

Land At Englishcombe Lane Bath

Transport

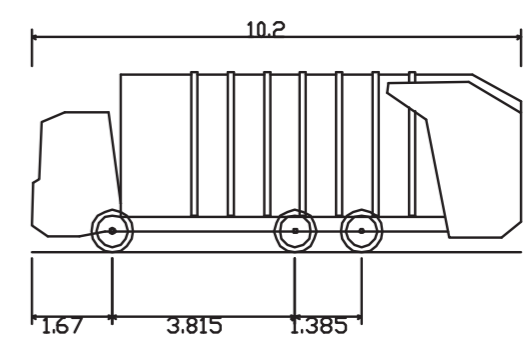
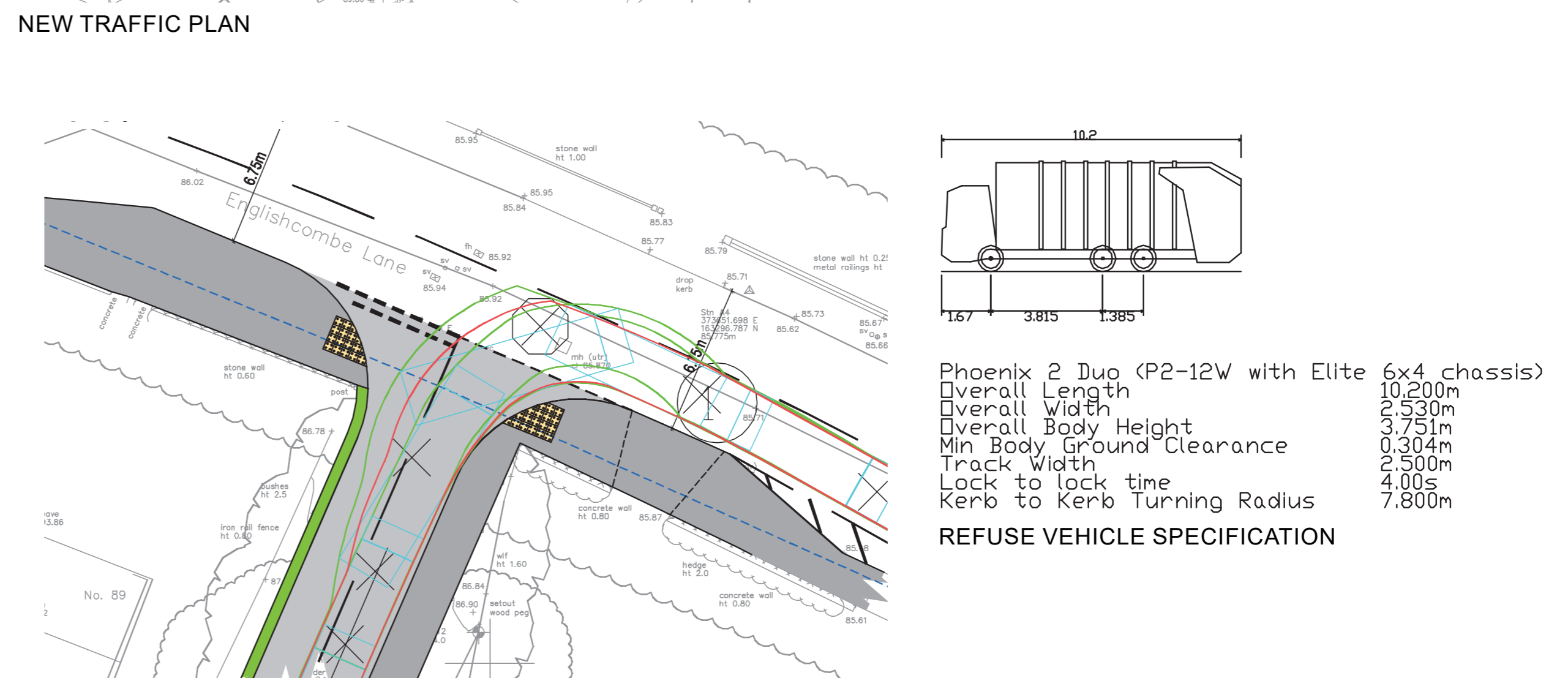
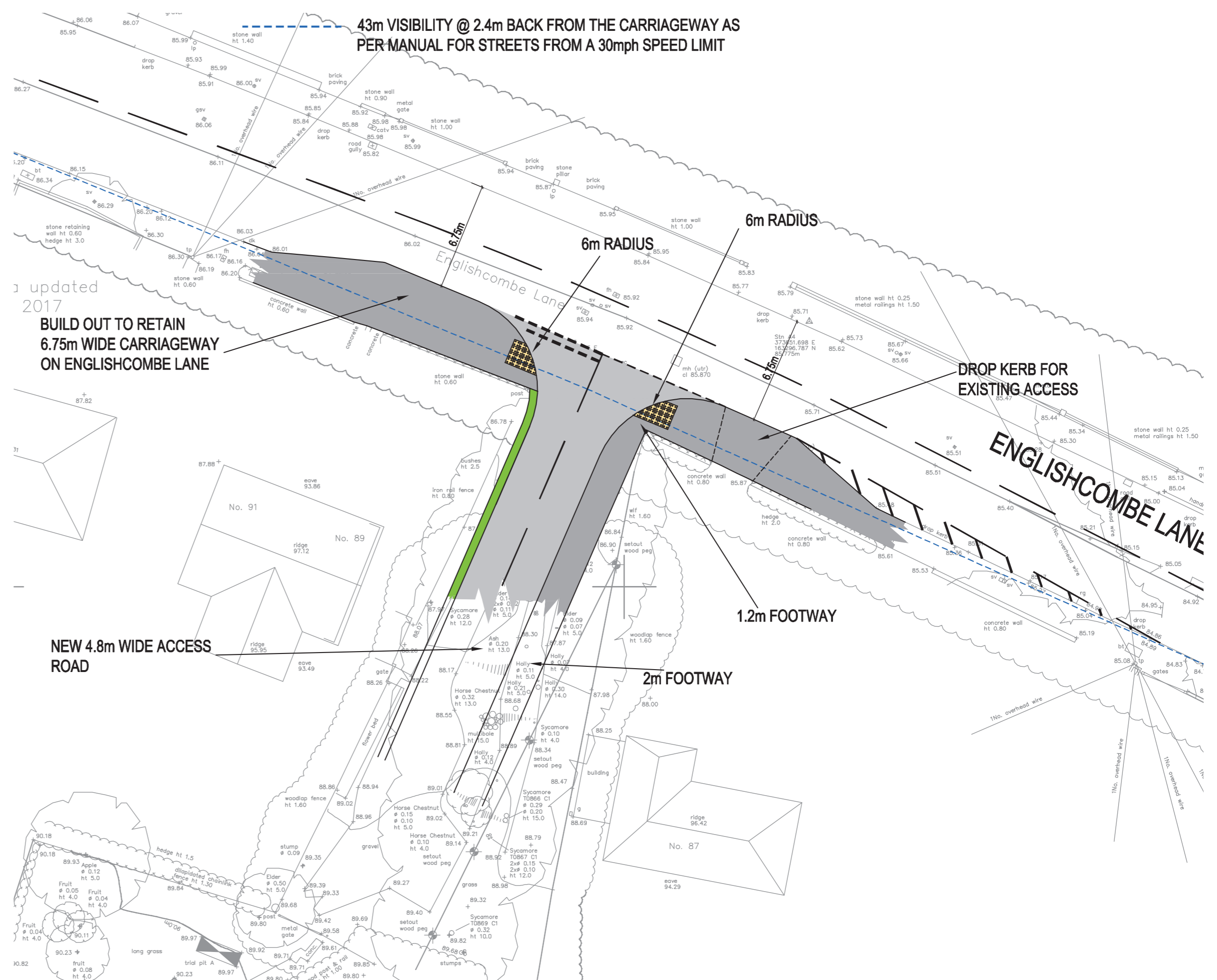
