

Bath Western Riverside



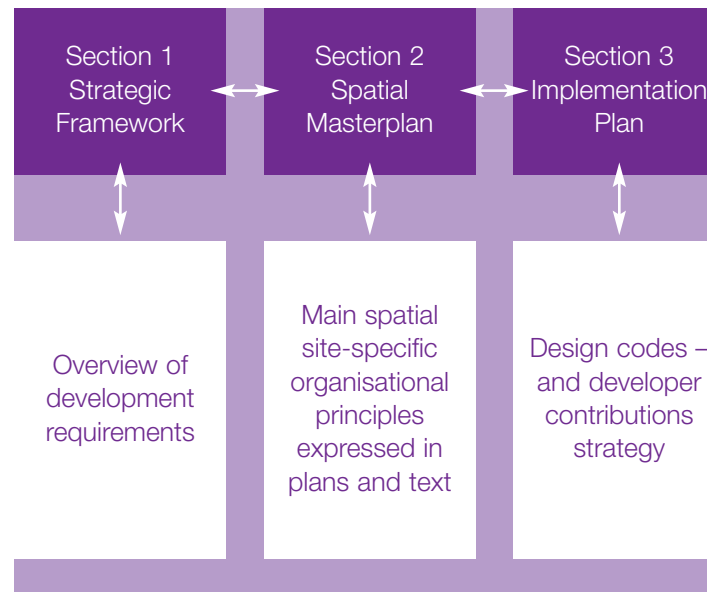
Part 1

Strategic Framework

1.1 Role and Objectives of the SPD

- 1.1.1 The Western Riverside area of Bath is the location for one of the most exciting and challenging regeneration projects in the South West. To successfully regenerate a 35 hectare site within the World Heritage Site of Bath in a way that meets the Government's vision for Sustainable Communities requires a comprehensive, masterplanned approach.
- 1.1.2 The principal role of this Supplementary Planning Document (SPD) is to provide a Spatial Masterplan to guide the redevelopment and regeneration of Bath Western Riverside (BWR). This SPD brings forward the key principles that are set out in the Adopted Supplementary Planning Guidance for BWR and Policy GDS1:B1 of the adopted Bath & North East Somerset Local Plan and applies them spatially to the site following detailed environmental investigation and a masterplanning process that has involved developers and stakeholders. Finally, the SPD sets out an Implementation Framework for development, in terms of phasing, requirements for applications, developer contributions, and also a set of three-dimensional-site specific design rules for development in the form of Design Codes.
- 1.1.3 The Council anticipates that it will take around 15 years for the BWR regeneration scheme to be fully completed. It is likely, therefore, that this SPD will be subject to periodic review so that it keeps step with changing circumstances, legislation, Government guidance and development plan policies.

Structure of the SPD



- 1.1.4 The Council's adopted Vision Statement for Bath Western Riverside is:

'To create a vital and viable place which reconnects the urban fabric of Bath in a seamless way to offer a high quality mixed use environment that functions as a working and living quarter of the City, and reinforces its World Heritage status'.

- 1.1.5 The Council has also identified the following Key Principles for BWR:

- Secure high quality development in a world class setting
- Maximise opportunities for economic, social and environmental regeneration
- Achieve a significant modal shift from the private car to public transport, cycling and walking
- Ensure that the wider Bath community benefits from the regeneration of BWR
- To revitalise the riverside environment and to make the river the focus of activity at BWR
- Ensure regeneration is compatible with and complementary to the existing city centre
- To create a beacon of sustainable development and living through the concept of 'embedded' sustainability
- Secure regeneration predominantly within the existing local plan context, regional planning guidance and Government guidance on the redevelopment of brownfield sites

Sustainable Development

- 1.1.6 Planning Policy Statement 1: Delivering Sustainable Development (PPS1) was published in 2005 and sets out sustainable development as the core principle that underpins planning. The Council considers it to be essential that the redevelopment of BWR embodies the following principles that PPS1 sets out as facilitating and promoting sustainable and inclusive development:
- Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life
 - Contributing to sustainable economic development
 - Protecting and enhancing the natural and historic environment and existing communities
 - Ensuring high quality development through good and inclusive design, and the efficient use of resources
 - Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

- 1.1.7 The Council expects BWR to form a sustainable community, the components of which have been defined by DCLG and are listed below:

Active, Inclusive and Safe – Fair, tolerant and cohesive with a strong local culture and other shared community activities

Well Run – with effective and inclusive participation, representation and leadership.

