

Bath and North East Somerset Council
Authorities Monitoring Report (AMR)
2024/25

Introduction

The authorities monitoring report (AMR) aims to show how the Council's planning policies have been implemented during the previous financial year (1st April 2024 – 31st March 2025).

The Council is committed to monitoring the outcomes of its Core Strategy adopted June 2014, Placemaking Plan adopted July 2017 and the Local Plan Partial Update adopted in January 2023. The data collected is presented in this document.

The AMR also reports on the progress of plan-making in B&NES against the milestones set out in the Council's Local Development Scheme and the activities undertaken by the local planning authority in respect of the duty to co-operate.

Structure of the AMR

The structure of the AMR follows the objectives and policies of the Core Strategy and the Placemaking Plan. The objectives of the Core Strategy are listed below and the key indicators, which enable monitoring of the implementation of policies and are reported on in this AMR, are set out in section 7 of the Core Strategy. Where relevant, progress against the associated Core Strategy policy target or expectation is outlined.

- Objective 1 – Pursue a low carbon and sustainable future in a changing climate
- Objective 2 – Protect and enhance the Districts natural, built and cultural assets and provide green infrastructure
- Objective 3 – Encourage economic development, diversification and prosperity
- Objective 4 – Invest in our city, town and local centres
- Objective 5 – Meet housing needs
- Objective 6 – Plan for development that promotes health and well being
- Objective 7 – Deliver well connected places accessible by sustainable means of transport

Sustainability Appraisal

The purpose of the sustainability appraisal process is to appraise the social, environmental and economic effects of a Local Plan from the outset. In doing so it will help ensure that decisions are made that contribute to achieving sustainable development.

In July 2017 the sustainability appraisal report on the Placemaking Plan was published. The report includes a monitoring programme of significant effects indicators which are as follows;

- Delivery of housing

- Delivery of affordable housing
- Potential negative effects of the housing allocation sites with regards to heritage and culture, pollution and local distinctiveness
- Air quality

The above SA significant effects indicators are also covered by the indicators listed within the Core Strategy

Adopted Plans

The current adopted development plan for Bath and North East Somerset comprises;

- Core Strategy (adopted July 2014),
- Placemaking Plan (adopted July 2017)
- Joint Waste Core Strategy.
- Local Plan Partial Update (adopted January 2023)

The authority also includes made neighbourhood plans in the following areas:

- Chew Valley Area, covering seven parishes (2015)
- Claverton (2019)
- Clutton (2015)
- Englishcombe (2016)
- Freshford and Limpley Stoke (2015)
- High Littleton and Hallatrow (2025)
- Publow with Pensford (2017)
- Stanton Drew (2021)
- Stowey Sutton (2015)
- Westfield (2018)
- Whitchurch village (2017)

Emerging Plans

The Council published the launch document of the Local Plan in October 2022. The Council consulted on an options document in February 2024 under regulation 18. In light of new mandatory housing targets and proposed revisions to the National Planning Policy Framework, preparation of the Local Plan was reset. An additional regulation 18 options consultation was held in October 2025.

Neighbourhood Plans

The Council's Neighbourhood Planning website contains a list of the proposed and made (or adopted) Neighbourhood Plans within the district: [Neighbourhood Plans](#)

Plans in progress:

These areas have been designated as neighbourhood areas and are progressing work on their plans

- Radstock
- Midsomer Norton
- Westfield, review of existing plan
- Farrington Gurney

Designated

These areas have been designated as neighbourhood areas but are not actively progressing a plan at this stage. Some parishes are understood to be considering starting or resuming work in future.

- Bathampton
- Batheaston
- Bathford
- Keynsham
- Paulton
- Timsbury

Monitoring Results and Analysis

Structured around the seven Core Strategy objectives outlined below are the results of monitoring the relevant indicators set out in the Core Strategy. The accompanying commentary sets out a brief analysis of the information collected and progress against the associated policy target.

Objective 1 - Pursue a low carbon and sustainable future in a changing climate.