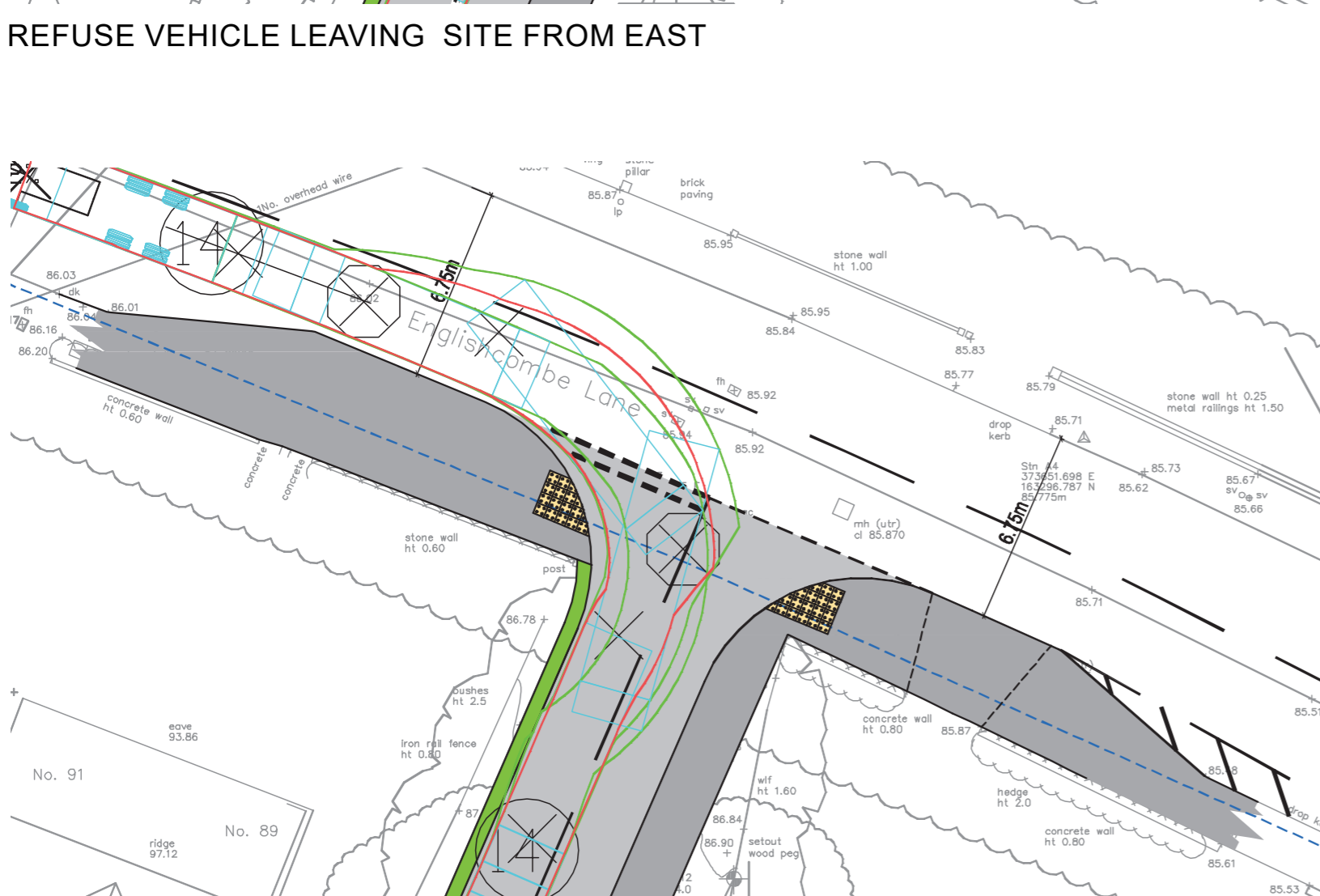
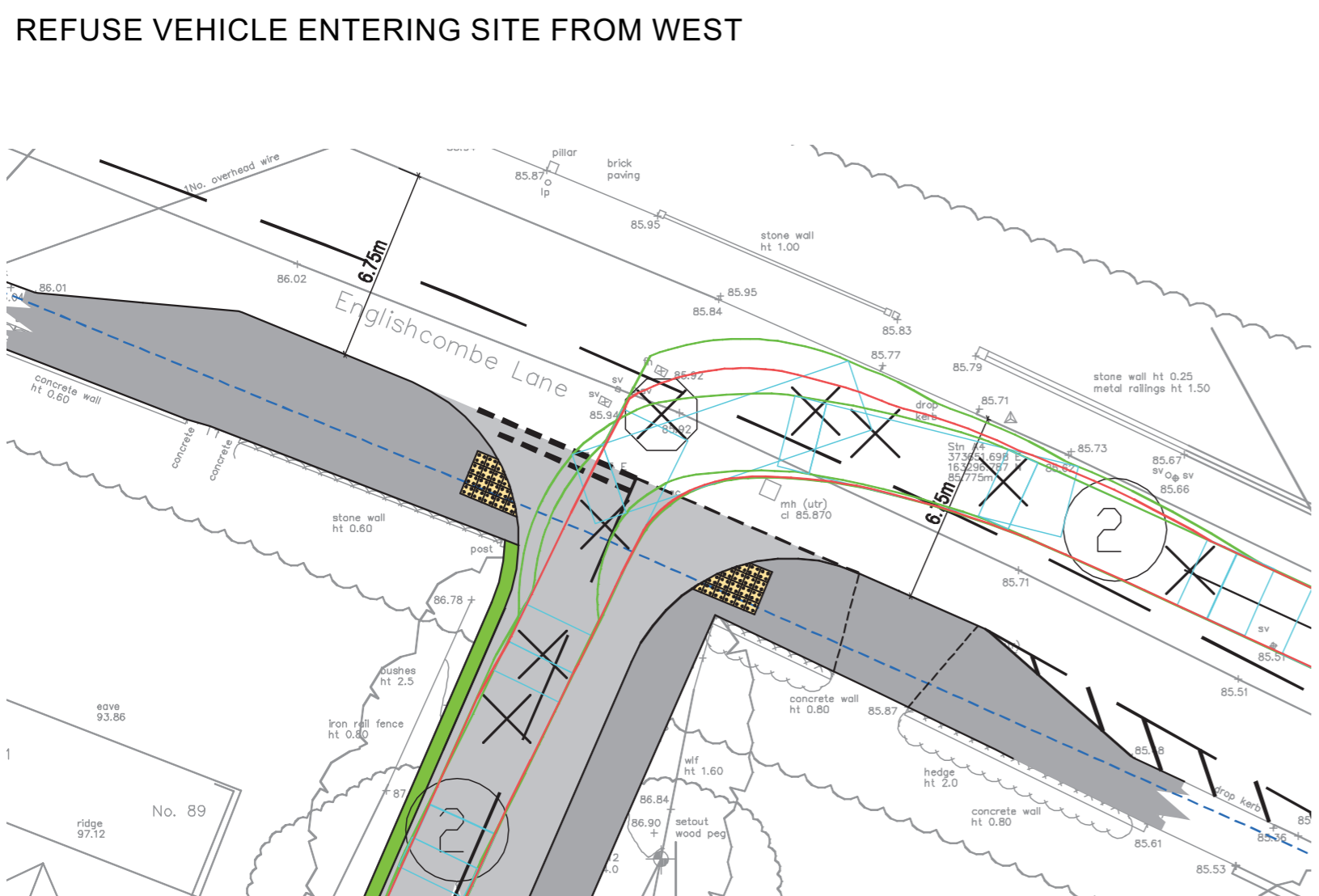
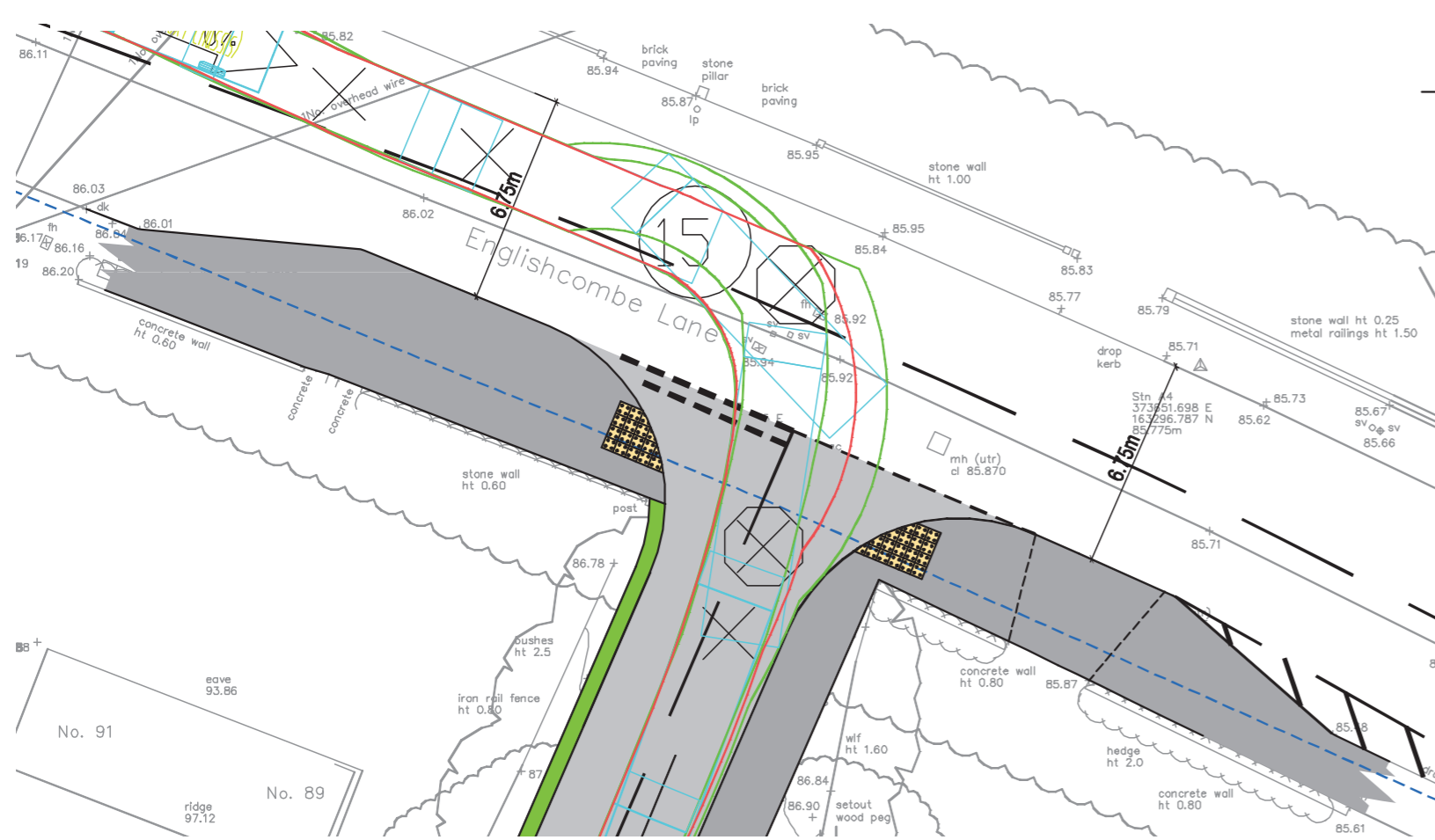
