

Milsom Quarter Masterplan

Amendments November 2022

The following amendments are proposed to the Masterplan taking on board the feedback from the consultation and reflecting new Council policies.

The changes will additionally be made to the Milsom Quarter Masterplan Summary document in due course.

Proposed Amendments

Page No	Edit	Reason
Cover	Amend 'Consultation Draft April 2022' to 'Final Version November 2022'	To update
P7	Amend page numbers in Contents page	To update
P17	<p>Add the following information to the Delivery and Implementation chapter:</p> <p>Ecology Designated Sites, Habitats and Protected Species</p> <p><u>Designated Sites</u></p> <p>The River Avon Site of Nature Conservation Interest falls within the eastern section of the Milsom Quarter and is designated in part for its bankside vegetation.</p> <p>The vegetation along the western side of the river corridor should be retained and enhancements made to its ecological value. It is likely that this area forms an important function to bats within the River Avon Special Area of Conservation and bats associated with roosts in the vicinity.</p> <p>Removal of bankside trees and vegetation would need robust justification if deemed necessary.</p> <p>Development would not be permitted which could harm the River Avon Site of Nature Conservation Interest, unless material considerations are sufficient to outweigh the local biological value of the site (as per Local Plan Policy NE3 2b).</p> <p>Measures to protect existing habitats and prevent pollution will also be required.</p> <p><u>Habitats</u></p> <p>An ecological survey in the form of an Extended Phase 1 Habitat Survey/Preliminary Ecological Appraisal (or equivalent) will be required to inform the next stage of development proposals. This should comprise a habitat (botanical) survey and assessment of evidence and potential for protected and notable species to be present and impacted. Factors to be addressed include: the potential for roosting bats, nesting birds (including swifts), kingfisher, otter and reptiles.</p>	To update to reflect additional information provided by Council's ecologists and to reflect the latest Council policy position around Biodiversity Net Gain.

Recommendations for avoidance, mitigation and compensation measures should be detailed. Should further protected species surveys be required, these would need to be completed and findings and mitigation strategy submitted to inform the application prior to determination.

Existing bankside vegetation should be retained and protected in the first instance, with compensatory habitat creation only considered as a last resort. The scheme needs to demonstrate measurable avoidance of “net loss” of biodiversity; use of the latest Biodiversity Net Gain metric / calculator would be an appropriate means to demonstrate this.

Protected Species

A multi-species bat roost (including horseshoe species) is present inside the vaults of the Cattlemarket and free-flying access is available on the ground floor of the Cornmarket. The roost in the Cattlemarket should be protected and managed as an asset. Redevelopment of both of these areas is proposed in the Masterplan. There are also records for other bat roosts (for pipistrelle species) within the wider Masterplan area boundary.

According to the *Energy Strategy* roof insulation will be added to renovated buildings/upper floors and the *Sustainability Strategy* states that solar PV integrated-tiles will be installed, as well as external wall insulation. Such applications will need to be supported by a preliminary roost assessment. This should involve targeted internal and external building inspections, to be undertaken by a suitably qualified ecologist.

Should further surveys be required, these would need to be completed and findings and mitigation strategy submitted to inform the application before determination. Please be aware bat emergence/re-entry surveys are seasonally constrained and can only be completed from May to August/mid-September.

Habitat Regulations Assessment

A component (Combe Down and Bathampton Mines SSSI) of the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) is located 2.4km from the site. There are other nearby roosts which form part of the SAC population, including on site at the Cattlemarket vaults.

The adjacent River Avon also provides supporting habitat for the SAC. The SAC is designated for internationally important populations of horseshoe and Bechstein's bats which hibernate in the mines. Given that the proposals could impact bats from the SAC, a Habitats Regulations Assessment (HRA) may need to be completed for the scheme. Although the HRA would be completed by the competent authority, in this case the LPA, it is the duty of an applicant to submit sufficient evidence to inform a HRA beyond reasonable scientific doubt.

The proposals include bollard lighting next to the river, in addition, the redevelopment of the Cornmarket and construction of a new four-storey residential development on the Cattlemarket will increase light spill.

	<p>An outline sensitive lighting strategy will need to be designed (considered both internal and external lightspill), with any proposed measures to improve light containment also being incorporated into the scheme and shown on plans and drawings as applicable (e.g. recessed glazing/overhang above glazing; recessed ceiling; recessed lamp fittings; coated glass; automated blinds; and use of “warm white” lamp bulbs). Particularly for proposals such as development of the Cattlemarket site and for any lighting in the public realm in proximity to the river.</p> <p>Enough information will be required to demonstrate that light spill onto habitats suitable for horseshoe bats will be less than 0.5 lux (i.e. a dark corridor will need to be maintained), this may require the production of lux contour plans. Measures to demonstrate that existing vegetation along the river will be protected, will also be required.</p> <p>Whilst a roof terrace is proposed at the Cattlemarket site, these will be along the northern and western elevations so will not impact on the river.</p> <p><u>Biodiversity Net Gain</u></p> <p>New development within the Milsom Quarter will need to achieve “biodiversity net gain” with a target of 10%+ in accordance with B&NES Policy and national legislation, and in line with existing requirements of the NPPF and Local Plan Policies NE3.</p> <p>Any development within 10m of the river bank would/could be an encroachment of the river corridor and so could/would need to deliver a 10% Biodiversity Net Gain in terms of river enhancements – this applies to the Cattlemarket site.</p> <p>The inclusion of street trees, planters, flower beds, hanging baskets, rainwater gardens and a green/brown in Broad Street place alongside the retention of existing habitats will provide biodiversity uplift. Other measures to provide additional benefit for wildlife such as bat, bird and insect boxes will also be incorporated into the schemes more widely.</p> <p>While masterplan allows for the introduction of future connections across the River Avon through the introduction of a new pedestrian / cycle bridge between the Cattlemarket site and St. John’s Road. This would require careful design, appropriate mitigation and would most likely need to be unlit from an ecological impact perspective.</p> <p>Add graphic/map illustration page to accompany this new text.</p>	
P58	<p>Replace column 2 first sentence with:</p> <p><i>The urban character of the Milsom Quarter means that there is little in the way of public green space within the Masterplan area, there is an opportunity for more pockets of green and for greater opportunity for people to stop and congregate through street furniture and redistribution of road space in favour of pedestrians.</i></p>	Responding to consultation feedback BPT

