

are the natural choices for local trips

LPPU Policy

SB24 - SION HILL, BATH - SITE ALLOCATION

Context

- 220f. The site is currently in use by Bath Spa University for educational purposes. The University's strategy is to focus development into two campuses; Newton Park and a new campus area around Locksbrook Road, with sustainable travel links between the two, and promoting 'walkable' campuses. This approach shall release sites such as Sion Hill for residential use.
- 220g. The site is located in a highly sensitive hillside location, within the City of Bath World Heritage Site, the Great Spa Towns of Europe World Heritage Site and Bath Conservation Area. The site has many layers of history prior to its development by Bath Spa University. There are known archaeological deposits in the area including Romano-British burials, an Iron Age site and the former site of St Winifred's Chapel and Well, the exact locations of which are not known. The site is the former ornamental landscaped garden of St Winifred's, a 19th century house built in 1803. There may be below ground remains of the property on site, and historic walls and railings survive in places around its perimeter. Multiple Grade I, Grade II* and Grade II listed buildings are located in the neighbourhood surrounding the site, Grade I listed buildings Somerset Place and Lansdown Crescent are located to the east. Lansdown Crescent is identified in the Bath World Heritage Site Statement of Outstanding Universal Value as an important example of a site which unifies urban and natural landscapes. Grade I listed Sion Hill Place is located to the north. Grade II* listed building Summerhill is located to the north of the site, and Grade II* listed Doric House is located to the south. In addition to this site allocation policy, proposals for development will be considered against other relevant policies in the Plan, including Policy HE1 (Historic Environment).
- 220h. There are currently two small car parks serving the site, with access from Sion Road to the north and Sion Hill to the south. There is no vehicular route through the site, although the site is bounded by roads on all four sides. Winifred's Lane runs in a north-south alignment to the east of the site. It is a steep, narrow lane restricted to one-way northbound, and is known to be used as a through route to Lansdown Road. There is no footway on Winifred's Lane and it is an unattractive environment for pedestrians and cyclists due to lack of facilities and traffic flows. There is an infrequent bus service on Sion Hill linking the site with the city centre, with more regular services available on Lansdown Road c.450m from the main building.

Vision

- 220i. The site is anticipated to deliver around 100 new dwellings, set within the existing built footprint of the buildings at the site.
- 220j. Any redevelopment proposal will ensure the protection and enhancement of the site's historic significance, sensitive landscape setting and ecological interests.
- 220k. There is scope through any redevelopment to enhance the site's walking and cycling opportunities close to and throughout the site, and potentially to deliver biodiversity net gain requirements on site through a combination of habitat enhancements and limited habitat creation (eg small urban orchard; allotments or rain garden).
- 220l. The area sits within an area of Bath which is currently undergoing consultation relating to Liveable Neighbourhoods. The aim of the scheme is to reduce the dominance of vehicles in residential areas while maintaining vehicle access to homes and businesses. It seeks to reduce traffic flows overall by making walking and cycling easier and more attractive than undertaking short trips by car. Liveable Neighbourhoods will look at the area as a whole, including through co-design with the local community, when considering the effects of changing routes available to traffic. The proposed development will have a role to play in facilitating, enabling and contributing to the Liveable Neighbourhood scheme for the Lower Lansdown area, and should not prejudice the Liveable Neighbourhood process or its objectives.

POLICY SB24: SION HILL

Development Requirements and Design Principles

Development proposals will:

1. Deliver residential development of around 100 apartments. The proposed market dwellings should provide 2+bed apartments.
2. Deliver high quality, contemporary and sustainable built form and architectural design, informed by the opportunities presented by the site's sensitive historic and landscape context, and existing habitats. In seeking to preserve or enhance this part of the conservation areas it is anticipated that development will be within the footprint of the existing buildings at the site, with no encroachment into sensitive landscape areas, and lower in height than the existing buildings.
3. Demonstrate that all reasonable opportunities to reduce the embodied carbon emissions associated with the development have been explored, including an assessment of the retention and conversion of the existing buildings, in whole or part. If conversion is not considered feasible, other significant opportunities to reduce embodied carbon emissions should be incorporated into development designs.
4. Optimise the solar energy potential of development by careful design and orientation.
5. Ensure that the landscaped garden area located to the south of the site, as depicted on

the concept plan, is designated as public open space.

6. Protect and enhance existing landscape infrastructure and habitats within the site, including trees, hedgerows, grassland habitats, planting and landscaped garden areas. Protect all habitats from increased light spill. Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed.
7. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.
8. Retain and enhance substantial boundary planting to protect both short and long views of the site from across Bath.
9. Provide a comprehensive network of walking and cycling public access routes through the landscaped gardens as broadly illustrated on the concept diagram. These will need to be designed to respect the landscape and historic sensitivity of the site. Vehicle and active travel access will need to be segregated. Development proposals will be expected to enhance the pedestrian and cycle environment for north-south movements, broadly along the alignment of Winifred's Lane at the eastern side of the site. This is likely to be through providing a route within the site, which is likely to require the relocation of the existing telecommunications unit at the junction of Sion Hill and Winifred's Lane, but options to reduce traffic flows and speeds along Winifred's Lane to make the route safe and suitable for pedestrians and cyclists should also be investigated, within the context of the objectives of the Liveable Neighbourhood Project. Routes through the site must include appropriate connections to the wider walking and cycling network, including safe crossings where necessary.
10. Development proposals must ensure safe and attractive walking routes to key destinations, including bus stops on Lansdown Road. A Transport Assessment for the site will be required to identify potential barriers for walking and cycling, and propose solutions as appropriate. Measures for investigation and delivery where necessary should include, but not be limited to:
 - a. Pedestrian crossing facilities over Lansdown Road in the vicinity of the junction with Sion Road;
 - b. Traffic speed reduction measures on Cavendish Road and/or Winifred's Lane; and
 - c. Improvements to cycle routes to the city centre, including options using alternatives to Lansdown Road.
11. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.
12. Ensure continued access to public sewer running from north to south of the site.



SB25 - ST MARTIN'S HOSPITAL - SITE ALLOCATION

Context

220l. The site is currently owned by NHS Property Services. Some areas of the site, namely the clinical buildings to the south-east, continue to play an important role in the NHS's clinical facilities requirement. However, some buildings within the site are expected to soon be¹ declared surplus to the operational healthcare requirements of the NHS by local health commissioners, therefore releasing these areas for use as housing.

220m. The site is historically sensitive. It is located within the World Heritage Site and has many layers of history prior to its development by the NHS. Records show that it may have once been used as a military barracks, before becoming a workhouse, and then a hospital. The main building within the complex, a former workhouse building, which has now been converted to apartments, is Grade II listed, as is the Chapel of St Martin, located to the north of the site. A nineteenth century paupers burial ground is also located within the site, and there are known archaeological deposits in the surrounding area.

220n. The buildings within the site which are due to soon be declared surplus to requirement for clinical use comprise Kempthorne House, Midford House, Ash House and Frome House. The latter is a modern single storey flat roofed building, and a large portacabin. The other three buildings provide an important narrative as part of the site's history, with regards to their hierarchy and design.

¹ Not yet declared surplus. AN to request info on timescales from landowner.