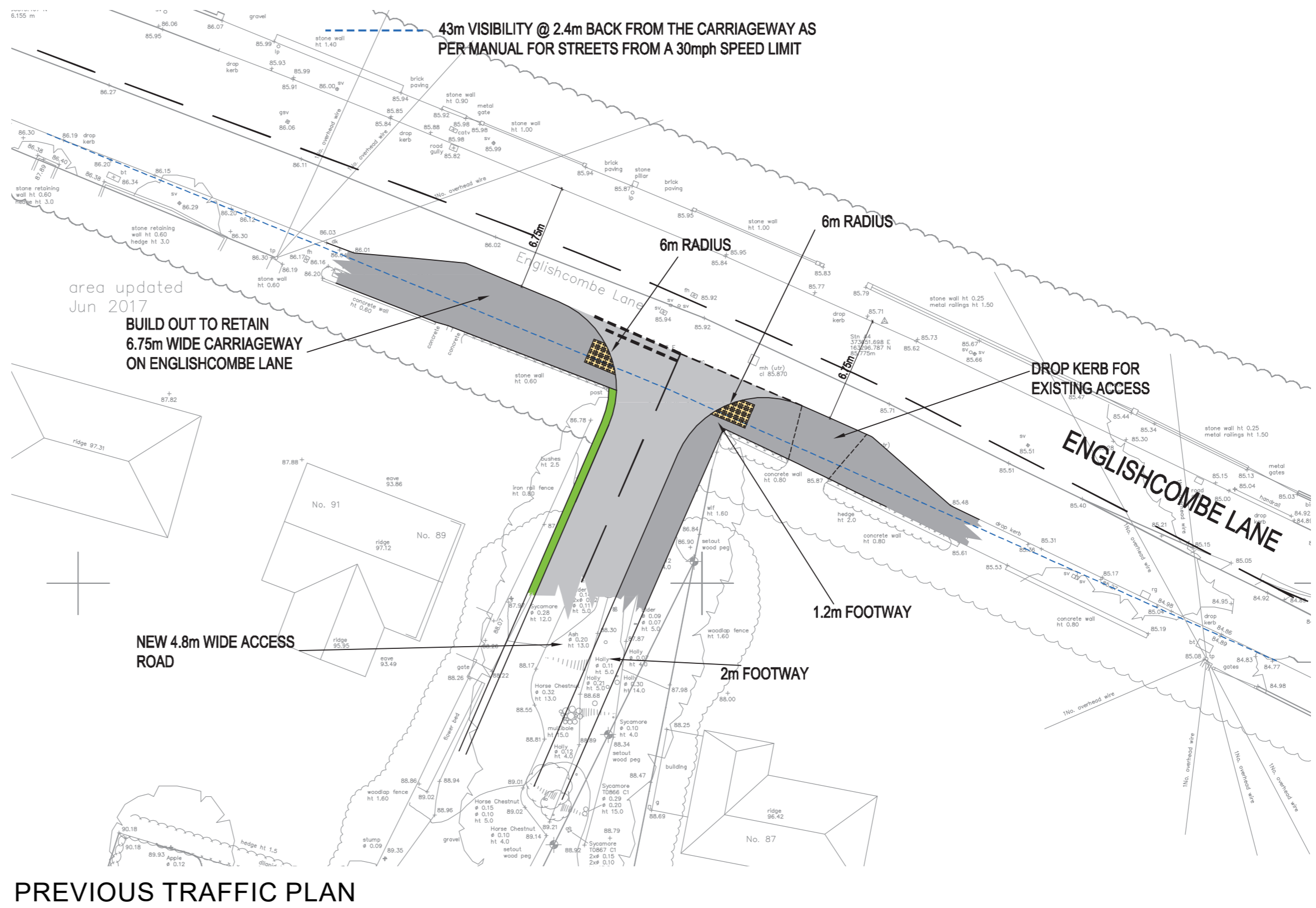
Public Exhibition Event
January 2018