Environmentally Sensitive – providing places for people to live that are considerate of the environment.

Well Designed and Built – featuring quality built and natural environment.

Well Connected – with good transport services and communication linking people to jobs, schools, health and other services.

Thriving – with a flourishing and diverse local economy

Well Served – with public, private, community and voluntary services that are appropriate to people's needs and accessible to all.

Fair for Everyone – including those in other communities, now and in the future.

- 1.1.8 Historically, major developments in Bath have included a 'Wow' factor. Examples of this are the key Georgian set pieces and their landscape settings, that are special in themselves, yet blend into the wider City. The Council considers that the 'Wow' factor for BWR should be sustainability in all its forms. This includes the key principles within PPS1:

- Social Cohesion and Inclusion
- Protection and Enhancement of the Environment
- Prudent Use of Natural Resources
- Sustainable Economic Development

- 1.1.9 Sustainability also includes helping towards the achievement of the Council's 'Zero Waste' policy and the creation of a low carbon emissions development. The development will be an 'exemplar' scheme of sustainable living. The best way of achieving this will be through the concept of 'embedded sustainability'. This is dealt with in more detail in section 1.6 of this SPD.
- 1.1.10 This SPD is also accompanied by a Sustainability Appraisal (SA) statement. Earlier versions of the Sustainability Appraisal Report have been used to amend this SPD and enhance it in terms of sustainability, as part of an iterative process.

Status of the SPD

- 1.1.11 The Bath Western Riverside Supplementary Planning Document was adopted by the Council in March 2008 as supplementary to the adopted Bath & North East Somerset Local Plan (Policy GDS.1/B1) and has significant weight as a material consideration in the determination of planning applications at Bath Western Riverside.
- 1.1.12 This SPD is in accordance with, and supplementary to, the Regional Planning Guidance for the South West (RPG10), and the Joint Replacement Structure Plan. The SPD is also in accordance with and supplementary to the Bath & North East Somerset Local Plan adopted October 2007. It also conforms with Planning Policy Statement 12: Local Development Frameworks and the associated Town and Country Planning (Local Development) (England) Regulations 2004.

Part 1 Strategic Framework

1.2 Background

- 1.2.1 Bath Western Riverside has been subject to a complex history in recent years that reflects the scale of the challenge and the opportunity that the site provides.
- 1.2.2 In 2000, the Council's Strategy Committee considered a Comprehensive Development Framework (CDF) which had been prepared for BWR. The CDF set out a Vision Statement and also key principles and urban design objectives for the area (these form the basis of paras. 1.1.4 and 1.1.5 of this SPD). The Committee endorsed the CDF and resolved that the vision, principles and objectives be adopted as a basis for the preparation of planning policy and design guidance for BWR.
- 1.2.3 During 2001, consultants began to carry out a number of studies that were recommended in the CDF. The outputs of these studies led to the publication of the Western Riverside Regeneration Framework in December 2001.
- 1.2.4 In January 2002, the Deposit Draft Bath & North East Somerset Local Plan was put out for public consultation. The allocation of BWR for a comprehensive mixed-use scheme appeared for the first time at this stage, based on the work associated with the CDF and the Regeneration Framework.
- 1.2.5 In July 2003, following preparation and public consultation, the Supplementary Planning Guidance (SPG) for BWR was adopted. The SPG was informed by Parts A and B of the Regeneration Framework and replaced the CDF as the Council's policy guidance for BWR. The SPG required the production of a 'Masterplan' to guide the comprehensive redevelopment of the entire BWR site. At the same time, the Revised Deposit Draft Bath & North East Somerset Local Plan was considered by the Council and later in 2003 was subject to public consultation.
- 1.2.6 From the beginning of 2004 to autumn 2005, and using the SPG as a brief, a 'Masterplanning' exercise took place that has involved the carrying out of numerous baseline assessments, detailed development viability work, and extensive design exercises. This process involved developers, stakeholders, Members, and Council officers. This SPD is one of the key outputs of that process.

