

# 3A Core Strategy Summary



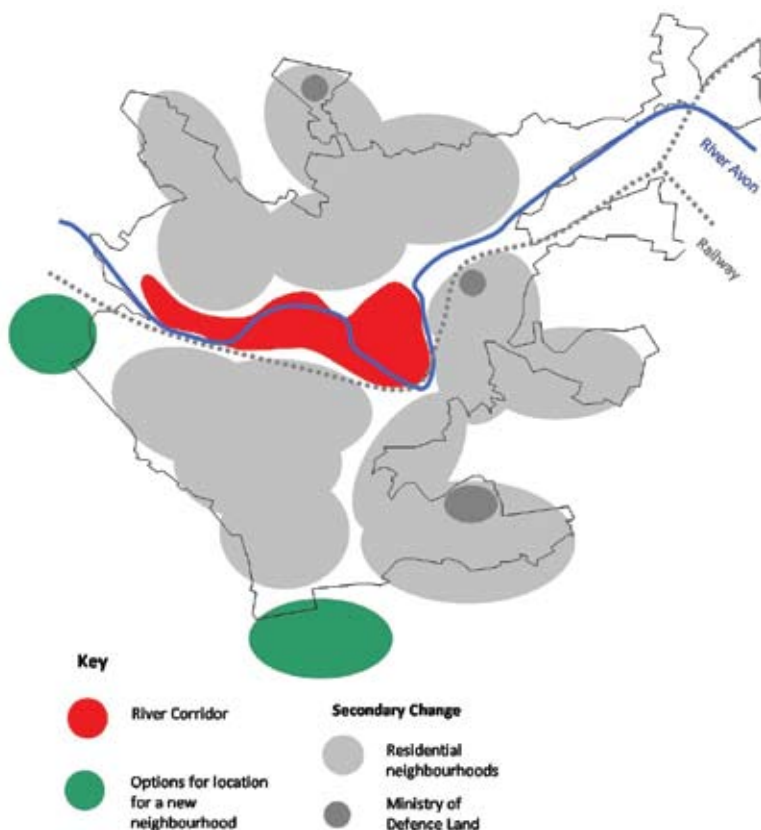
## New neighbourhood in an urban extension to Bath

This is one of a series of 8 summary leaflets about the Core Strategy Spatial Options document. This leaflet summarises the options for an urban extension to Bath.

Before you comment pick up a copy of the full document or visit our website: [www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy)

The government requires the development of a new neighbourhood in Bath. This new neighbourhood should include up to 2,000 new homes and a variety of other facilities including work places, shops, schools, green infrastructure etc. This will be created by extending the urban area on the south/south western edge of the city. This approach to city growth is described by planners as “urban extension”.

An “area of search” for the location of this new neighbourhood was identified in the Regional Spatial Strategy. This “area of search” is the broad area where the Core Strategy must explore and identify options for the location of a new neighbourhood. The “area of search” for Bath is the south and south western edge of the city. The Council is presenting two options as part of the Core Strategy options consultation.



A diagram to show the options identified for the location of a new neighbourhood in south and south west Bath

### Key Point

The Council has made it clear that regeneration of previously developed land within the urban areas should be the priority, but it acknowledges it may not be possible to meet development requirements through this alone.

If still considered necessary greenfield urban extensions would need to be considered in the later part of the plan period (i.e. post 2016). There may be a need to review the need for greenfield urban expansion in future.

## Emerging Spatial Vision

The **new neighbourhood** at south/south west Bath will be a mixed use extension to the urban edge of the city. It will be an attractive and vibrant **new part of the city** which exemplifies **sustainable living**. Buildings will be **zero carbon**, and opportunities for using local energy resources and **local food production** will be a core part of the development.

The new neighbourhood will be a new part of the city and will be **well linked** to the city centre and other areas using **sustainable methods of transport**, including public transport, cycling and on foot. With the highest quality urban design, the new area will provide a range of housing and will encourage safe and healthy lifestyles.

This neighbourhood will play an important role in the growth of Bath, **supporting regeneration** of relatively deprived areas in the south of Bath, complementing the redevelopment of the river corridor and the renewal of the city centre.

The development will be located and designed in a way that minimises the potential harm to the setting of Bath. Opportunities to increase access to **green space** the **countryside**, and enhance ecology will be realised. The neighbourhood will reflect the **form and character of Bath**.

