

## Briefing Note

### **Progress on Bath Western Riverside project**

1. Bath Western Riverside (BWR) is by far the largest single development opportunity in the Bath area, and is thus a key component in the Council's housing strategy. Outline planning permission for the majority of the residential part of BWR was granted on 23rd December 2010. The permission was accompanied by a S106 Agreement and this, together with the Conditions attached to the permission, will govern the manner in which the total of around 2000 residential units and ancillary uses will be developed over a period of possibly 10-12 years. The outline permission puts in place an approved Master Plan, together with Design Codes designed to secure the highest possible quality of development on this key strategic site. Further applications can be expected on a phased basis for the approval of the design details of the development (the "Reserved Matters").

2. In parallel with the outline permission detailed above, full planning permission was also granted on 23rd December 2010 (also subject to a S106 Agreement) for the initial phase of just under 300 residential units at the extreme eastern end of the BWR site. This was submitted as a free-standing application in order to allow Crest Nicholson to make the earliest possible start on site, and whilst various detailed matters are still the subject of negotiation between Officers and the developers, the development is now well advanced on site.

3. The initial stage of BWR now being implemented includes the principal vehicular access from Pinesway, and a significant number of Affordable Housing units (which are being provided by Crest Nicholson in partnership with Somer Housing Trust). The development also begins a phased package of infrastructure improvements in the area surrounding the BWR site, including decontamination of this former industrial land, highway improvements, enhanced public transport provision, improved access to the river, and in due course a replacement for the Destructor Bridge which links Upper and Lower Bristol Roads via Midland Road. The development of this first part of BWR represents an important step towards the successful delivery of the scheme as a whole.

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