1.3 Future for Bath Vision

- 1.3.1 Bath is an outstanding and successful City, and its success provides a foundation for the future. It is a UNESCO World Heritage Site with an architectural and historic heritage of international reknown. However, like all towns and cities it functions in a competitive environment that impact in many ways, from securing external funding to visitor numbers and private investment. In this respect, the absence of a long-term vision and framework to instigate and guide enhancement and development is a current weakness. Key indicators suggest the seeds of economic decline.
- 1.3.2 The Council has embarked on a process to establish a vision for the future of Bath which focuses on harnessing the economic potential of the City. Building on the historic strengths of Bath, the draft vision identifies a series of themes which uniquely position the City, both nationally and internationally. The draft vision establishes a clear role for Bath within the South West region and the West of England sub-region. It also provides a basis for securing the long term success of Bath as a key driver for the local economy across Bath & North East Somerset and as a place for local residents to visit, shop, learn, work and enjoy.
- 1.3.1 The themes are:
- Living Heritage
 - Health and Wellbeing
 - Enjoyment and Fun
 - Creativity
 - 'Smart City'
- 1.3.4 These themes will be driven by a successful city centre, and this is the area which the study will concentrate on, acknowledging its dependence and linkages with outlying and sub-regional areas and facilities.
- 1.3.5 The vision has now been progressed through the preparation of the Bath Business Plan and a Spatial Framework. A report on these studies was considered by the Council Executive in January 2006 and accepted as the basis for the preparation of planning policy guidance and further public consultation.
- 1.3.6 The spatial and strategic elements of the emerging Vision for Bath have yet to be encapsulated as an identifiable entity in the development plan and consequently have little weight in planning terms. Bearing that in mind, it is nevertheless important to note that BWR can be seen as an initial phase in taking forward this emerging initiative for the wider city centre area.

1.4 World Heritage Site Management Plan

- 1.4.1 The WHS Management Plan aims to provide a framework to conserve the cultural and heritage assets of the World Heritage Site of Bath. This remit includes protection and enhancement of the architectural, archaeological, landscape and natural assets and their urban and landscape settings, improving the understanding of the Site, its interpretation and use as an educational resource, and supporting the local community in its cultural, social and economic viability.
- 1.4.2 The redevelopment of BWR must respect the outstanding universal values of the World Heritage Site and in so doing must continue the strong tradition of development that respects its context and creates visual harmony.
- 1.4.3 A summary of the outstanding universal values of the World Heritage Site is included in section 2.2 of this SPD.

1.5 Planning Policy Context

- 1.5.1 The policy context for this SPD is established by national, regional and local policy documents. The key policy documents relating to this SPD are reviewed in Appendix A, with particular regard to their relevance to BWR.

1.6 Development Requirements

Comprehensive Development

- 1.6.1 The key site specific requirement for BWR is that it has to be a comprehensive mixed use scheme. Bath & North East Somerset Local Plan Policy GDS.1/B1 states the following:

Any planning application will need to demonstrate that it is consistent with and contributes to the delivery of comprehensive development of the whole site by reference to the BWR Supplementary Planning Document which accords with this policy.

- 1.6.2 The principal reasons why a comprehensive approach is required to the regeneration and redevelopment of BWR are as follows:
- To deliver the optimum quantum, mix and location of uses for the benefit of the community.
 - To achieve high quality urban design which is sympathetic to and respectful of the City's World Heritage Site status.
 - To secure the necessary accessibility, linkages, permeability and transport infrastructure for BWR that enables it to integrate with the City as a whole.
 - To deliver the requisite supporting infrastructure and facilities.
 - To make an appropriate contribution towards the delivery of a high quality employment generating development of sufficient critical mass, in the interests of supporting and enhancing Bath's economic role.
 - To ensure that appropriate phasing and sequencing of development is secured to enable the regeneration of the area as a whole and not on a piecemeal basis.
 - To achieve development and financial viability over the whole regeneration period.
- 1.6.3 Bath Western Riverside is of critical importance to the future success and development of Bath and North East Somerset. It represents an opportunity, the scale of which will not recur, and the optimum use of the area's potential must be realised. Only in this way can the complex and interrelated economic, social and environmental objectives, which need to be met, be successfully addressed.
- 1.6.4 Viability needs to be achieved in all respects across the whole of the regeneration period. The comprehensive regeneration will create substantial private and social costs, which need to be met from the development whilst ensuring that the financial viability of the overall scheme is maintained. There are significant abnormal development costs which will need to be met by the gross development value created across the Western Riverside area as a whole. An unplanned incremental approach would severely compromise the ability to achieve this objective. The opportunities for gap funding from bodies such as the South West Regional Development Agency, English Partnerships, and the Housing Corporation are more likely to be maximised if a comprehensive approach is taken.

