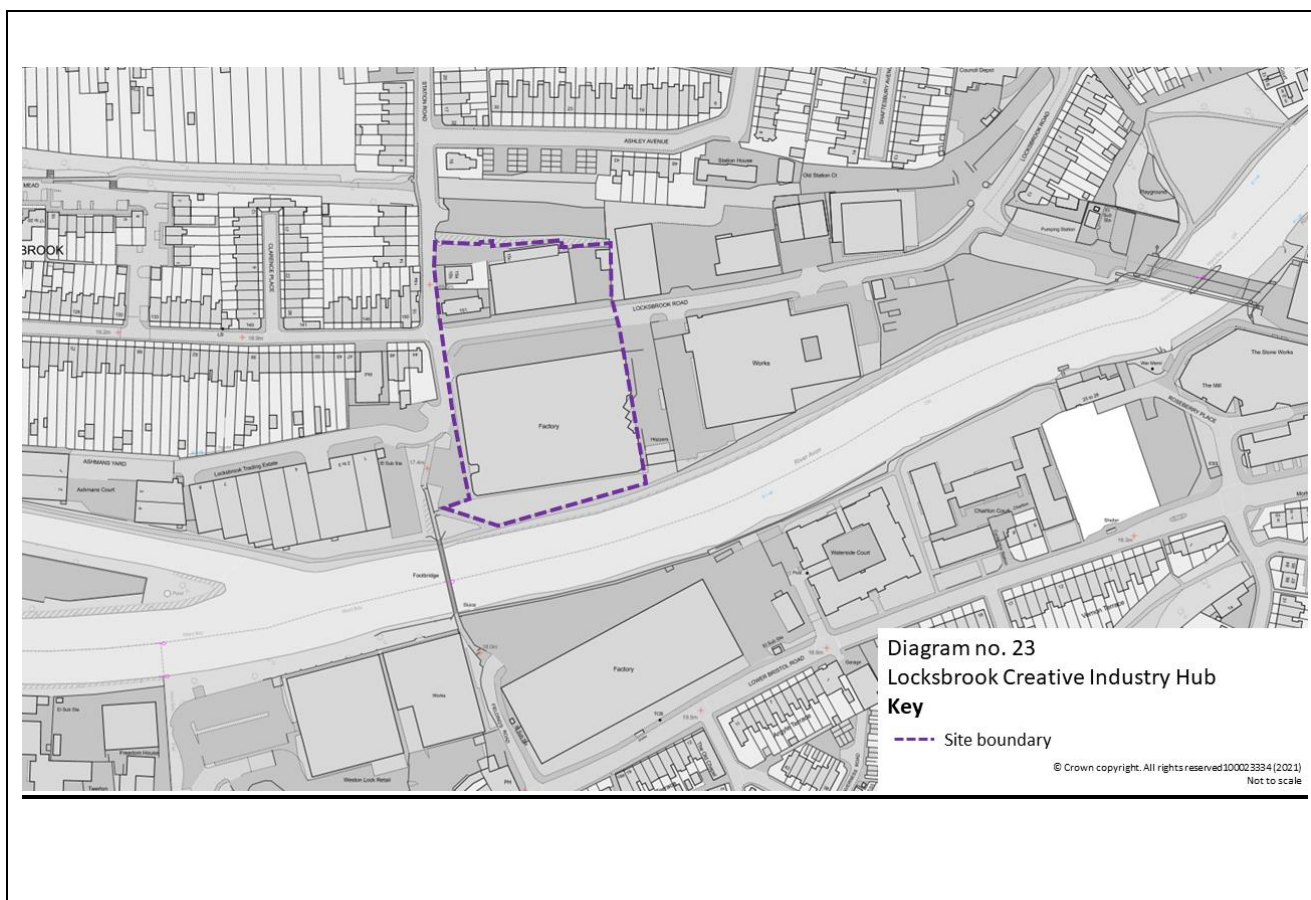




SB23 WESTON ISLAND

Context

167i. Subject to the satisfactory relocation of the Bus Depot, there is an opportunity to relocate some existing employment uses to enable the redevelopment of allocated sites elsewhere in the city. These include the Manvers Street site (site SB3) and South Bank on the Lower Bristol Road (site SB6). The relocation of these uses will help to unlock the delivery of complex sites which are allocated for higher density mixed use development and would contribute towards achieving strategic planning policy objectives such as the delivery of homes and jobs.