## Some of the key spatial objectives proposed for the new neighbourhood:

A number of specific objectives and policies are included in relation to the urban extension, these include some of the following issues:

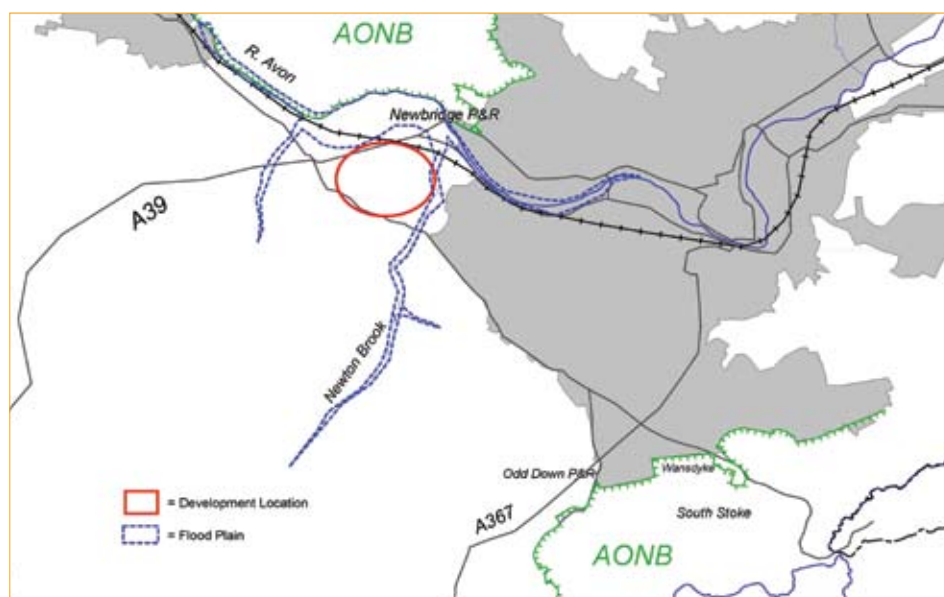
- Encouraging renewable and decentralised energy
- Sustainable construction targets
- Flood risk management
- Infrastructure provision – new development must be supported by timely delivery of appropriate infrastructure e.g. public transport, education etc
- Green infrastructure standards for urban extensions
- Affordable housing options for urban extensions
- Urban design policies and approaches for this development proposed
- Impact of urban extension on World Heritage site setting will need to be properly considered
- Mix of uses in an urban extension – not just housing but also retail, employment space, education, social and sports facilities etc – to support new and existing communities
- Development must be well linked to Bath and promote sustainable travel patterns
- Must provide integrated waste management infrastructure.
- Should consider and minimise impact on integrity of villages close to the city and environmental assets
- Sustainability of urban extension in terms of resource use

## Considering the “area of search”

The Council has looked into the area proposed in draft RSS and has excluded Haycombe/Rush Hill and Englishcombe from further analysis. The option of splitting development into smaller parcels across the area has also been considered but dismissed for sustainability and environmental impact reasons. Two options are presented for discussion.

## Option 1: West of Twerton

### Illustrative map showing broad location of West of Twerton option



#### Profile:

**Land ownership:** Land in single ownership. The Council also owns land to the east of Newton Brook on the edge of Twerton.

**Site capacity:** Initial capacity assessment shows this location could accommodate up to 2,000 houses plus associated uses at 50 dwellings per hectare. Additional capacity identified for employment land as this area is more attractive as an employment location.

#### Role and Function:

**Integration:** Difficult to achieve physical integration with the urban edge due to natural barrier presented by Newton Brook valley. Development in this area would need to be relatively self-contained.

**Zero carbon:** Potential for zero carbon buildings

**Strategic role:** Opportunities to link with Bath river corridor regeneration and public transport enhancements along the A4 (Bristol-Bath). Potential for area to the north of this site to function as a flood mitigation area. Possibility to create links between development here and growth of Bath Spa University.

**Transport:** Opportunity for public transport links into city centre. Future train station could be provided at this location. Opportunities to promote walking and cycling and access to the countryside.

#### Environmental Context:

**Landscape:** Development would have a major landscape impact as the location is highly visually prominent breaching the containment to the existing urban area provided by Carr's Woodland and Newton Brook valley.

**World Heritage site:** Highly visible location with major impact affecting landscape setting, important views and historic remains. It is considered that design would not be able to significantly mitigate this impact.