- 1.6.5 The optimum land use balance must be delivered. A vibrant and vital City quarter will be created through the interrelationship of housing, commercial, retail, cultural, leisure and community activities that has been brought together through the 'Masterplanning' process. The optimum disposition of land uses across the site needs to be achieved in order to deliver integration within BWR and also between BWR and the wider City and therefore involves relocation of some existing uses. A range of forms of accommodation within any particular land use will also need to be delivered.
- 1.6.6 The requisite supporting infrastructure and facilities must be delivered. The regeneration of an area of the scale of Western Riverside is dependent upon the provision of substantial social and physical infrastructure and facilities, which must be planned for and provided in a comprehensive manner. The required infrastructure works include comprehensive decontamination and flood risk management.
- 1.6.7 High quality urban design for the area as a whole must be achieved. High quality design is needed not only to integrate BWR with the City, but also to ensure that the quality of the environment within BWR will endure in the long term, responding to the context within which it is located and created.
- 1.6.8 Accessibility, linkages, permeability and transport infrastructure together with integration with the City as a whole must be secured. All modes of transport and movement must be assessed cumulatively if the principles of sustainable development are to be applied. BWR also has an important role in assisting towards the delivery of a bus-based rapid transit system that will form a key element of the public transport network serving the City.
- 1.6.9 Appropriate sequencing of development will enable the regeneration of the area as a whole to be achieved. Failure to address sequencing at an early stage may result in prejudice to the future regeneration of parts of BWR. Piecemeal development without appropriate sequencing will not enable the full consequences of development to be properly addressed and the optimum development of the whole area to be achieved. For example, the relocation and displacement of certain existing uses must be planned for and delivered. The displacement of these uses must be addressed through appropriate alternative provision.
- 1.6.10 It is clear that a comprehensive spatial planning approach is therefore a prerequisite to the successful regeneration of BWR and a piecemeal approach would be unacceptable.

- 1.6.11 Mixed-use development is advocated as a positive development form within national, regional and strategic planning policy documents. Mixed uses at Western Riverside will bring activity during different times of the day, create inherent vitality, bring a sense of place to the area and reduce the need to travel.
- 1.6.12 The main role of this SPD is to set out a Spatial Masterplan that forms a spatial framework for the future redevelopment of BWR. The Masterplan, however, must be read in conjunction with the Implementation Plan set out in Part 3 of this SPD, as it is the Implementation Plan that sets out the Council's requirements for the content of planning applications, phasing, developer contributions, and design codes.
- 1.6.13 The Masterplan forming part of this SPD constitutes an approved Masterplan that accords with the requirements of Policy GDS1. Any planning application made for land or buildings within the BWR area will be assessed against this SPD, with particular regard to the need to demonstrate that individual schemes are consistent with and contribute to the comprehensive development of the whole of the BWR site. The Implementation Plan sets out defined Development Zones within the BWR area, with a requirement for the preparation of Context Plans for each zone, to ensure a comprehensive approach to BWR.

Residential Development

- 1.6.14 In its entirety, depending on the development option pursued on the eastern sector, BWR is expected to provide in the region of 3,000 dwellings over the total redevelopment period. The Bath & North East Somerset Local Plan expects up to 450 of these to be provided by 2011.
- 1.6.15 In order to create a sustainable and inclusive community, BWR is expected to provide a variety of dwelling types, sizes and tenures. Having regard to local need, demographic trends and the location of BWR adjacent to the City Centre, it is anticipated that BWR will provide a significant proportion of smaller units. It is important to recognise that, whilst BWR itself must be a mixed, sustainable community, the existence of a variety of accommodation in neighbouring areas of Bath will influence the assessment of the extent to which development of BWR reflects the range of local housing need. The Council expects, however, at least 5% of the units to be provided at BWR to be houses, as opposed to apartments.

Part 1 Strategic Framework

Affordable Housing

- 1.6.16 It is essential that BWR includes an appropriate element of affordable housing. The Council will seek to achieve its policy of 35% affordable units on BWR, as set out in the Adopted SPG on Affordable Housing. The dominant form of affordable housing provided should be rented accommodation managed by a Registered Social Landlord, with the Council expecting 75% of the affordable housing at BWR to be social rented. An element of intermediate home ownership accommodation will also be acceptable, however, a range of intermediate home ownership products (if possible ranging from 25% to 75% ownership) should be provided. The low cost home ownership products must be affordable for those households in need of intermediate housing and unable to buy on the open market with households income levels typically between £16,500 and £45,000 based on 2007 values*. There will be a role for 'key worker' accommodation within BWR which may be met from the intermediate home ownership dwellings and there may also be a need for some intermediate rented housing. The mix of the affordable housing must be agreed with the Council which will use the Housing Needs Assessment and/or its Strategic Housing Market Assessment (when it is available) in conjunction with the latest housing waiting list to agree a balance of units in order to create a sustainable community. A small element of the affordable housing may be accommodation with care for older people and supported housing for other needs groups.
- 1.6.17 A comprehensive overview will be taken towards the provision and location of affordable housing within BWR. Individual schemes will have to demonstrate that their affordable element forms part of the overall strategy towards affordable housing at BWR. The creation of concentrations of affordable housing units will not be acceptable unless there are overriding provision and management benefits in doing so.

