
**Bath & North East
Somerset Council**

Improving People's Lives

**Englishcombe Lane Scheme Residents Update
Thursday 2nd March 2023 (6pm- 7.30pm)**

Agenda

1. Welcome & introductions
2. Refresh on outline proposal
3. Timetable update & procurement of technical design consultants
4. Survey programme
5. Intended client group
6. Next steps/ arrangements for keeping in touch
7. AOB

Refresh on Outline Proposal

Housing Scheme for Residents with Learning Difficulties

- 9 bungalows and 7 apartments in a single two-storey building.
- Ecologically sympathetic scheme including: 10m buffer around tufa; bat corridor; protect badgers, reptiles & small mammals; permeable paving; net-biodiversity gain; AECB energy efficient housing etc.
- Low massing (only a single two-storey building); limited hard-standing; limited parking; single carriageway with passing points; much of field is maintained etc.
- Not about maximising housing density or profit.



Timetable

Stage	Timescale	Completed?
Outline brief, options appraisal & initial business case	Spring 2022	<input checked="" type="checkbox"/>
Procurement & appointment of consultants & project team	Summer 2022	<input checked="" type="checkbox"/>
<i>Prepare scheme, pre-planning application, site investigations etc.</i>	<i>Winter 2022/23 – Spring 2023</i>	In-progress
Full planning submission, final business case & sign off	Autumn 2023 – Winter 2023	
Start on site	Spring 2024	
Completion	tbc	

Next stage:

Conclude initial site investigations, spatial design & technical development to support pre-application submission and subsequent full planning application.

Survey Plan

	PRE APP																	
TASK/DELIVERABLE	30/01/2023	06/02/2023	13/02/2023	20/02/2023	27/02/2023	06/03/2023	13/03/2023	20/03/2023	27/03/2023	03/04/2023	10/04/2023	17/04/2023	24/04/2023	01/05/2023	08/05/2023	15/05/2023	22/05/2023	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Commissioning of Surveys	ATKINS																	
Planning Strategy and Programme	ATKINS	ATKINS																
Policy Review	ATKINS	ATKINS																
Phase 1 Geo Enviro Desk Study				ATKINS	ATKINS													
GI Scope and Spec Gap Analysis of Previous Surveys Incl. Hydrology				ATKINS	ATKINS	ATKINS												
Eco Desktop Study/ Gap Analysis			ATKINS															
Habitat Walkover Survey			ATKINS	ATKINS														
Preliminary Ecological Appraisal						ATKINS												
Transport Survey Data Gathering				ATKINS	ATKINS	ATKINS												
Arboricultural Survey and Report				ATKINS	ATKINS	ATKINS	ATKINS											
Landscape Visual Appraisal Field Work				ATKINS	ATKINS	ATKINS	ATKINS											
Landscape Straetgy Site Familiarisation Contraints/Ops						ATKINS	ATKINS											
Inclusive Design Review/Advice								ATKINS										
Design review based on information received								ATKINS										
Review of Apartment Location in Masterplan								ATKINS										
Prep of Material for Pre Application								ATKINS	ATKINS									
Sign off of Pre App Material									ATKINS									
Amendments in response to client comments									ATKINS									
Pre App enquiry submission									ATKINS									
GI Procurement										BATHNES	BATHNES	BATHNES	BATHNES	BATHNES				
GI Survey/Monitoring/Testing (allowance for lab test) Including Hydrology*														BATHNES	BATHNES	BATHNES	BATHNES	
GI Reporting Including Hydrology Report																BATHNES	BATHNES	BATHNES
Ethos Habitat Survey				ETHOS														
Return of Survey from Ethos?								ETHOS										
Solum Surveying Topographical Survey					SOLUM													
Solum Surveying Topographical Drawing Issue						SOLUM												
*Possible additional Hydrology Survey planned for November 2023																		

Summary of instructions/brief to the consultant in respect of Hydrology:

- The investigations are required to enable a design in response to the groundwater depths and flow directions, and varying permeability on site (between Fullers Earth and Oolite/ Midford Sands). Ground investigations to provide pH, conductivity, soil moisture transacts and water levels.
- The report should consider the impact of any sink or pond locations, aquifers within the bedrock and leaching potential.
- Any future drainage design should respond to the residents' concerns relating to surface water flooding and refer to hydrological modelling to predict inflow and run off from site, taking into account to climate change.
- Drainage design should also consider the flow regime within the retained tufa flush, and the integrity and future viability of the retained tufa flush. The recommended stability drain designs from the previous reports should also be reviewed in light of the amended design.

Repeat Survey in a 'Wetter' Month

- A second ground investigation will take place in a 'wetter' month to verify the finding in the first report/update if needed – likely to be November.

Client Group

**Update from
Suzanne Westhead, Director of Adult Social Care**

Next steps/arrangements for keeping in touch

Our commitment to residents is:

- Officers will keep residents updated via Cllr Jess David; including:
 - Notification of planned site activity (accepting not always practical);
 - Any significant milestones or developments eg submission of pre-app, appointment of contractors etc.
- Officers will aim to engage residents where scheme options are available, such as, location of apartments etc.
- Officers are available for future residents meetings following significant milestones or to discuss significant reports.

Any other business...