POINTS RAISED AT PREVIOUS PUBLIC CONSULTATION:

1. Confirmation that the traffic count and surveys are current and consider the current use of Englishcombe Lane.
2. Has the 60 possible cars leaving and entering the site at peak times been considered.
3. The owners of the houses opposite the entrance raised the fact that by bringing the pavement out how this affects them access and leaving their drive way.

RESPONSE:

1. A full transport assessment has been carried out and will be submitted as part the planning application.
2. See point 1.
3. The new access will re-provide all existing vehicle access points.



Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)
 Overall Length 10,200m
 Overall Width 2,530m
 Overall Body Height 3,751m
 Min Body Ground Clearance 0,304m
 Track Width 2,500m
 Lock to lock time 4,00s
 Kerb to Kerb Turning Radius 7,800m

REFUSE VEHICLE SPECIFICATION

POINTS RAISED AT PREVIOUS PUBLIC CONSULTATION:

1. Had there been proper assessments of the Mud slip areas and do the proposal have proper engineering design and back up?
2. Have the new drainage surveys been carried out in the wet season rather than the dry season as the original ones?
3. Has there been surveys of the existing system in Englishcombe Lane to confirm it has capacity to take all the new drainage, in the wet season the road floods with water coming up out of the road gully's, the school has flooded in the past from the flooding of Englishcombe Lane.
4. How is all the new drainage on the site going to be maintained as, if the current land is in council ownership and they have been complaining for years and nothing has happened?
5. Concerns over flooding of gardens?
6. The ground is too wet to walk on some winters, how will building on this will not create a problems, soakaways won't work, can we see your test results?
7. Will my garden dry up?
8. Subsidence- what safeguards will be provided?

RESPONSE:

1. There have been extensive site investigations to include a combination of a total of 36 trail pits and boreholes. A geotechnical consultant has also been providing specialist advice.
2. We used a tractor towed bowser which carried 10,000 litres of water and repeated the test 3 times at each location. This is to mimic a prolonged period of rainfall and in line with current design guidance.
3. Surface water drainage will be managed within the site boundary and we will not be discharging any additional surface water into the sewers in Englishcombe Lane. With regards to the foul, we have liaised with Wessex Water who have confirmed there adequate capacity in the foul drainage network.
4. There will be a service charge on each property which will go into a fund which will be administrated by a management company to include routine maintenance of the drainage system.
5. We have been developing an engineered solution so that there is no increase in risk of flooding to the downstream properties. This has included catchment and surface water flow modelling by a hydrologist. The surface water drainage strategy includes a southern cut off ditch to intercept surface water passing through the site and soakaways to discharge water into the underlying permeable soils. As an additional precautionary measure there will a cut off drain along the northern boundary, to prevent surface water existing the site.
6. Although the surface soils are clay, the underlying soil is weathered inferior oolite, with high permeability and water collected within the soakaways will discharge into this material.
7. The drainage that is being proposed will intersect high intensity overland flows and avoid the increasing risk of flooding downstream.
8. The existing properties will not be affected by the proposed development.



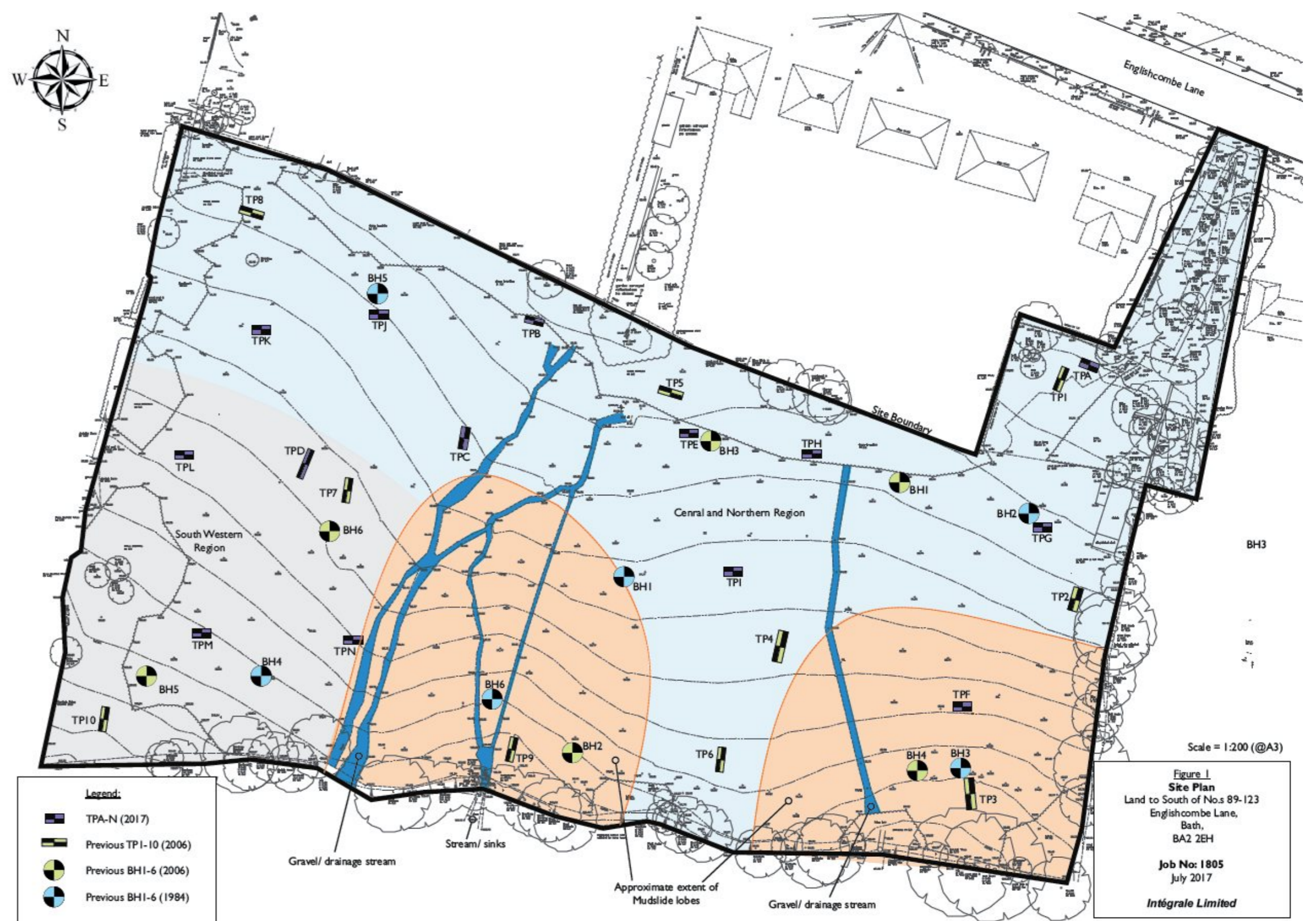
PREVIOUS LANDSCAPE AND ECOLOGY CONSIDERATIONS



