

To: Chris Gomm

Application No: 19/01854/OUT

Site Address: Hartwells of Bath, Newbridge Road, Newbridge, Bath, BA1 2PP

Proposal: Outline application with all matters reserved except for access and layout comprising the demolition of the existing buildings on the site; construction of replacement buildings ranging in height from 3 to 5 storeys providing a mixed use development comprising up to 104 residential units (Class C3 Use), up to 186 student bedrooms (Sui Generis Use), and a commercial retail unit (flexible A1/A3 Use); formation of new vehicular access from Newbridge Road, construction of new access ramp, and provision of vehicle parking spaces; provision of new shared bicycle and pedestrian sustainable transport route through the site and formation of new access and linkages on the eastern and western boundary; provision of hard and soft landscaping scheme across entire site.

Date Received: 24 October 2019

Date Out: 08 November 2019

I refer to the above application and the additional site access information received following the earlier highway consultation response.

The outstanding highway issues related to the ability for appropriate vehicular access to be guaranteed cross the Maltings Industrial Estate to the south of the site. This would be a key route for service vehicles and provide access to several parking spaces that would serve the residential dwellings. The applicant has provided information relating to the access rights across the Industrial Estate. Given that access across the Estate is critical to the success of the scheme, the planning authority need to be content that this connection can be secured as part an appropriate legal agreement and that this route would be maintained for this purpose for perpetuity.

In addition, a summary of the highways / transport requirements of any planning permission is as follows:

- Improvements to the Sustainable Transport Route need to be delivered and secured as part of a Section 106 agreement.
- The site access would need to be amended and implemented before any occupation and the scheme agreed with the highway authority.

- Alterations to the footway on Newbridge Road would be undertaken and this would need to incorporate the appropriate resurfacing.
- Improvements to the bus stop on Newbridge Road would need to be secured.
- It is recommended that a financial contribution is sought that could be used to introduce a Residents Parking Zone in the local area if required
- There will be a need to secure a Site Management for the site, and this would need to include measures to ensure that parking is effectively managed and that servicing of the site could be secured.
- A Construction Management Plan would be required before any works commence on site.
- A Travel Plan for the scheme would be required.

The planning authority would need to secure the appropriate legal agreement, and the following planning conditions are also recommended.

**Construction Management Plan (Pre-commencement)**

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

**Bound/Compacted Vehicle Access (Pre-occupation)**

No occupation of the development shall commence until the vehicular access has been constructed with a bound and compacted surfacing material (not loose stone or gravel).

Reason: To prevent loose material spilling onto the highway in the interests of highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

**Parking (Compliance)**

The areas allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

**Travel Plan (Pre-occupation)**

No occupation of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved Travel Plan.

Reason: In the interest of encouraging sustainable travel methods in accordance with Policy ST1 of the Bath and North East Somerset Placemaking Plan.

**Site Management Plan (Pre-occupation)**

Prior to the opening of the development a Site Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Site Management Plan.

To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

If you have any queries about the above recommendation please do contact me.  
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