- reducing the need to travel by achieving closer alignment of homes, jobs, infrastructure and services
- ensuring the location and layout of new development enables and encourages people to make the fullest possible use of public transport, walking and cycling
- encouraging and supporting the increased generation and use of renewable and low carbon energy, including through the delivery of community led schemes
- promoting sustainable and energy efficient design and construction
- shaping places so as to minimise vulnerability and provide resilience to impacts arising from climate change including increased flood risk
- facilitating the prudent use and reduced consumption of key natural resources such as undeveloped land, energy, water and minerals
- maintaining and enhancing a network of connected and multifunctional green spaces for people and wildlife serving climate change adaptation and mitigation purposes

Relevant Policies

- CP1 – Retrofitting Existing buildings
- CP3 – Renewable Energy
- CP4 – District Heating
- CP5 – Flood Risk Management
- SCR2 – Roof-mounted/Building integrated Scale Solar PV
- SCR3 – Ground mounted Solar Arrays
- SCR4 – Community Renewable Energy Schemes
- SCR5 – Water Efficiency
- SU1 – Sustainable Drainage
- SCR6 – Sustainable Construction Policy for New Build Residential Development
- SCR7 – Sustainable Construction for New Build Non-Residential Development
- SCR8 – Embodied Carbon
- SCR9 – Electric Vehicle Charging Infrastructure
- PCS3 – Air Quality

Commentary

Renewable Energy Generation

The majority of renewable energy across the district is generated from photovoltaic installations. There is a total installed capacity of 33 MW.

As of the end of this monitoring year no district heating schemes have been implemented.

For this monitoring year no major applications for solar panels farms have been permitted. However, six applications have been approved for the installation of roof top panels, including at Bath Leisure Centre and Keynsham Leisure Centre. No combined heat and power schemes have been granted.

Flooding

Between April 2024 and March 2025 the council consulted the Environment Agency on 28 applications. These applications were decided in accordance with the advice from the Environment Agency.

Objective 2 - Protect and enhance the districts natural, built and cultural assets and provide green infrastructure

- ensuring that growth and development takes place within the environmental capacity of the District
- making optimum use of brownfield opportunities in meeting housing and economic development needs and avoiding greenfield land as far as possible
- helping to conserve and enhance the quality and character of our built and natural heritage
- maintaining and enhancing an accessible and multifunctional network of well linked green spaces
- helping to conserve, enhance and restore the diversity and resilience of the District's wildlife
- helping to avoid water, air, light and noise pollution and the contamination of land
- capitalising on the role our heritage has in promoting local distinctiveness, place-making and supporting regeneration
- maintaining an outstanding built and natural environment by ensuring that new development responds appropriately to the locally distinctive context and meets high standards of design
- facilitating continuing and wide participation in cultural activities

Relevant Policies

- CP7 – Green Infrastructure
- CP8 – Green Belt
- CP8a – Minerals
- NE1 – Development and green infrastructure
- GB1 – Visual amenities of the green belt
- GB2 – Development in green belt villages
- GB3 – Extensions and alterations to buildings in the green belt
- NE2 - Conserving and Enhancing the Landscape and Landscape Character
- NE2A - Landscape Setting of Settlements
- NE2B - Extension of Residential Gardens in the Countryside
- NE3 - Sites, Species and Habitats
- NE3a – Biodiversity Net Gain
- NE4 - Ecosystem Services
- NE5 - Ecological Networks
- NE6 - Trees and Woodland Conservation
- D1: General Urban Design Principles
- D2: Local Character and Distinctiveness
- D3: Urban Fabric
- D4: Streets and Spaces

- D5: Building Design
- D6: Amenity
- D7: Infill and Backland Development
- D8: Lighting
- D9: Advertisements & Outdoor Street Furniture
- D10: Public Realm
- HE1: Historic Environment
- NE2: Conserving and Enhancing the Landscape and Landscape Character
- NE2A: Landscape Setting of Settlements
- NE2B: Extension of Residential Gardens in the Countryside

Commentary

Historic Environment

The Historic England heritage at risk register includes 2 buildings of Grade I and II*. Bath and North East Somerset currently has at least 100 listed buildings at risk. The plan is to update this in coming years to provide an exact figure. There are also 3 conservation areas and 8 Scheduled Ancient Monuments on the risk register.

