

SB20 - BATH SPA UNIVERSITY AT NEWTON PARK

Context

247. The occupation of the Newton Park campus for educational purposes began in 1949, when The Manor House became home to the Bath Teacher Training College. This subsequently merged with the Bath College of Domestic Science in the 1970s to form Bath College of Education. Subsequently, in the early 1980s the Bath Academy of Art also became part of Bath College of Higher Education. In 1992 the College was granted degree-awarding powers and in 1997 it became Bath Spa University College and in 2005 Bath Spa University when it was granted full university status. The University leases its campus land from the Duchy of Cornwall, which itself purchased Newton Park Estate in 1949. That the University does not own its campus land generates additional complexity in relation to its future development. The landowner, legitimately, has a view on the extent to which new development should be countenanced.

Environmental and Policy Context

- 249 Bath Spa's Newton Park Campus sits within the core of a registered (Grade II*) historic parkland 'of outstanding interest' and includes a Scheduled Monument (St Loe's Castle). There are three Grade I listed buildings (The Manor House, Castle, and Castle Gatehouse); one Grade II* listed building (the Stables); and one Grade II listed building (the Dairy). The walls to the Italian Garden are also listed (Grade II*). The wider parkland beyond the campus also contains part of the Wansdyke Scheduled Monument and other listed buildings. Indeed, Historic England's latest good practice guidance on the setting of heritage assets (March, 2015) uses a photo of the campus on its cover. Ecologically the campus hosts a number of lesser horseshoe bat roosts, which forage in the surrounding parkland. Both campus and the parkland in which it sits are within the Green Belt.
- 250 The majority of the previously developed part of the campus was previously defined as a MEDS (Major Existing Developed Site in the Green Belt) in the B&NES Local plan (2007). The NPPF does not retain this terminology, but paragraph 89 retains the concept of the acceptability of developing on previously developed land in the Green Belt. The general extent of the campus is identified on the Policies Map (an inset of which is reproduced above) but this is not all previously developed land. The determination of whether a specific area within the campus is previously developed will be made at development management stage and this issue should be raised at the time of a pre-application submission.

POLICY SB20: BATH SPA UNIVERSITY, NEWTON PARK CAMPUS

1 Proposals for the redevelopment of previously developed land at the Newton Park Campus will be determined against paragraph 89 of the NPPF. This enables

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.
- 2 Development on undeveloped land in the Green Belt will require very special circumstances to be demonstrated. These should be presented with the context of a strategic framework for the University's entire estate and should show that there is no reasonable and deliverable alternative outside the Green Belt, as well as assessing the degree of harm that would be caused to the Green Belt.
 - 3 In all circumstances development proposals should have regard to the Development Plans policies on conserving and enhancing the historic environment. Where the use of Green Belt land would enable a rearrangement of uses within the estate (including via demolition) that would better reveal the significance of its heritage assets, this may form part of a very special circumstances case.
 - 4 Development should protect and sustain the presence of protected species on site (including lesser horseshoe bats, for which there are roosts within the campus, and great crested newts).

Placemaking Plan Policy

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