167j. Given the flood risk constraints and the requirement to allocate specific uses to enable other sites to be released for development, the site is not suitable for residential development. Purpose built student accommodation on this site is also not acceptable, as this use would impede the delivery of these Council objectives.

167k. Given its context as an island that provides a dark vegetated water edge, Weston Island is particularly important for biodiversity. This must be retained and enhanced to contribute towards the Council's declared ecological emergency.

Vision

167l. The site provides an important opportunity to relocate valued employment uses from more central locations in the city. The site will also deliver a safe and attractive pedestrian and cycling route across the island that will form a key linkage for active travel between north west and south west Bath. Subject to an assessment of the capacity of the site and in addition to those identified above, there are also opportunities for more public facing uses such as creative, arts-based activities. Such uses could help to animate and overlook the new pedestrian and cycle link

167m. The biodiversity value of the water edge is to be retained and there are significant opportunities for this to be enhanced. In addition to the measures set out in the policy requirements, there are additional opportunities to:

- (1) Install floating rafts which could also be attached to banksides to benefit nesting swans and ducks:
- (2) Provide bespoke nesting tubes integrated boxes which might provide additional nesting opportunities for Kingfisher, Grey Wagtail, and perhaps many other species
- (3) Within the less disturbed southern river bankside of Weston Island, provide an artificial Kingfisher nesting tube
- (4) Install an artificial Sand Martin bank. The establishment of a second Sand Martin colony would represent a fantastic conservation success story, greatly enhancing the viability of the local population, which must currently be precarious given that it may consist of only six nests.

POLICY SB23: WESTON ISLAND DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES

Development proposals will:

1. Once an alternative solution for the bus depot has been provided, develop the site for builders' merchants or sui generis depot type uses within the existing hardstanding and built up area of the site. Residential and purpose built student accommodation in this area is not acceptable as this would impede the delivery of other Council objectives.
2. Implement measures that safeguard, restore and enhance the biodiversity value of the site, including the canal, river and river edges and which deliver biodiversity net gain in accordance with policy NE3a. Any proposal must provide significant tree planting to enhance the existing tree/woodland habitat on site and provide an appropriate buffer. Initiatives to deliver for wildlife must include an otter holt, kingfisher tunnel and Sand Martin bank. Additional opportunities to provide should be provided including integrated nest boxes; water/ wetland features; public realm nest towers otter cover and bat walls are strongly encouraged.
3. Provide integrated nest boxes; water/ wetland features; public realm nest towers, otter cover and bat walls. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also

required.

4. Respond to the restrictions on lightspill from development that has regard to the Waterspace Design Guidance (June 2018) “Protecting Bats in Waterside Development”
https://www.bathnes.gov.uk/sites/default/files/ba306_bath_bats_and_lighting_guide_10_june_2018.pdf
5. Provide a welcoming, spacious and safe public sustainable transport link across Weston Island and its respective bridges and provide high quality public realm. There may also be opportunities for more public facing uses such as creative, arts-based activities. Such uses could help to animate and overlook this new link. The link should be framed by well-defined structural landscaping / green infrastructure to include large growing tree species forming an avenue and species-rich meadow or under-storey planting, designed to guide users through the site and provide an attractive green link.
6. Deliver high quality improvements, including safety improvements, for pedestrians and cyclists and other users to the bridge linking the Island to Lower Bristol Road. The Dolphin Bridge linking the site with the shared use riverside path will require conservation and upgrading to allow safe access all users. There should be a contribution towards improvements of active travel links north of the river, including the Riverside Path and Locksbrook Road.
7. Provide a new crossing over Lower Bristol Road and improved pedestrian / cycle links between Lower Bristol Road and Twerton High Street. This should include analysis of traffic speeds along Lower Bristol Road, and delivery of speed reduction measures if necessary.
8. Respond positively to short and long distance views from and to the Island, having regard to its location within the World Heritage Site and its Outstanding Universal Values including the green setting of the city, the Conservation Area, and respond to the surrounding Listed Buildings and structures.

LPPU Policy