There are 35 Conservation Areas in Bath and North East Somerset. Bath Conservation Area has been divided into 16 character areas each with its own distinctive character. As a character appraisal for each area is completed the individual draft appraisal will be available on the council's website for officers, developers and the public to reference. Whilst it will generally carry limited weight until the complete appraisal can be adopted, it will nevertheless be a material consideration in making planning decisions (with the weight to be determined on a case by case basis). Adopted character appraisals are available for some of the other Conservation Areas as listed on the Council's website. The appraisals are of varying ages and the oldest will be updated and added to when resources allow. A revised character appraisal will be published for Radstock Conservation Area in 2026.

A [Combined City of Bath & Great Spa Towns of Europe World Heritage Sites Management Plan 2024 - 2030](#) was endorsed by the Council in May 2025. This Plan replaces the previous Plan that covered the period 2016 - 2022 and is the fourth since the City of Bath was inscribed as a World Heritage Site in 1987. Much has changed since this time with new priorities, such as nature recovery emerging, and others, such as climate change becoming more prominent that mirror the Council's own corporate priorities. It is a ground-breaking document and likely to be the first time that a combined plan covering two inscriptions has been produced: the City of Bath (1987) and the Great Spa Towns of Europe (2021). The principal purpose of this Plan is to protect the World Heritage Sites and safeguard their OUV for which they were inscribed.

Green Infrastructure

Developers are required to have due regard to the Green Infrastructure Strategy, when formulating development proposals. The impact of new development on Green Infrastructure will be assessed through the Development Management Process.

The councils regulation 123 list includes Green Infrastructure to deliver the requirements set out in the Green Infrastructure Strategy, including specific green space requirements identified in the Green Space strategy. The Planning Obligations SPD sets out the requirements for site specific Green Infrastructure.

The council adopted a Green Infrastructure Strategy in March 2013. The Strategy identified a number of projects which have been progressed. These include; Bathscape -delivering landscape enhancement of the setting of Bath; Waterspace -unlocking the benefits from the river corridor, and Somer Valley Rediscovered - enhancing and creating new green space for nature and people.

[Bathscape](#)

[Somer Valley Rediscovered](#)

Biodiversity Net Gain

Adopted LPPU Policy NE3a requires that a minimum of 10% Biodiversity Net Gain is secured for major planning applications and that minor applications provide for no net loss and appropriate net gain of biodiversity. A monitoring framework has been established in respect of the implementation of Policy NE3a and mandatory national requirement and this will be reported in future AMRs.

Planning applications decided under the local BNG policy have mostly included the proposals for post-development BNG as part of the application. Mandatory BNG differs from this approach allowing for BNG proposals to only be submitted as part of a pre-commencement condition. In some cases, BNG proposals received with an application will be completed or amended at condition stage.

Biodiversity Unit Gains and Losses

The Statutory Biodiversity Net Gain (BNG) requirement commenced for major development on February 12th 2024 and minor developments from April 2nd 2024. Statutory BNG requires proposals to achieve a 10% gain to be submitted at part of a pre-commencement condition Biodiversity Gain Plan, this differs from the adopted LPPU Policy NE3a process where proposals were expected as part of the planning application submission. The statutory metric tool was also updated with the legislation.

Considering the changes above, reporting of biodiversity net gain will only include information where a pre-commencement Biodiversity Gain Plan condition has been discharged and the condition has used either the statutory metric or version 4. This is the method that'll also be used on-going for completing NERC Act Biodiversity Duty returns to Defra on an annual basis.

Data on gains and losses is included in Appendix 1

Objective 3 - Encourage development, diversification and prosperity

The Council's Economic Development Strategy seeks to stimulate a more productive, competitive and diversified economy across the District and promotes a higher value added economy (smart growth) where indigenous companies are retained and able to grow, other knowledge based sectors are attracted to the area and the industrial sector continues to contribute to the local economy.

- increasing the availability of modern office and unit space in Bath thereby enabling indigenous companies to expand and the city to better respond to external demand
- maintaining an appropriate supply of land in Bath for industrial processes and services to ensure the city retains a mixed economy
- enabling tourism to continue to make an important contribution to the economy of Bath and promoting the tourism potential of other parts of the District e.g. by facilitating the provision of visitor accommodation
- capitalising on innovation opportunities arising from higher education institutions, improving educational facilities to help provide the skills that support knowledge-based sectors and retaining those skills and talents in the city and wider area
- repositioning Keynsham as a more significant business location enabling it to attract new employers to compensate for the closure of Cadbury Somerdale
- ensuring that a sufficient and responsive supply of appropriate land and premises is available and improvement of skills is facilitated at Midsomer Norton and Radstock to help strengthen their roles as employment centres for the southern part of the District
- enabling small scale local employment development, including those related to innovation opportunities, in the rural areas

