centre as a key objective of the Council's vision and strategy for sustainable economic growth
- Projects delivered to date include the City Information System (2009-2011) which provides a multi-channel mapping and wayfinding system for all modes of movement; a new, timeless range of bespoke street furniture products (ongoing); the repaving of Westgate Street (2010); and four new on-street cycle parking corrals (2011)
- Projects coming soon include a de-clutter of the city centre (2011); the production of a long-term manual to guide the design of streets and spaces over the next 10-15 years (Bath Pattern Book); and the implementation of a 5-year programme of capital projects to transform up to seven city centre spaces beginning with Northumberland Place/High Street in 2012.

CIVITAS RENAISSANCE PROGRAMME

- CIVITAS Renaissance is a European Commission scheme helping cities to achieve more sustainable, clean and energy-efficient transport systems. Bath is one of the five historic cities across Europe taking part in the scheme, supported by EU funding.
- CIVITAS projects include:
 - Cycle Hire Scheme (2011)
 - Expansion of Bath City Car Club (2010)
 - Alternative Fuel Technology trial for local buses (2010).
 - Freight Vehicle Demand Management project (2011)
 - Freight Consolidation Centre (2011)
 - Creation of new Transport Hub, public space and test bed for stone materials in the carriageway at St James's Rampire (2010)
 - Feasibility study for Collective Transport (2010)

SUSTRANS TWO TUNNELS PROJECT

- This project will create a new recreational path linking the Bath-Bristol Railway Path to the Colliers Way Path along the former Somerset and Dorset Railway track.

ANIMATING PUBLIC SPACE

- Linked to our Public Realm and Movement Strategy, we've involved artists in creating temporary and permanent public art projects. The aim is to encourage a more lively and engaging city centre. Projects include:
 - King Bladud's Pigs (2008)
 - Art at the Edge (Date)
 - Walcot Street Artworks (completed 2010)
 - Earth from the Air (2009-2010) and Britain from the Air (2010-2011)

- Illuminate Bath Festival (2010 and 2012)

SUPPORTING THE CULTURAL LIFE OF THE MARKET TOWNS

- Keynsham's diary of events includes a summer music festival, monthly farmers' markets and a pre-Christmas Victorian evening. The town also has a lively sports scene, with a rugby club and a football club that was founded in 1895
- Midsomer Norton has an active cultural and sporting life including the annual Mardi Gras, Carnival and Lantern Fayre. Midsomer Norton Rugby Club was founded in 1936 and plays in Somerset Premier League
- Radstock has developed a strong arts community based around 'Creativity Works', North East Somerset Arts' and the Old Bakery Artists. A partnership between B&NES Council and Sustrans has opened up the Colliers Way (National Cycle Network 24) from Frome to Bath via Radstock.

7.4 Building projects

With a value in excess of £1billion, the following building projects have been completed by the Council and its partners since 2005, demonstrating significant tangible progress in the delivery of its Vision.

BATH

COMPLETED BUILDING PROJECTS:

- Thermae Bath Spa*
- Milsom Place
- SouthGate
- Bath Bus Station
- Combe Down Stone Mines: Land Stabilisation*
- Building Schools: Three Ways School*
- Community Resource Centre Programme
- Komedia and River Cottage Canteen
- Theatre Royal Bath: Main House, Ustinov Refurbishment and the egg
- Roman Baths upgrade*
- Holburne Museum extension and refurbishment

FUTURE BUILDING PROJECTS

Coming soon:

- Bath Spa Railway Station and Brunel Square
- Bath Western Riverside*
- Bath Abbey Redevelopment Project
- Bath City College

Looking to the future:

- Podium/Cattlemarket*
- Guildhall/Grand Parade*
- Bath Rugby, Bath Recreation Ground and riverside area
- Manvers Street*
- Sawclose
- Bath Quays North (Avon Street car park and coach park)*
- Bath Quays South (Newark Works)*
- Green Park House
- Green Park Station area
- Bath Western Riverside: Eastern End (Homebase and Pinesway)
- Bath Press
- Riverside sites in the Lower Bristol Road/Locksbrook area
- Ministry of Defence sites at Foxhill and Warminster Road
- Masterplans for University of Bath and Bath Spa University

THE MARKET TOWNS

COMPLETED BUILDING PROJECTS

Keynsham

- St Keyna Primary School*
- Keynsham Community Resource Centre*
- Keynsham Health Park
- Charlton Road foodstore (Tesco)

Midsomer Norton

- Somer Valley Adventure Play Park and Skate Park*
- The Midsomer Norton Community Resource Centre*

Radstock

- St Nicholas Junior School*
- Trinity Junior School*
- Writhlington Applied Learning Centre*
- Radstock Public Infrastructure*

FUTURE BUILDING PROJECTS

Keynsham

Coming soon:

- Keynsham Town Hall regeneration*

Looking to the future:

- Cadbury Somerdale factory site

Midsomer Norton

Coming soon:

- Midsomer Norton Primary School*

Looking to the future:

- Town park
- The High Street and Hollies area*
- South Road car park site
- Old Mills site
- The former Alcan site

Radstock

Coming soon:

- Redevelopment of the former railway land

Looking to the future

- Regeneration of land at Waterloo Road, library site and at Frome Road

**B&NES direct projects*