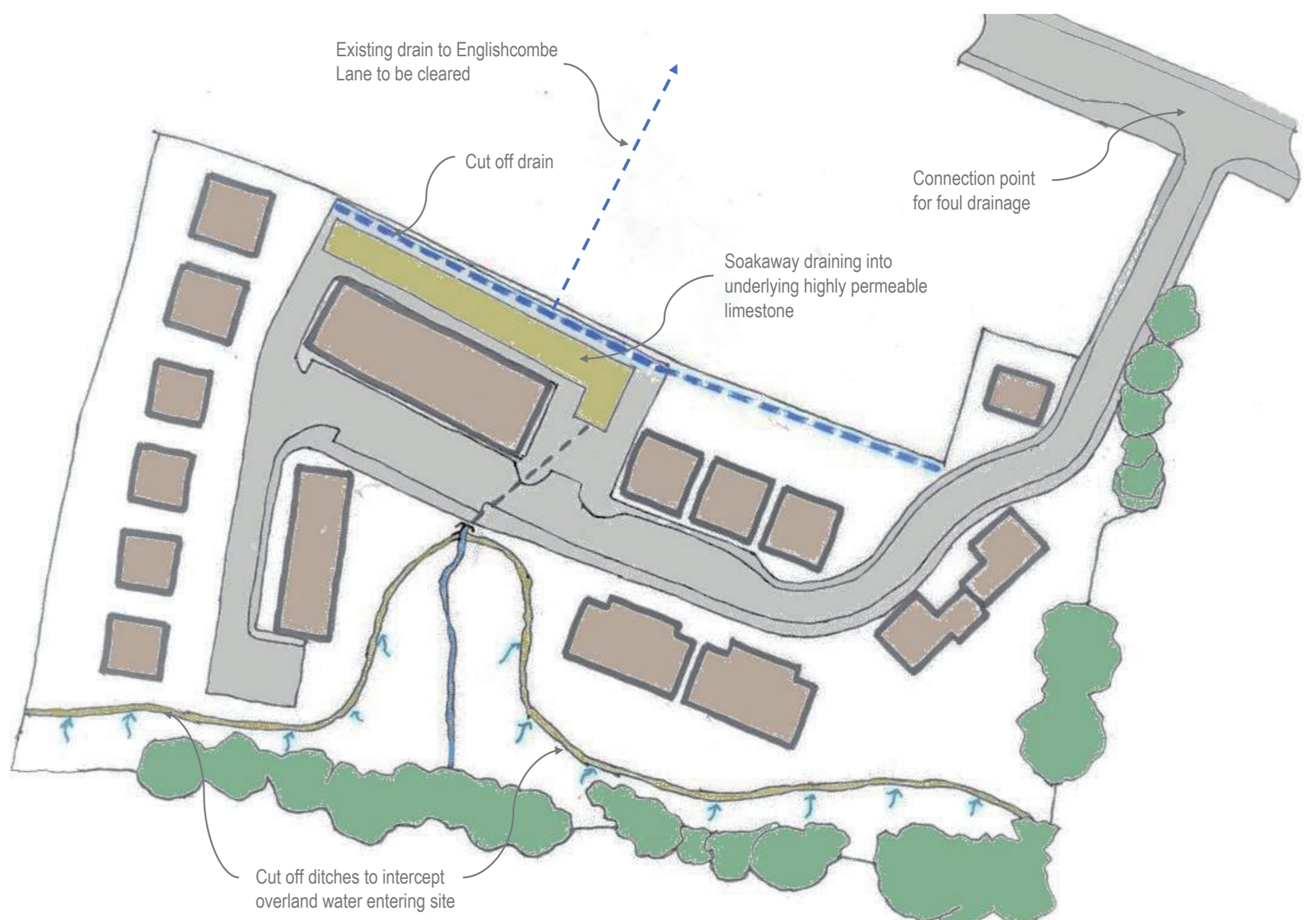
METHOD USED FOR SOAKAWAY TESTING
10,000 LITRE BOWSER RAPIDLY DIS-
CHARGED INTO TRAIL PITS AND REPEAT-
ED THREE TIMES



MATERIAL FROM TRAIL PIT
PERMEABLE WEATHERED INFERIOR
OOLITE



SITE INVESTIGATION / TRAIL PITS AND BOREHOLES



PROPOSED SITE DRAINAGE APPROACH

Sustainability

SUSTAINABILITY OBJECTIVES

- Comfortable & affordable.
- Thermal comfort, by minimizing the risk of gaining heat in summer.
- Providing good air quality, and avoid draughts.
- Provide a good level of daylight.
- Minimize the energy bills.
- Potential for renewable energy generation from solar PV panels.
- Achieve 35-45% improvement on a Building Regulation compliant dwelling.