Relevant Policies

- DW1 – District-wide spatial strategy and Place based spatial strategies
- ED1A: Office Development
- ED1B: Change of Use & Redevelopment of B1(a) Office to Residential Use
- ED1C: Change of Use and Redevelopment of B1(a) Office Use to Other Town Centre Use
- ED2A: Strategic and Other Primary Industrial Estates
- ED2B: Non-strategic Industrial Premises

Commentary

Office Floorspace

The figures listed below show the economic floor space losses and gains as at 31st March 2025.

Bath

Policy B1, 2 (c) of the Core Strategy seeks to achieve the net additional increase of office premises of 40,000sqm by enabling the development of 50,000sqm of new space, linked to a managed release of 10,000sqm. The figures show a net reduction of 7,410 sqm during the plan period to date.

Keynsham

Policy KE.1, 3, (b) of the Core Strategy seeks to achieve an increase in total office floorspace from 13,000sqm in 2011 to 20,200sqm in 2029. A net increase of 7,200sqm during the plan period. The figures show an increase of 5,394sqm has been achieved.

Somer Valley

Policy SV1, 3, (b) of the Core Strategy seeks to increase total office floorspace from 31,000sqm in 2011 to 33,700sqm in 2029. There has so far been a net decrease of 2,293sqm.

Industrial floorspace

Bath

Policy B1 2, (e) of the Core Strategy plans for a contraction in the demand for industrial floorspace from 167,000sqm in 2011 to 127,000sqm in 2029, a net reduction of 40,000sqm. The figures show that this managed reduction has been exceeded.

Keynsham

Policy KE.1, 3, (b) of the Core Strategy plans for an increase in total industrial floorspace in Keynsham from 52,000sqm in 2011 to 60,300sqm in 2029 i.e. an increase of 8,300sqm. The figures indicate that this has not yet been achieved.

Somer Valley

Policy SV.1, 3, (b) of the Core Strategy plans for a reduction in industrial floorspace in the Somer Valley from 126,400sqm in 2011 to 112,000sqm in 2029, a reduction of 14,400sqm. At present there is a small loss of -144sqm.

Progress of Enterprise Zones

The Enterprise Zone at Bath Riverside has been designated and forms part of the adopted policy.

At the Somer Valley Enterprise Zone the council has approved a Local Development Order (LDO) which outlines the uses that will be permitted on the site. The LDO also sets out the principles to which development must adhere and these reflect the requirements of the site allocation policy in the adopted Placemaking Plan. No additional floorspace has been delivered on site during the past monitoring period.

Objective 4 - Invest in our towns and cities.

- Bath city centre and Keynsham, Midsomer Norton and Radstock town centres need to be improved as centres for social and economic activity and as places for entertainment, culture and shopping. The local and neighbourhood centres across the urban and rural parts of the District need to be sustained, so they continue to play an important role in meeting the day to day needs of their local residents.
- enhancing Bath's central shopping area, to maintain its competitiveness, diverse offer and reputation for independent and niche retailing
- introducing more commercial space, suitable for a range of enterprises, as part of new mixed use developments on underperforming sites in and close to Bath city centre
- improving the quality and capacity of shops within the core of Keynsham and Midsomer Norton town centres
- introducing more office and residential floor space into Keynsham, Midsomer Norton and Radstock town centres
- improving the quality of the public realm in the city, town and local centres
- providing better pedestrian and cycle routes into and within the city, town and local centres
- ensuring existing and proposed parks are well integrated into and play a central role in the centres of Bath, Keynsham and Midsomer Norton
- enabling appropriate tourism opportunities in the city and town centres
- protecting and enhancing the range of services and facilities provided in local, neighbourhood and village centres, encouraging the provision of efficient, low carbon energy for example from District heating or combined heat and power systems.

