

## Bath & North East Somerset Council

DECISION MAKER:	<b>Cllr Clarke, Cabinet Member for Transport</b>	
DECISION DATE:	<b>On or after 21<sup>st</sup> September (for single Member decision)</b>	EXECUTIVE FORWARD PLAN REFERENCE
		<b>E 2791</b>
TITLE:	<b>Saw Close Improvement</b>	
WARD:	Abbey & Kingsmead Wards	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b> <b>None</b>		

### 1 THE ISSUE

- 1.1 To seek approval to spend £100,000 provisionally approved in the Council's budget for the development of a detailed design, including consultation as required, for the improvement to the highway adjoining the Saw Close redevelopment.

### 2 RECOMMENDATION

- 2.1 That in consultation with the Strategic Director approval is given for the budget of £100,000 to be fully approved on the Council's capital programme for improvements to the highway adjoining the Saw Close redevelopment.

### 3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 £100,000 was provisionally approved in the Council's [budget](#) in February 2015, funded by corporate borrowing.
- 3.2 This approval would not commit the Council to any additional revenue expenditure from maintenance or management costs, nor would approval of the development works commit the Council to the larger project. However, there is a small revenue reversion risk in the case that a capital project does not go ahead.
- 3.3 Funding for the larger project is anticipated to be available as various options for funding have been provisionally identified, including the use of Revolving Infrastructure Fund, developer contributions and existing budgets, although this will require finalisation dependent on costs.

- 3.4 This development work is expected to clarify the costs of the overall project, although this is anticipated at the current time to be in the region of £1.9 to £2.2million.

## **4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

- 4.1 Statutory considerations regarding Sustainability and Planning have been taken into account in preparing this report.

## **5 THE REPORT**

- 5.1 The Council has a long standing policy of seeking to improve the public realm within the city centre and to reduce the impact of traffic. This was established with the adoption of the Public Realm and Improvement Strategy and more recently with the Getting Around Bath Transport Strategy. This strategy has been taken forward with the recent completion of the improvement at Seven Dials and with the access restrictions and carriageway improvements currently being implemented in Stall Street. The proposed works at Saw Close will improve the environment for walking and cycling in this part of the city.
- 5.2 This project will improve the public highway outside the Theatre Royal to complete the Saw Close public realm works being carried out as part of the new Casino development. The works will also join the improvement at Seven Dials. It will also demonstrate the benefits of reducing the presence of traffic in this area supporting in due course the proposed access restrictions in Cheap Street, West Gate Street and Upper Borough Walls. The proposals will support the aim of making B&NES the place to live, work and visit and a range of Council priorities.
- 5.3 The [approval](#) for the redevelopment of the Saw Close car park as a Casino will not only lead to a need for the improvement of the highway in front of this new development but also provide an opportunity to improve the area outside the Theatre Royal. Initial designs for this area were shown in the approval granted planning permission in May 2014.
- 5.4 The funding, for which approval is sought in this report, is to develop the initial design for the public highway, confirm the costs of the improvement and to undertake an initial round of public consultation. The design is likely to be complicated due to the challenging drainage issues in this area, the presence of important archaeological remains in the vicinity and the high profile nature of this area within the centre of Bath.
- 5.5 Once the costs of this project are confirmed the Council will then be able to identify additional sources of funding to take the project forward. This funding will come from a variety of sources including developer contributions, existing budgets and the Local Enterprise Partnership through the Revolving Infrastructure Fund. A decision to implement the full project will be subject to approval through the Council's budget approvals process once the development works have progressed sufficiently and sources of funding have been confirmed.

## **6 RATIONALE**

- 6.1 This development of this design is timely in the light of the implementation of the Casino development and the completion of the Seven Dials improvement. Importantly it will allow further public engagement with stakeholders, particularly

those with disabilities, to make sure that we develop a design which is acceptable to a broad range of interest.

## **7 OTHER OPTIONS CONSIDERED**

- 7.1 It is possible to leave the area in front of the new development as it is, but this would miss the opportunity to develop an important area of public realm which will become a focus for new visitors to the city.

## **8 CONSULTATION**

- 8.1 Section 151 officer, Strategic Director Place and Cabinet member for transport. The project will undertake a wider public consultation in developing this project.

## **9 RISK MANAGEMENT**

- 9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

<b>Contact person</b>	<i>Peter Dawson 01225-395181</i>
<b>Background papers</b>	<i>List here any background papers not included with this report, and where/how they are available for inspection.</i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	