- 1.6.18 It is anticipated that gap funding will be required in order to deliver significant affordable housing at BWR. The role of the Housing Corporation will be paramount, therefore, both the Council and developers must continue the dialogue that has already established with the Housing Corporation. In order to maximise the opportunities for delivering affordable housing at BWR, discussions with the Housing Corporation must be 'twin tracked' with planning discussions, especially regarding Section 106 Agreements, in order to be able to take a coordinated and longer-term view of the provision of affordable units.
- 1.6.19 Negotiations that developers have with both the Council and the Housing Corporation must be carried out on the basis of an 'open book' approach to development viability. This is to ensure that it is possible to properly assess the additionality of any gap funding.
- 1.6.20 Affordable units benefiting from gap funding must be built to the Housing Corporation's Design and Quality Standards and be rated at and achieve Code 3 for Sustainable Homes standard (see also section on embedded sustainability). Affordable units will be expected to achieve the Secured By Design standard. As for the construction and energy targets in Embedded Sustainability section, the Code for Sustainable Homes target to be subject to review as standards and targets develop.
- 1.6.21 The Council will also expect developers to address at an early stage the long-term management arrangements of a mixed community at BWR. An example of an appropriate way of dealing with this is the Housing Corporation's 'In Business' scheme.

Business Development

- 1.6.22 The provision of high quality modern commercial accommodation of sufficient critical mass in central Bath is crucial to the diversity and future health of the city, district and sub-regional economy. The emerging Future for Bath vision will provide the strategic context for tackling this issue, including the optimum location for business accommodation. BWR will play an early role in providing such accommodation, and the spatial Masterplan allows for this within the eastern zone.

Retail Development

- 1.6.23 The Bath and North East Somerset Local Plan makes provision for retail development at BWR, subject to compliance with development criteria. It is important to note that the Spatial Masterplan within this SPD does not specifically address these development criteria and does not make specific provision for significant retailing on site. Nevertheless, the Spatial Masterplan allows for appropriate retail development principally in the eastern zone subject to the requirements of policy as set out in the Local Plan.
- 1.6.24 It should also be noted that, whilst this SPD is supportive of policies for the plan period up to 2011, the Spatial Masterplan is intended to be flexible enough to guide development at BWR for the full development period – up to about 2021. The Masterplan does not, therefore, rule out additional retail development at BWR beyond 2011, if the Council's Local Development Framework considered this to be acceptable.

Transport Infrastructure

- 1.6.25 Proposals at BWR will recognise and address the key importance of transportation and access within the site and linkages to the City Centre and other parts of Bath. The transport implications of the comprehensive redevelopment of BWR will be considered in the context of the whole City and appropriate proposals brought forward to address the travel demands generated by the site. Having regard to the overarching principle of sustainability, development proposals have to demonstrate how they will reduce reliance on the private car, enhance public transport usage and improve cycling and walking facilities. In addition, the River Avon is a key artery within the City of Bath and therefore the movement strategy in this SPD considers the role of the river. The scale and nature of the proposed redevelopment is also likely to require the provision of targeted off-site infrastructure as part of a City-wide network.

*The figures quoted are October 2006 figures and are indexed against the RPI

'Embedded' Sustainability

Background

1.6.26 If BWR is to deliver a truly sustainable community, in all its forms, it must aspire to achieve 'zero carbon' and 'zero waste' objectives. It will be best placed to achieve this if the redevelopment of the area is based on the concept of 'embedded' sustainability, that is the development is designed and constructed in a way that means that being sustainable is an ingrained or inherent way of living, visiting or working in the area, rather than just one choice. This can be achieved through a variety of means, such as:

- the way that buildings are constructed, in order to minimise energy consumption
- the level of encouragement that is given to alternative modes of travel to the private car, such as the provision of secure cycle storage
- the way that the design and layout of buildings enables the easier segregation and collection of recyclable material.