Core Strategy Policies

CP12 - Centres and retailing

Placemaking Plan Policies

- CR1: Sequential Test
- CR2: Impact Assessments
- CR3: Primary Shopping Areas and Primary Shopping Frontages
- CR4: Dispersed Local Shops

Commentary

In September 2020 the use class order was revised and retail reclassified as class E. Class E includes a broad range of uses and therefore the loss of retail to another high street use no longer requires an application for planning permission. Therefore,

it is no longer possible to provide a complete picture of retail losses and gains by using data arising from planning applications.

City and Town Centre and High Street Regeneration

The Council has a £26m programme of Sustainable Places and Regeneration projects which seek to help to maintain and improve the vitality and viability our city and town centres focused on the city and town centres in accordance with Policy CP12. Key projects are as follows:

- High Street Regeneration Programme for Bath City Centre – including public realm improvements, events and animation programme with key areas of focus at Milsom Quarter and Kingsmead Square, plus work to develop designs and planning concepts for key sites.
- The Milsom Quarter Masterplan regeneration area includes the future development of the Fashion Museum Bath and the associated public realm improvements, with future aspirations for development at Broad Street Yards and the Walcot Gateway (Cattlemarket/Cornmarket sites).
- A Masterplan for Bath Central Riverside is also being developed, with various pilot schemes in progress including at Parade Gardens and the Colonnades.
- Town Centre Regeneration Programme for Midsomer Norton including the recent creation of a new Market Square public realm at the Island, transformation of the Town Hall, shopfront improvements and broader town centre improvements and a cultural programme. A Town Centre Regeneration Action Plan is in development and Town Centre Masterplan is also being finalised.
- Town Centre Regeneration Programme for Keynsham including public realm improvements to the High Street and Temple Street, shopfront improvements and a cultural programme. A Town Centre Regeneration Action Plan has also been adopted by the Council.
- Radstock Town Centre Regeneration Programme including the creation of Old Print Works Arts centre and the transformation of the Trinity Hub into a cultural and creative hub.
- Vacant Unit Action Project bringing arts, culture, community, environmental projects and new models of commerce to former vacant shops and spaces on high streets, including the redevelopment of the 100m² Riverside units for employment space in Keynsham town centre.
- The Twerton Pride in Place project which will see £20m transformative investment over 10 years in Twerton and Whiteway.

High Street Renewal Programme

Objective 5 - Meet housing needs

- enabling the delivery of new homes needed to respond to expected demographic and social changes and as far as possible to support the labour supply to meet our economic development objectives
- ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing
- addressing the accommodation needs of gypsies and travellers
- ensuring the accommodation needs of any increase in the number of students can be met sustainably
- ensure that the development of new homes is aligned with the provision of all the necessary infrastructure

Relevant Policies

- DW1 – District-wide spatial strategy
- CP9 – Affordable Housing
- CP10 - Housing Mix
- CP11 – Gypsies, Travellers and Travelling Showpeople
- RA4: Rural Exception Sites
- H1: Housing and Facilities for the Elderly, People with Other Supported Housing or Care Needs
- CP10: Housing Mix
- H2: Houses in Multiple Occupation
- H2a – Purpose Built Student Accommodation
- H3: Residential Uses in Existing Buildings
- H4: Self-build
- H5: Retention of Existing Housing Stock
- H6: Moorings
- H7: Housing Accessibility
- H8: Affordable Housing Regeneration Schemes

Commentary

Bath and North East Somerset Council maintains a housing trajectory and updates this annually.

The Core Strategy was adopted in 2014 and is now more than five years old. Therefore the standard methodology is used for calculating the housing requirement.

Five Year Housing Land Supply

Following the publication of the revised National Planning Policy Framework the councils annual requirement for homes has substantially increased. This increased from 722 to its current figure of 1,501.

The council has identified a deliverable supply of 3,908 homes between the 1st April 2025 and 31st March 2030. In addition, when the plan period is taken as a whole the over supply in the plan period amounts to 646 homes. This amounts to a five year housing land supply of 2.5.

During the past financial year 623 dwellings have been constructed within the authority, of this figure 143 are classed as being affordable homes. Homes on previously developed land amounts to 66% of the housing provided. Housing delivery breaks down to the following spatial areas;

- Bath: 531
- Keynsham: 9
- Somer Valley: 60
- Rural Areas: 23

Gypsy and Traveller sites

The council conducted a count of Gypsy and Traveller sites in July 2023. The figures returned to MHCLG for 2022 recorded 17 socially rented sites and 14 sites with planning permission owned by Gypsy and Travellers.

