

**Figure 10 BA12 Former Fuller's Earth Works, Fosseway, Bath**

**Identified for Policy** Policy 5

**Site Area** 3.36 ha

**Key Development Criteria**

- **Traffic:** Any proposal should assess traffic movements and the relationship with adjacent development.
- **Strategic Flood Risk Assessment:** Any proposal should refer to the flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009).
- **Habitats Regulation Assessment:** The Joint Waste Core Strategy Habitats Regulations Assessment (August 2009) found BA12 to be unsuitable for a thermal treatment facility based on all parameters assessed, but potentially suitable for the other waste facility types considered. Any proposal for thermal treatment at BA12 would require further assessment which would have to demonstrate that it could meet the requirements of the Habitats Regulations and that it would not have an adverse effect on the integrity of European designated sites.
- **Bats:** A greater horseshoe bat roost is known to have been present on this site in 2000, however the exact location was not recorded. Bat radio racking surveys between 2000 and 2009 suggest that horseshoe bats are using habitats in the local area for foraging and commuting. It is not known whether the identified bat roost was linked directly with the Bath and Bradford-on-Avon Bat Sites SAC. Bats and their roosts and the SAC are protected under the Habitats Regulations and any development at this site will need to demonstrate that it will not have an adverse effect on the integrity of the SAC (alone or in combination), or the favourable conservation status of any bat species present. Mitigation measures should be considered as part of further assessment as necessary to demonstrate that a development proposal will have no adverse effect on the integrity of the SAC or the bat species. Mitigation measures will need to be tailored to the precise use of the site by bats which will require further bat surveys, however could include the following measures:
  - Ensuring foraging areas and commuting routes are maintained and enhanced as necessary;
  - Provision of replacement artificial roosts and habitat as informed by further survey work; and
  - Any necessary monitoring surveys.
- **Site Design:** A high standard of design is expected for both built development and site layout, including landscaping, the relationship with nature conservation and geological interest on site.

## Appendix 1 – Key Development Criteria and Detailed Maps

- Site Design: A high standard of design is expected for both built development and site layout, including landscaping, the relationship with nature conservation and geological interest on site.
- Visual Impact: A landscape and visual impact assessment would be expected to address the Area of Outstanding Natural Beauty, World Heritage Site and its Setting.
- Green Belt: Any development should be designed to minimise any impact on the openness of the Green Belt.
- Land contamination: Any proposal should consider potential land contamination on site and appropriate remediation.