1.6.27 Embedded sustainability does not mean that developments become sustainable through 'bolt-on' solutions but through designing for sustainability from the earliest stages to ensure, for example, that buildings are oriented and constructed to maximise energy efficiency and minimise energy need. Provision should be made for, firstly, renewable energy and secondly, highly efficient fossil fuel energy as a last resort.

1.6.28 In setting out the need for the prudent use of natural resources, PPS1 sets out the objective of minimising the need to consume new resources over the lifetime of a development by making more effective use or re-use of existing resources, rather than making new demands on the environment, and to seek to promote and encourage the use of renewable resources (for example by the development of renewable energy). PPS1 adds that local authorities should promote resource and energy efficient buildings, community heating schemes, the use of combined heat and power, small scale renewable and low carbon energy schemes in developments, the sustainable use of water resources, and the use of sustainable drainage systems in the management of run-off.

1.6.29 PPS22: Renewable Energy sets out that Regional Spatial Strategies should set targets for renewable energy. The draft RSS for the South West is currently in preparation, however, a pre-consultation draft of the RSS (October 2005) provided useful guidance that can be applied to BWR:

Emerging Guidance on Sustainability from the South West RSS

Major development proposals must be accompanied by an "Energy Use Assessment" which describes how much energy is expected to be used within the proposal and goes on to consider ways by which the "Energy Hierarchy" can be put into effect.

All developments will meet a proportion of their energy from renewable sources. Larger developments will be expected to provide, as a minimum, sufficient on-site renewable energy to reduce carbon dioxide emissions from energy use of the site by 10%.

By 2026 the measurable outcome expected is that all new dwellings will conform to sustainable construction standards and will make a significant contribution towards reducing net per capita domestic energy requirements and greenhouse gas emissions. Building to sustainable construction standards seeks the achievement of best practice in sustainable construction by:

- (i) Requiring all new and refurbished buildings to achieve the requirements of the emerging national Code for Sustainable Buildings.
- (ii) Promoting the principles contained within Future Foundations, the South West's sustainable construction charter.
- (iii) Seeking to minimise lifetime resources use, energy consumption, water use and waste production, for example through the setting of BREEAM and Eco Homes "Very Good" and "Excellent" standards.
- (iv) Minimising the environmental impact of new and refurbished buildings, including reducing air, land, water, noise and light pollution throughout the building's lifetime.
- (v) Promoting the use of sustainable drainage solutions to minimise flood risk associated with new development.

Development should be within environmental limits by:

- (i) Ensuring that new developments, regeneration areas and major refurbishments are "future proofed" so that they can cope with or are able to easily adapt to climate change impacts.
- (ii) Requiring that all new developments, regeneration areas and major refurbishments assess how they will contribute to stabilising the region's ecological footprint by reducing the consumption of resources during the lifecycle of the development down to that which can be provided by one planet.
- (iii) Requiring the submission of sustainability statements to accompany planning applications, the content of which should meet or exceed the requirements of the South West Regional checklist for Sustainable Developments.

The Energy Hierarchy

With reference to PPS22's emphasis on the importance of developing positively expressed policies on building integrated renewables, this involves reducing building energy demand through energy efficiency and low energy design, before meeting the resulting demand from first renewable energy and then fossil fuels or grid electricity. This approach has been characterised as the Energy Hierarchy within the South West and will ensure that energy efficiency opportunities are maximised before renewable energy is considered within proposals for new developments.

Part 1 Strategic Framework

1.6.30 The UK's target is to reduce CO2 emissions from 1990 levels by 60% by 2050. Use of energy in buildings accounts for almost 50% of the UK's CO2 emissions – 30% from housing. The UK housing stock is old and the rate of new buildings replacing old ones is low. 40% of homes in England were built before 1945. In 02/03 23,200 homes were demolished out of a total stock of 21.3 million. As a result of this slow replacement rate, it could be argued that it is essential that ALL new buildings must be carbon neutral if the UK's target is to be met.

1.6.31 All of this demonstrates that achieving truly sustainable development at BWR is a huge challenge, but is one that must be met.

Low and Zero Carbon Technologies (including renewables)

1.6.32 The Council has already recognised that low and zero carbon technologies are crucial in ensuring that new developments contribute to the reduction of CO2 emissions from the area and to meeting regional and national CO2 targets. In December 2005 Bath & North East Somerset Council became a signatory to the Nottingham Declaration on Climate Change. Policy ES1 of the Bath and North East Somerset Local Plan also encourages the utilisation of renewable energy sources.