Self-build and custom housebuilding

Self-build and custom housebuilding contribute to housing diversity and local choice. The NPPF requires councils to plan for a mix of housing types, including opportunities for people wishing to build or commission their own homes. Under the Self-Build and Custom Housebuilding Act 2015, local authorities must keep and have regard to a register of individuals and groups interested in self-build or custom-build projects. This register helps the Council understand demand and plan for serviced plots.

Following the introduction of the 2016 Regulations, the register is divided into two parts:

Part 1 – Applicants who meet both the basic eligibility criteria and a local connection test. These entries create a statutory duty: the Council must grant enough planning permissions for serviced plots to meet this demand within three years of the end of each base period.

Part 2 – Applicants who meet eligibility but do not have a local connection. These entries do not trigger the duty to provide permissions but inform wider planning and housing policy.

Registration does not guarantee a plot; the register is not a waiting list. Applicants must identify suitable plots themselves.

Local Policy Context

Policy H4 of the Placemaking Plan supports self-build housing where proposals meet design, sustainability, and other Development Plan requirements. The Local Plan Options document explores approaches to boost delivery of self-build plots across Bath & North East Somerset.

Recent Legislative Changes

The Levelling Up and Regeneration Act 2023 (Royal Assent: 26 October 2023) introduces important changes:

- Permissions must now be explicitly for “*the carrying out of self-build and custom housebuilding*”. Generic permissions (e.g., single dwellings) will no longer count unless designated as such.
- Unmet demand will roll over into subsequent base periods.
- Further regulations and guidance are awaited to implement these provisions fully.

Base Periods and Monitoring

The register is organised into base periods, which run annually to 30 October (Base Period 1 ran from April–October 2016). Demand is measured by new Part 1 entries during each base period. The Council monitors permissions through Community Infrastructure Levy (CIL) self-build exemptions as a proxy for serviced plots granted.

Table: Self-Build Register and Permissions by Base Period

Base Period	BP1	BP2	BP3	BP4	BP5	BP6	BP7	BP8	BP9
Date	2016	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Individuals	456	252	151	126	65	89	37	34	29
Groups	1	2	1	0	0	0	0	0	0
New applicants on the register	457	254	152	126	65	89	37	34	29
Part 1 - Local connection to B&NES	457	180	32	41	32	54	21	23	22
Part 2 - Outside of B&NES	Prior to connection test	74	120	85	33	35	16	11	7
Required Permissions (Part 1 individual entries and group plots)	457	180	32	41	32	54	21	23	22
Total number of required permissions	457	637	669	710	742	796	817	840	862
Planning permissions for serviced plots granted (CIL Exemptions)	16	46	49	54	32	43	35	35	42
Total Planning permissions for serviced plots granted (CIL Exemptions)	16	62	111	165	197	241	275	310	352

Objective 6 – Plan for development that promotes health and well being

- enabling more opportunities for people to lead healthier lifestyles and have a greater sense of well-being through facilitating active modes of travel, encouraging social interaction and designing high quality, safe streets and spaces
- promoting and delivering local employment, training and regeneration opportunities that can contribute to a reduction in the health and social inequalities across the District encouraging and facilitating increased local food production
- ensuring the timely provision of social and physical infrastructure, including health, welfare, spiritual, recreational, leisure and cultural facilities

Core Strategy Policies

CP13 – Infrastructure Provision

Placemaking Plan Policies

- ST1: Promoting Sustainable Travel
- ST2: Sustainable Transport Routes
- ST2A: Active Travel Routes
- ST3: Transport Infrastructure
- ST4: Rail Freight Facility
- ST5: Traffic Management Proposals
- ST6: Park and Ride
- ST7: Transport Requirements for Managing Development
- ST8: Airport and Aerodrome Safeguarding Areas

Commentary

The council publishes a report on the Community Infrastructure Levy and an Infrastructure Funding Statement.

[Community Infrastructure Levy](#)

Air quality

There are three air quality management areas within the authority area. The council publishes an air quality annual status report on the website. Within Bath a clean air zone was introduced in March 2021.

[Clean Air Zone](#)

[Air Quality Management](#)

Objective 7 - Deliver well connected places accessible by sustainable means of transport.