**Environment:** Strong potential for green infrastructure and ecological enhancement.

**Historic:** Impact on rural setting of Newton St Loe conservation area and Newton Park (Registered Historic Park and Garden). Known Roman archaeology and Iron Age settlement in this area.

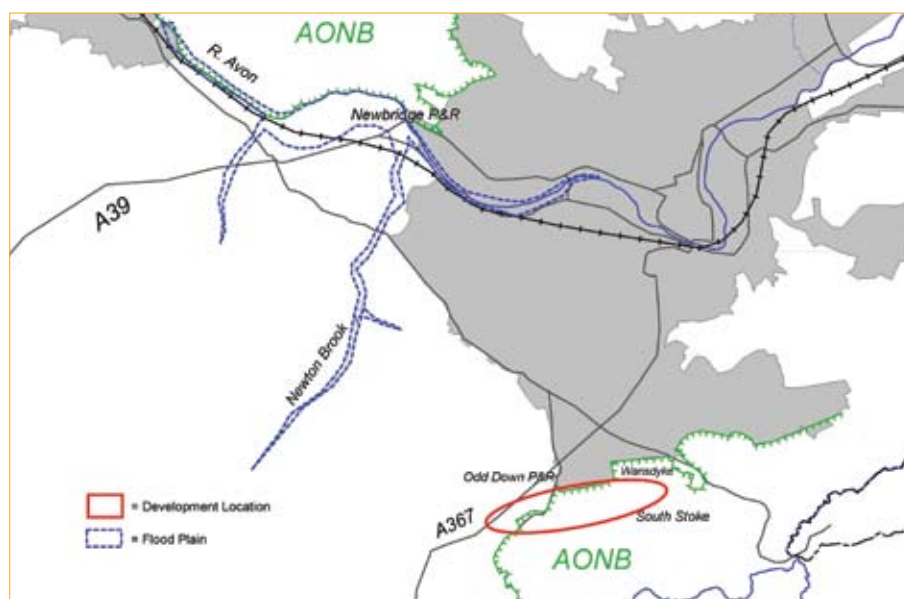
#### Recommendation:

As a result of our analysis option A is recommended as the **preferred** option.

The main reasons for this are that development in this location would be capable of performing a strategic role in the growth of the city; this location also has the opportunity for public transport access and green infrastructure.

## Option 2: Odd Down/South Stoke Plateau

### Illustrative map showing broad location of Odd Down/South Stoke Plateau option



#### Profile:

**Land ownership:** One main landowner, a number of other landowners own parts of this area, including the Council.

**Site capacity:** Initial capacity assessment shows this location could accommodate up to 2,000 houses plus associated uses at 65 dwellings per hectare. Higher density development would be required at this location due to the smaller site area.

#### Role and function:

**Integration:** Good existing local services can be utilised and enhanced. Eastern part of the area could be well linked to existing neighbourhoods although the Wansdyke does present a barrier to accessing the area.

**Zero carbon:** Potential for zero carbon buildings

**Strategic role:** Local employment and service role rather than a strategic one.

**Transport:** Opportunity for excellent public transport links into Bath city centre. Opportunities to promote walking and cycling and access to the countryside

#### Environmental Context:

**Landscape:** Partly located within the Cotswolds Area of Outstanding Natural Beauty, this is a national designation which offers the highest status of protection in relation to landscape and scenic beauty.

**World Heritage site:** Development at this location would potentially result in a moderate impact on the landscape setting of the city in the south stoke plateau area where measures to mitigate the visual impact could be effectively employed. High impact close to Combe Hay lane adjacent to the A367.

**Environment:** This area is a known foraging area for Horseshoe bats, it is likely that measures could be taken to mitigate this impact. Development here would have an impact on nature conservation areas.

#### Recommendation:

As a result of our analysis option B is not recommended as the **preferred** option.

The main challenge for this location is that it is predominantly located within the Cotswolds Area of Outstanding Natural Beauty.

#### Other summary leaflets in this series:

1. Vision, Objectives and Core Policies 2. Locational Options for the District 3. Bath

3a. New Neighbourhood in an urban extension to Bath 4. Keynsham 5. New Neighbourhood in an urban extension to South East Bristol 6. Midsomer Norton and Radstock 7. Rural Areas

Make your comments on the Core Strategy Spatial Options by 11 December 2009

[www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy)

Planning Policy: telephone 01225 477548