1.6.33 The UK Government has set a target to achieve 10% of UK electricity generated from renewable energy sources by 2010, increasing to 20% by 2020. In order to achieve this increase in renewable energy generation, it will be important for every new development to contribute as much as possible toward this target. BWR is an opportunity to demonstrate the potential for using low and zero carbon technologies in an urban setting.

1.6.34 Whilst renewable energy, and low carbon technologies such as Combined Heat and Power, are beneficial methods of generating energy with minimal carbon impact, there are other important issues that must be taken into account.

Carbon emissions

1.6.35 In housing built to 2006 Building Regulation standards, much of the space heating demand will be met by internal gains from people, cooking and lights and appliances. At BWR, care should be taken to ensure that solar gain is balanced to reduce use of heating systems whilst minimising the likelihood of overheating in summer.

1.6.36 Whilst particularly relevant to dwellings, it also applies to non-residential buildings. This could be achieved by a number of design alternatives including provision of thermal mass, orientation and siting of buildings and use of external shading systems. By these and other methods, carbon emissions can be reduced considerably. Reducing energy demand through design and efficiency will reduce the amount of renewable energy generation needed to meet the targets set out in para 1.6.33. Policy ES2 of the Bath and North East Somerset Local Plan also requires new developments to incorporate measures to achieve energy conservation and the protection of environmental resources.

Environmental Assessment Standards

1.6.37 The targets and recommendations set out within this SPD will assist the achievement of both Code for Sustainable Homes and BREEAM standards. These standards are revised each year and therefore ensure that a standard above and beyond legislation is achieved at all times. These systems also have the benefit of being independently accredited and suitable to allow benchmarking against national achievements.

1.6.38 All buildings on the BWR site should be assessed at the design stage against either the BREEAM standard Excellent rating for non-residential or the Code for Sustainable Homes Level 3 for residential. A summary of the expected achievement should be provided, demonstrating in particular the credits achieved in the Energy, Transport and Materials categories, to reflect the Council's headline priorities.

1.6.39 All buildings must all be reassessed prior to handover with a Post Construction Review certificate which must achieve Excellent (BREEAM) or Level 3 (Code for Sustainable Homes).

Development Requirements at BWR

1.6.40 The following are energy targets that will be applied to developments at BWR, and will be assessed through the submission of Sustainability Statements:

Energy Targets for BWR

Code for Sustainable Homes, Level 3

BREEAM Excellent for other buildings

Application of the Energy Hierarchy

At least one zero carbon building

10% renewable energy – as established by an Energy Use Assessment

Remainder of energy requirement to meet with either renewable or low carbon provision

Buildings to be future proofed to allow for conversion to full renewable or zero carbon energy as technology develops

All targets to be subject to review as standards and targets develop.

1.6.41 An Energy Use Assessment should form part of the Sustainability Statement required to be submitted with applications – see the Implementation Plan in part 3 of this SPD.

1.6.42 The design and layout of all developments should also have regard to the impacts of climate change, such as allowing for flood defence requirements and the provision of Sustainable Urban Drainage Systems (SUDS) where appropriate.

1.6.43 The following building integrated technologies may be suitable for use at BWR:

- Small scale wind turbines (where visual intrusion, noise and vibration can be taken into account)
- Roof integrated photovoltaics and solar hot water generation (where these can be successfully integrated into the roofscape by avoiding prominent roof slopes and using internal roof slopes and hidden / screened roof areas)
- Biomass heat sources including CHP
- Ground or water sourced heat pumps
- Hydrogen fuel cells (future technology)

Transport

- 1.6.44 At Bath Western Riverside walking and cycling will be given priority as a healthy and sustainable form of travel. However, if people are to be persuaded to leave their cars at home, walking and cycling routes demand particular attention. Pedestrians and cyclists need routes that are safe, direct, accessible and free from barriers. The proposals for Rapid Transit will also provide a more sustainable mode of transport than the private car.
- 1.6.45 To encourage use of cycles over other forms of transport, developments must allow adequate storage of cycles, in the form of sheltered, secure storage spaces that allow the front and rear wheels to be secured. In other buildings, occupants should have access to cyclist facilities including cycle spaces, lockers and showers (in accordance with BREEAM and Code for Sustainable Homes requirements).
- 1.6.46 A Travel Plan and a Travel Plan Co-ordinator will be required to promote walking, cycling and public transport to achieve transport modal share targets.

Waste

- 1.6.47 The Council is committed to reducing waste arisings and to dealing with waste locally. This is part of the Bath and North East Somerset Zero Waste Strategy. In keeping with this strategy, BWR should encourage as far as possible the minimisation, sorting and recycling of waste in all buildings. Primarily this can be achieved through provision of suitable storage and space for sorting and recycling activities.