- locating and designing new development in a way that reduces the need and desire to travel by car and encourages the use of public transport, walking and cycling
- ensuring that development is supported by high quality transport infrastructure which helps to increase the attractiveness of public transport, walking and cycling
- promoting improved access to services especially for rural and more remote areas

Joint Local Transport Plan

The Joint Local Transport Plan (JLTP4) has been approved and can be viewed on the associated website.

[JLTP4](#)

Duty to Cooperate

The requirement for local planning authorities (LPAs) to work under the Duty to Cooperate (DTC) on cross boundary strategic planning issues is set out in section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act (2011). This requires authorities to engage constructively, actively and on an ongoing basis in relation to a number of activities, the preparation of development plan documents, other local development documents and marine plans. Local planning authorities must publish details of what action they have taken in relation to the duty to co-operate through their Authority's Monitoring Reports (AMRs).

[Duty to Cooperate](#)

Minerals Planning

The National Planning Policy Framework (NPPF) requires minerals planning authorities (MPAs), such as the West of England authorities, to plan for a steady and adequate supply of aggregates by participating in the operation of an Aggregate Working Party (AWP) and taking its advice into account when preparing their Local Aggregates Assessment. The South West AWP meets quarterly and membership includes representatives from central Government, mineral planning authorities, the Mineral Products Association, the British Aggregates Association, and such other representatives as appropriate.

Local Aggregates Assessment (LAA)

A Local Aggregate Assessment is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area. Within the West of England, Local Aggregates Assessments are prepared jointly by the four unitary authorities (UAs) within the West of England sub-region (Bristol City, Bath and North East Somerset, North Somerset and South Gloucestershire). The LAA forms an important part of the evidence base that will be used to inform preparation of the UAs' individual Local Plans. The most recent published LAA covers the period 2013-2022.

Joint Planning Data Group

The West of England authorities take a joined up approach to land-use research and monitoring across the sub-region and there is a well-established joint working arrangement through the Joint Planning Data Group. The group meets quarterly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

Plan Making Progress against Local Development Scheme Milestones

Set out in table 1 below is a summary of progress on preparing Development Plan Documents and Supplementary Planning Documents (SPDs) listed in the Council's current Local Development Scheme, covering those documents where preparation is programmed to have commenced. Progress is recorded against the milestones set out in the LDS and where these milestones have not been met the reasons why are briefly outlined.

Table 1: Plan Making Progress

DPD/SPD	Local Development Scheme Milestone (in 2022/23)	Preparation Progress	Notes
Local Plan Partial Update	Adopted 19 th January	Adopted 10 th January 2023	
Local Plan 2025-2043	N/A	Preparation of the Local Plan was reset following publication of the revised NPPF and mandatory standard method figures of housing need in late 2024. The council published for consultation under Reg 18 the Local Plan Options document in October 2025 in accordance with the programme set out in the Local Development Scheme. The council is now proposing to move towards publishing a Draft Local Plan for consultation under Reg 19 in summer 2025. (See note after this table)	Preparation programme and milestones are set out in the Council's Local Development Scheme 2024-2027
Planning Obligations SPD limited review (principally related to the LPPU)	Adopted January 2023 (alongside the LPPU).	Work undertaken on a limited review of the Planning Obligations SPD, principally related to policy requirements in the LPPU, was undertaken and adopted in early 2023.	A programme for the comprehensive review of the Planning Obligations SPD and associated CIL Charging Schedule Review related to the preparation of the Local Plan 2022-2042, is set out in the Local Development Scheme 2024 to 2027.

Appendix 1 – Bio-diversity Net Gain

Consented applications requiring net gains	Number	Proportion
Total number of biodiversity gain plans approved in the reporting period	12	not applicable
Total number of biodiversity gain plans approved in the reporting period securing BNG through on-site units only	11	92%
Total number of biodiversity gain plans approved in the reporting period securing BNG through off-site units only	0	0%
Total number of biodiversity gain plans approved in the reporting period securing BNG through statutory credits only	0	0%
Total number of biodiversity gain plans approved in the reporting period securing BNG through a combination of on-site and off-site units	1	8%
Total number of biodiversity gain plans approved in the reporting period securing BNG through a combination of on-site units and statutory credits	0	0%
Total number of biodiversity gain plans approved in the reporting period securing BNG through a combination of off-site units and statutory credits	0	0%
Total number of biodiversity gain plans approved in the reporting period securing BNG through a combination of on-site, off-site units and statutory credits	0	0%