P58	Delete column 2 para 2 re vaults 'creative reuse'	Responding to consultation feedback
P96	Amend 'Vehicle Access and Movement Strategy Plan' 'upper' Gay Street, Queen's Parade Place and the Royal Avenue to be shown as "Secondary two-way street" on plan The Circus to be shown as "Secondary one-way street" on plan 'upper' Gay Street (between George Street and the Circus) to be no longer shown as a bus route (just tourist buses)	Responding to feedback from Circus Area Residents Association and FOBRA
P106	Replace para 1 sentences 1 and 2 with: <i>Improvements to the public realm will allow the buildings and historic context to be celebrated facilitating a less highway dominated public realm.</i> <i>The public realm strategy flows from the movement strategy in the urban design framework chapter. The key principles include: prioritising pedestrians, enhancing east west connections, and an ambition to reclaim the streets for people and businesses to thrive. Opportunities for pockets of greening are also sought.</i>	Responding to feedback from BPT
P110	Delete bottom left diagram and image description showing potential for tree pit in vault as a concept Amend para 1 wording to: <i>Options for improved and additional seating are being progressed in line with the Bath Pattern Book. Opportunities should be retained to accommodate clear space for market stalls and events and to minimise the appearance of clutter. In most locations in the Milsom Quarter, and particularly on Milsom Street and New Bond tree pits will often not be possible due to shallow surfaces and vaults, however, raised planters could be used in key locations which can include small trees.</i>	Responding to consultation feedback
P115	Amend bullet point 2 to, for clarification: <i>All new buildings to be zero carbon build and zero carbon emissions in end use</i> 2 nd Para, second sentence replace with <i>Achieving zero carbon will need a bespoke and sensitive approach given the heritage status of most of the buildings in the Masterplan area. Heritage legislation reflected in the Council's Local Plan policy and Sustainable Construction and Retrofitting SPD continues to evolve alongside new technology which will need to be utilised to improve energy efficiency and increase renewable energy generation and use. Pilot projects and case studies would be welcomed to help to better develop enhancements at scale that can be realised through development.</i> 3 rd para 1 st sentence replace with:	Responding to feedback from BPT

	<i>Significant work will be needed to retrofit and reduce the energy use of existing buildings in the quarter, this will require innovation and focus. In addition, large-scale off-site renewables will need to form part of the Milsom Quarter, and Bath's route to Net Zero Carbon.</i>	
P127	Delete 2 nd sentence in para 1 Delete text from diagram 'External wall insulation to the rear is not compliant with current Heritage Policy'	Responding to feedback from BPT
P129	Replace phrase at end of para column 1 'which are commonly used on heritage buildings' with 'where appropriate'.	Responding to consultation feedback
P130	Diagram annotation 'Large chimneys...' amend to ' <i>Despite the challenges of large chimneys and mansard roofs, solar PV can be successfully installed, albeit capacity is be reduced</i>	Responding to consultation feedback
P134	Delete para 2 and replace with <i>'The Council has recently completed a review of its Sustainable Construction and Retrofitting SPD, which is a vital step. A significant programme of work will be needed to facilitate sensitive and bespoke retrofit at scale to the building stock in the quarter, opportunities alongside redevelopment or between gaps in leases should be realised.</i> <i>A Sustainability and Energy Strategy for the Milsom Quarter area should be taken forward as a priority.'</i>	Responding to feedback from BPT
P138	Para 2 line 1 delete word 'superficially'	Responding to consultation feedback
P183	Para 3, replace with: <i>The artisanal quality of the buildings, spaces and uses are integral to its character, encouraging less formal and often temporary activities is part of the area's character and charm.</i>	Responding to consultation feedback
P184	Delete 'St Michaels' from final sentence 1 st column	Responding to feedback from BPT
P198	Add new final para: <i>These case studies were an opportunity for the project team to explore and better understand the likely development challenges for repurposing existing buildings within the quarter, further work would be needed before a planning</i>	Responding to consultation feedback

	<i>application could be developed including more detailed design and pre-planning work around heritage.</i>	
P215	<p>Para 1, 2nd sentence Replace 'quickly understand' with 'explore'</p> <p>Replace para 1 under 'Heritage Opportunities' with:</p> <ul style="list-style-type: none"> - <i>Flexibility afforded in some buildings and frontages where there has already been significant change, but where remaining fabric can be retained and enhancements made</i> - 	Responding to consultation feedback
P216	<p>Replace 6th bullet point with</p> <p><i>Although existing vaults may not naturally support habitable uses, there is potential for this largely underused system of spaces to provide ancillary uses.</i></p> <p>Delete final bullet point and mention of mezzanine floorspace</p>	Responding to consultation feedback
P217	<p>5th bullet, first line amend to</p> <p><i>Limited lateral conversions might be able to be considered on a case by case basis where</i></p>	Responding to feedback from BPT
P218	<p>4th bullet amend to:</p> <p><i>There is an inherent conflict between conservation and energy efficiency which is embedded in legislation, in practice and it will be important to establish what can be achieved in a sensitive way</i></p>	Responding to consultation feedback and feedback from BPT