Water

- 1.6.48 Water consumption and disposal of both waste and surface water will become more important issues in the future and must be dealt with in a robust and future proofed manner at BWR. In particular, the incorporation of Sustainable Urban Drainage Systems (SUDS) into developments at BWR should be investigated together with initiatives aimed at reducing water consumption.

Materials

- 1.6.49 In line with the Bath and North East Somerset Zero Waste Strategy, the materials used to carry out the development at Bath Western Riverside should be selected to minimise emissions and other environmental impacts.

- 1.6.50 Space should be provided within BWR to showcase sustainable energy and ways of living, where residents and also visitors to Bath can be informed of techniques, technology and practice of sustainable living through in the form of an information and education centre, including practical working demonstrations.

Public Open Spaces

- 1.6.51 The Council has prepared a Green Space Strategy for all types of open space and recreation areas in Bath & North East Somerset. Standards for open spaces are set out in the Bath & North East Somerset Local Plan. The Council accepts that a brownfield redevelopment site such as BWR is not likely to be able to meet the required standards on-site, however, these standards should have input into the design of individual developments and will also form the basis of contributions to be sought for off-site provision and improvement of existing facilities as part of the proposed developer contributions set out in the Implementation Plan (Part 3 of this SPD).

Public Art and Culture

- 1.6.52 As a new development with key areas of public realm, where a contemporary approach is encouraged, the Council expects public art proposals to form a key element of the design and layout of individual developments. The Council would also like to see a multi-purpose Cultural Building to form part of the development of the Eastern zone of BWR.

Education Provision

- 1.6.53 The Council considers that a two-form entry Primary School will be required as part of the BWR development, having regard to the likely impact of the proposed development on the demand for schools places, compared to the supply of places. The Primary School should form part of a multi-use Community Hub, featuring a variety of community uses.
- 1.6.54 The provision of a primary school is seen as a key feature in helping to foster and promote a sustainable community and new patterns of sustainable living at Bath Western Riverside. The school buildings and grounds will provide a valuable hub for the new community and for neighbouring communities, thereby encouraging community interaction and social cohesion.

- 1.6.55 The location of the school within the main residential area of the new development site will deliver local educational provision for 210 4 to 11 year olds. This will establish the opportunity for local children and their families to walk or cycle to school, reducing the need to travel by private car. In addition to helping to minimise the impact of Bath Western Riverside on the local transport network, this will help to reduce traffic movement and traffic pollution within the site and to promote healthier lifestyles. This approach will be supported by a network of new pedestrian and cycle paths within the new community and improved linkages to surrounding communities.
- 1.6.56 Out of hours, the school will be available as a community facility for the new community and existing neighbouring communities. Again, the location of this facility and its surrounding network of pedestrian and cycle routes will help to reduce car movements.

Healthcare Facilities

- 1.6.57 Bath & North East Somerset Primary Care Trust is proposing to locate a Walk-In Health Centre on James Street West, at the eastern end of the BWR site, through the conversion of an existing building. When this part of BWR becomes redeveloped, the Council would like to see this facility relocated but retained within the BWR area.
- 1.6.58 Community healthcare facilities should also be provided at the heart of the new residential quarter of BWR in order to serve the new community.

1.7 Physical Parameters and Baseline Conditions

- 1.7.1 These are reported on in detail in the accompanying Environmental Appraisal report (Appendix B).

Part 1 Strategic Framework

1.8 Involvement of Stakeholders

- 1.8.1 The publication of the draft SPD was a key event in terms of engagement with stakeholders. This consultation took place over a six week period between June and July 2006. All representations received were analysed and changes to the draft SPD made. The revised draft SPD, including a full schedule of responses received and responses to them was then taken to Council Executive in October 2006. A full schedule of changes to the SPD was agreed at this time. The SPD was adopted in March 2008 following approval by Cabinet.
- 1.8.2 Prior to this a detailed programme of stakeholder engagement had already been undertaken. This has been central to the BWR 'Masterplanning' process. The aim of the engagement strategy has been to ensure that the Masterplan benefits from, and is informed by, local regional and national views and knowledge.
- 1.8.3 The engagement strategy has included the establishment of a Masterplan Panel and an Urban Regeneration Panel, as well as workshops with landowners, face-to-face meetings with key stakeholders, consultation with Statutory Consultees, Statutory Undertakers, Councillors and officers of the Council.