Overall expected gains and losses	Area Habitats	Hedgerows	Watercourses
Total number of pre-development biodiversity units approved on-site broken down by area/hedgerow/watercourse	21.20	1.47	0.00
Total number of post-development biodiversity units approved on-site broken down by area/hedgerow/watercourse	23.37	3.81	0.20
Total net unit change in biodiversity units, on-site broken down by area/hedgerow/watercourse	2.17	2.35	0.20
Average percentage (%) change in biodiversity units, on-site	0.10	1.60	0.20
Total number of baseline biodiversity units approved off-site broken down by area/hedgerow/watercourse	0.09	0.00	0.00
Total number of post-intervention biodiversity units approved off-site broken down by area/hedgerow/watercourse	0.50	0.00	0.00
Total net unit change in biodiversity units, off-site broken down by area/hedgerow/watercourse	0.41	0.00	0.00
Average percentage (%) change in biodiversity units, off-site	4.69	0.00	0.00
Total number of biodiversity units offset using statutory credits broken down by area/hedgerow/watercourse	0.00	0.00	0.00
Total net unit change in biodiversity units (including any units offset using credits)	2.59	2.35	0.20
Average percentage (%) change (including statutory credits)	0.12	1.60	0.20

Composition of biodiversity gains - areas

Habitat Type - Area	Total biodiversity units at baseline	Total hectares at baseline	Total biodiversity units post - development	Total hectares post - development	Net change in biodiversity units	Net change in hectares
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	4.04	1.15	4.17	1.28	0.13	0.13
Heathland and Scrub	1.87	0.43	2.08	0.17	0.21	-0.25
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely Vegetated Land	1.06	0.26	0.01	0.00	-1.05	-0.25
Urban	0.03	1.92	1.00	2.55	0.96	0.63
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and Forest	0.60	0.11	0.21	0.02	-0.39	-0.09
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal Saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky Shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal Lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

Watercourse footprint	0.00	0.00	0.00	0.00	0.00	0.00
Individual Trees	13.69	1.49	16.41	2.76	2.72	1.27
Total	21.29	5.34	23.87	6.79	2.59	1.45

Composition of biodiversity gains - hedgerows and lines of trees

Habitat type - hedgerows and lines of trees	Total biodiversity units at baseline	Total kilometres at baseline	Total biodiversity units post - development	Total kilometres post - development	Net change in biodiversity units	Net change in kilometres
Species-rich native hedgerow with trees - associated with bank or ditch	0	0	0	0	0	0
Species-rich native hedgerow with trees	1.089	0.055	1.089	0.055	0	0
Species-rich native hedgerow - associated with bank or ditch	0	0	0	0	0	0
Native hedgerow with trees - associated with bank or ditch	0	0	0	0	0	0

Species -rich native hedgerow	0	0	1.0006	0.131	1.0006	0.131
Native hedgerow - associated with bank or ditch	0	0	0	0	0	0
Native hedgerow with trees	0	0	0	0	0	0
Ecologically valuable line of trees	0	0	0	0	0	0
Ecologically valuable line of trees - associated with bank or ditch	0	0	0	0	0	0
Native hedgerow	0.3377	0.1	1.0620729	0.389	0.7243729	0.289
Line of trees	0	0	0	0	0	0
Line of trees associated with bank or ditch	0	0	0	0	0	0
Non-native and ornamental hedgerow	0.042	0.042	0.037	0.037	-0.005	-0.005
Total	1.4687	0.197	3.1886729	0.612	1.7199729	0.415

Composition of biodiversity gains – watercourses

Habitat type - watercourse	Total biodiversity units at baseline	Total kilometers at baseline	Total biodiversity units post - development	Total kilometers post - development	Net change in biodiversity units	Net change in kilometers
Priority Habitat	0.00	0.00	0.00	0.00	0.00	0.00
Other Rivers and Streams	0.00	0.00	0.00	0.00	0.00	0.00
Ditches	0.00	0.00	0.20	0.04	0.20	0.04
Canals	0.00	0.00	0.00	0.00	0.00	0.00
Culverts	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.20	0.04	0.20	0.04