

**Single Member Cabinet Decision****Executive  
Forward Plan  
Reference****E3607****Planning Obligations Supplementary Planning Document  
(SPD) Draft Interim Update**

<b>Decision maker/s</b>	Cllr Matthew McCabe, Cabinet Member for Built Environment, Housing and Sustainable Development
<b>The Issue</b>	To adopt the Draft Somer Valley Design Code Supplementary Planning Document. The report seeks approval of the Somer Valley Design Code SPD for consultation.
<b>Decision Date</b>	6th October 2025
<b>The decision</b>	<p>The Cabinet Member agrees that:</p> <ol style="list-style-type: none"><li>1) The draft Somer Valley Design Code Supplementary Planning Document for public consultation is issued for statutory consultation under Regulation 12(b) of the Town and Country Planning (Local Planning)(England) Regulations 2012; and</li><li>2) The Head of Planning has delegated authority to make any necessary editorial changes, in consultation with the Cabinet Member for Built Environment, Housing and Sustainable Development, prior to consultation on the draft Somer Valley Design Code SPD.</li></ol>
<b>Rationale for decision</b>	<p>The design code sets out the design requirements for new housing within the Somer Valley which includes the wards of Midsomer Norton North, Midsomer Norton Redfield, Paulton, Peasedown, Radstock and Westfield. Changes in national planning policy require councils to produce design codes. Given the varied nature of the district, area-based design codes will be of an advantage so as to reflect the specific character of local sub areas. This SPD will serve as a pilot project being the first code to be produced. It is envisaged that this approach, if successful, can be replicated in other places within the district.</p> <p>The report seeks approval of the Somer Valley Design Code SPD for consultation.</p>
<b>Financial and budget implications</b>	The finalisation of the Somer Valley Design Code SPD will be undertaken by the Planning Policy Team and the costs covered within the existing salary budget and the Council's LDF budget.
<b>Issues considered</b>	Sustainability; Equality; Other Legal Considerations

<b>Consultation undertaken</b>	Other B&NES Services; Parish Councils; Section 151 Finance Officer; Monitoring Officer; Cabinet Member; Ward Councillor
<b>How consultation was carried out</b>	<p>The preparation of the SPD was mainly undertaken in consultation with Council Officers, Parish Councils and the Planning Development Management team.</p> <ul style="list-style-type: none"> <li>• All Parish councils were invited to take part in a workshop</li> <li>• A workshop was undertaken with council officers</li> <li>• The code was tested with the Development Management team</li> <li>• The draft document was sent to parish councils and members for comment before it was finalised.</li> </ul>
<b>Other options considered</b>	None. The SPD mainly provides guidance on development plan policy requirements and national policy and does not create policy.
<b>Declaration of interest by Cabinet Member(s) for decision:</b>	None
<b>Any conflict of interest declared by anyone who is consulted by a Member taking the decision:</b>	None

<b>Name and Signature of Decision Maker/s</b>	Councillor Matt McCabe Cabinet Member for Built Environment and Sustainable Development Bath and North East Somerset Council
<b>Date of Signature</b>	6 October 2025
<b>Subject to Call-in until 5 Working days have elapsed following publication of the decision</b>	