
Bath and North East Somerset Placemaking Plan

Participant Statement

Matter 12: Site allocations

Prepared by Savills on behalf of Crest Nicholson
Operations Ltd
(Participant Reference Number 4708)

1. Introduction

This Statement has been prepared by Savills on behalf of Crest Nicholson Operations Ltd who have an interest in land known as Bath Western Riverside and part of the site falls within the Site Allocation policy SB8 of the Placemaking Plan.

Representations have been submitted promoting the site throughout the Placemaking Plan process, particularly to the consultations on both the Options Document in January 2015, and the Pre-Submission Draft in February 2016.

The contents of this Participant Statement supplement the representations previously submitted in 2015 and 2016, responding directly to the issues raised by the Inspector.

2. Matter 12 – Site allocations

Issue 1 – Whether the strategy for site selection is the most appropriate when considered against the reasonable alternatives, having regard to the evidence to support the selection of allocated sites?

Q1. Does the evidence support the selection of the allocated sites, when considered against any reasonable alternatives and having regard to deliverability considerations?

Q2. Are the development requirements and design principles for the site allocations positively prepared, justified, effective and in accordance with national policy?

This Statement is made in respect of Policy SB8 - Bath Western Riverside's site allocation, and comments were made on some of the criterion set out in our previous representations..

(1) Residential redevelopment including around 1,500 dwellings, not including student accommodation

The Council's Housing Land Supply Trajectory 2011-2029 (CD/PMP/S3) shows completions and permissions for Bath Western Riverside (HEELA Ref. Wes 1) between 11/12 and 18/19 totalling 785 dwellings (see the first 8 BWR rows in the trajectory spreadsheet). The actual figure should instead be 790 dwellings.

The additional 5 dwellings can be accounted for, with the inclusion of the 4 townhouses as part of the extension to B10 (11/02586/ERES) granted in April 2012 (built and occupied), and the 1 apartment resulting from the change of use of the former energy centre in B4 to residential (15/00307/FUL) granted in March 2015 (converted and occupied).

Crest are preparing proposals for the remainder of B10 and a planning application should be submitted before the end of 2016. Whilst the exact number of units is not yet finalised, this will ensure that the land east of Midland Road will be in compliance with outline planning permission condition 10(b) which requires this phase (Stage One) provides a minimum of 812 dwellings.

Crest notes the Council's Trajectory identifies the remainder of the Bath Western Riverside site (as per Crest's extant consent) will deliver approximately 1,211 further dwellings of which 971 would be in the remainder of the plan period (2021/22 to 2028/29). The level of delivery would be similar to Crest's current rate of delivery of approximately 100 dwellings per annum, although Crest considers delivery can be increased through the provision of further PRS (Private Rented Sector) accommodation (nb. 100 dwellings of PRS have recently been provided in Building B15 - completed).

(3) A primary school

As previously stated, the current planning permission secured by Crest allows an either/or scenario for the primary school's provision, being either 'up to 675 student bedrooms and associated communal areas (Class C3)' or 'up to 345 student bedrooms (Class C3) and a primary school (Class D1)'.

In the event that a primary school is provided then condition 44 of that outline permission restricts development to no more than 1150 residential occupations until has a scheme for the provision of the primary school has been submitted and approved by the Local Planning Authority, and not more than 1250 occupations until the school has been completed.

The principle for the provision of a primary school can be justified by the Council, provided it is shown to be compliant with CIL Regulation 122, i.e. that it is necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

In our previous representations we identified that the supporting paragraph 408 to Policy LCR3, re: proposed primary school at Western Riverside, should be deleted, but we note the Council has not done this in its Limited Modifications to date. We made this assertion because Policy SB8 criterion 3 already sets out the requirement for a primary school. The outline planning application (06/01733/EOUT) secured by Crest in December 2010 includes the potential for the provision of a primary school on Western Riverside.

Supporting text should be added to supplement Policy SP8 to state that a primary school would be justified where evidence supports its provision to ensure CIL Regulation 122 compliance, i.e. that the Western Riverside development would generate sufficient child yield. Crest has undertaken initial analysis of its purchasers, of which 23% are buyers over 60 years old, and 31% are aged 50-59. At present therefore, whilst the development does include a mix of unit types, suitable for family accommodation, the majority of buyers are older persons unlikely to have children of primary school age. It is therefore, important that the Council provides evidence to support the justification for a primary school to meet the needs of the development, and it should not be provided to meet any needs arising off-site.

(7) Existing business within the site will be permitted to continue to invest in their estates for business purposes, insofar as this does not prevent necessary vehicular access to the core of the site. Any associated non-business related development as part of the reorganisation of an estate, including building above the primary business shall be for residential use

We made previous representations on this point and do not intend to repeat them here.

3. Conclusion

The Council's Housing Trajectory needs to be slightly modified to reflect 790 completions/detailed permissions at BWR, not 785 as currently set out.

Supporting paragraph 408 to LCR3 should be deleted as a primary school at BWR is not safeguarded, but is instead covered within the site allocation Policy SB8(3).

Supporting paragraph should be added to SB8 to set out the justification for any requirement for a primary school on the Western Riverside site and for further evidence to be provided by the Council to support the proposed requirement, whilst being compliant with CIL Regulation 122.

Previous representations in relation to SB8(7) should also be taken into account, i.e. SB8(7) should be deleted as it is contrary to SB8(6).