

Single Member Cabinet Decision

**Executive
Forward Plan
Reference****E3623**

Somerset Valley Enterprise Zone (SVEZ) s172 Powers

Decision maker/s	Cllr Kevin Guy on behalf of Cllr Paul Roper, Cabinet Member for Economic and Cultural Sustainable Development
The Issue	To seek authorisation for the Council to use powers under s172 of the Housing and Planning Act 2016 to access private land to undertake surveys.
Decision Date	3rd July 2025
The decision	The Cabinet Member agrees: a) To the exercise of s172 Powers as required for the purpose of undertaking surveys on private land. b) To delegate to the Director for Capital and Housing Delivery, the power to authorise the issue and service of notices to landowners, to carry out surveys. This includes the issue of warrants for entry to the land as required.
Rationale for decision	The surveys are needed to discharge the Local Development Order (LDO) conditions and statutory requirements associated with the same.
Financial and budget implications	The financial implications of this decision are already budgeted for within the approved capital budget for the Somerset Valley Enterprise Zone (SVEZ).
Issues considered	Social Inclusion; Customer Focus; Sustainability; Property; Equality (age, race, disability, religion/belief, gender, sexual orientation); Human Rights; Corporate; Health & Safety; Other Legal Considerations
Consultation undertaken	Ward Councillor; Parish Council; Town Council; Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer
How consultation was carried out	Consultation via email
Other options considered	Other options were considered including: a) Entering into a licence agreement via negotiation. Voluntary agreement has not been possible with some landowners. Therefore pursuit of 172 Powers is required. b) Do nothing. This would result in the SVEZ scheme not being capable of being promoted.

Declaration of interest by Cabinet Member(s) for decision:	None.
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None.

Name and Signature of Decision Maker/s	Councillor Kevin Guy Leader of Bath and North East Somerset Council On behalf of Councillor Paul Roper
Date of Signature	3 July 2025

Subject to Call-in until 5 Working days have elapsed following publication of the decision