HOW TO ACHIEVE THE OBJECTIVES

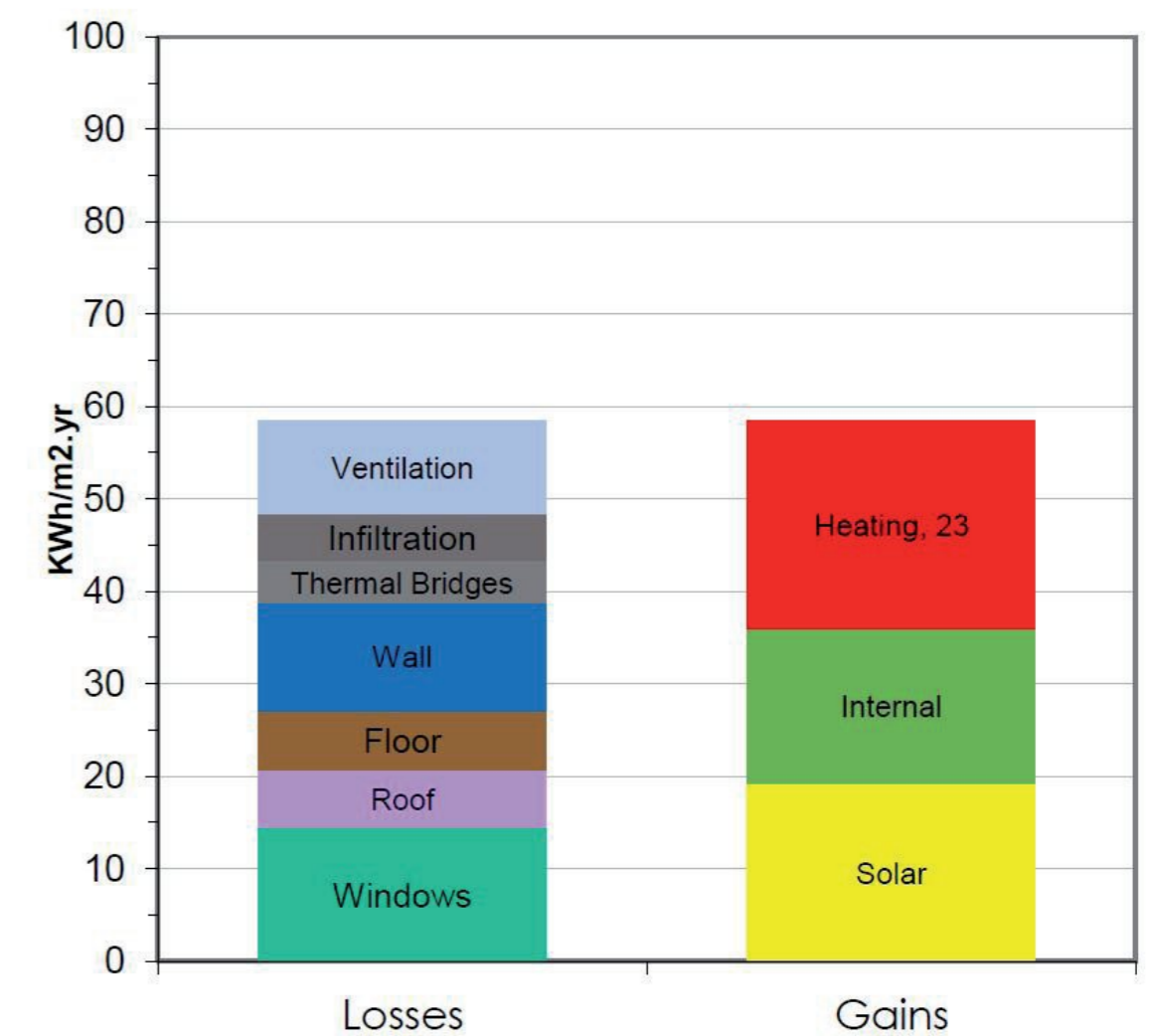
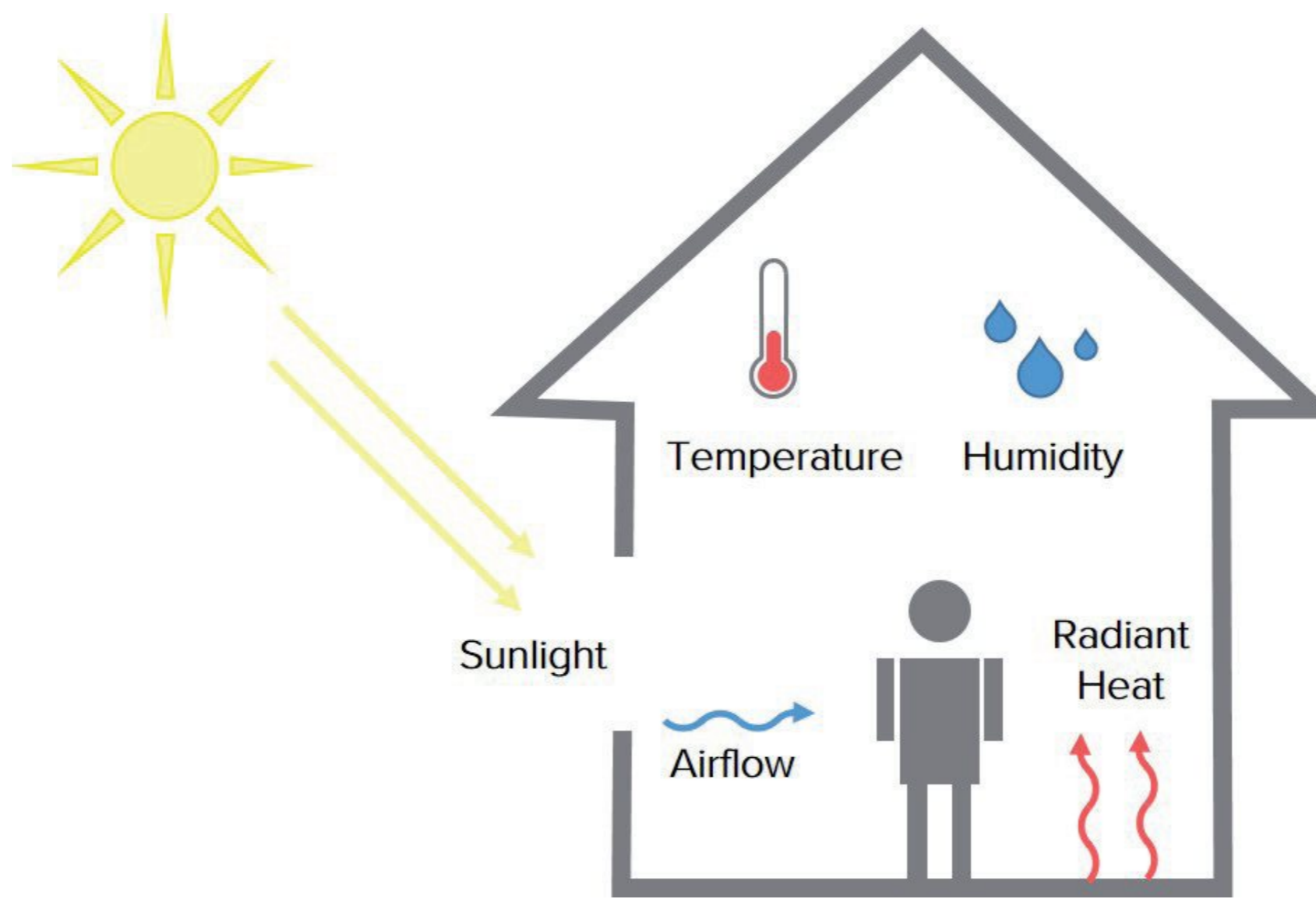
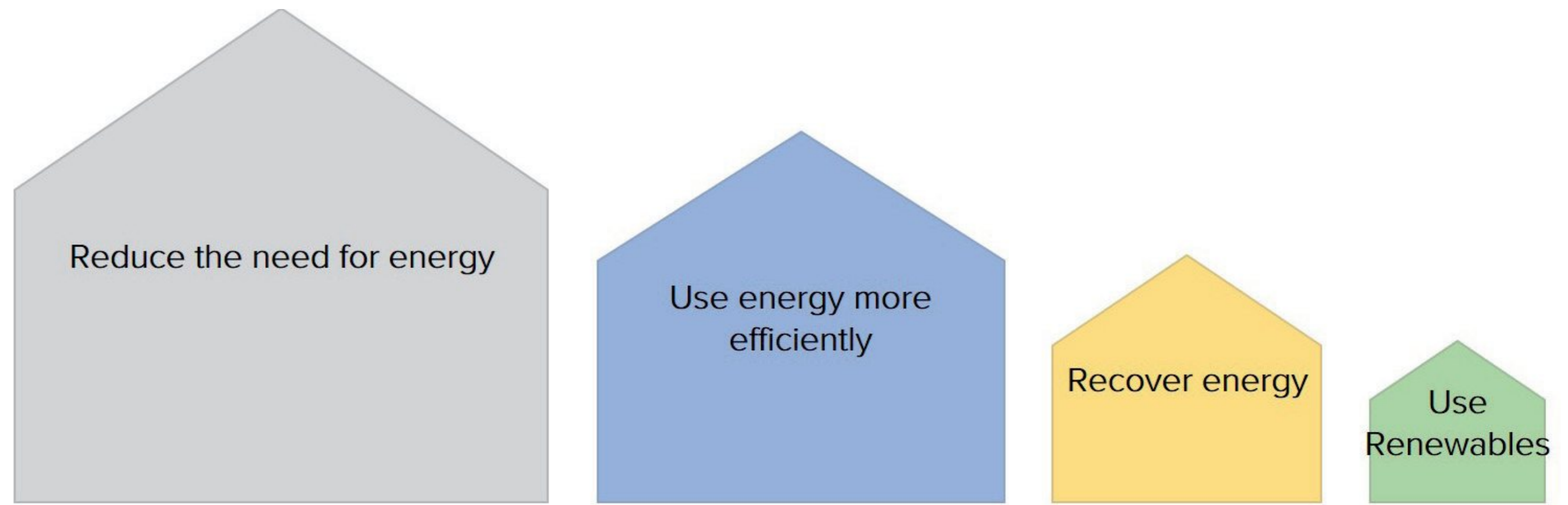
- Reduce energy consumption.
- Efficient use of energy.
- Energy recovery methods.
- Renewable methods.

ENVIRONMENTAL DESIGN STRATEGIES

- The opposite graph shows windows as the first element for energy loss. Therefore, it is recommended to use glazing with a good U value, which will reduce overheating through fenestration.
- Heat loss through walls, floor and roof will be improved by using high levels of insulation to the building fabric. Materials like wood fibre, mineral wool and recycled newspaper are recommended.
- Provide high level of air tightness to the fabric, to avoid draughts and heat losses.
- To avoid heat loss through uncontrolled ventilation, a ventilation mechanical system with Heat Recovery (MVHR) will be recommended. This system provides fresh air without the draughts caused by typical systems. In the meantime, it controls humidity levels, pollution and pollen, however, provides fresh air with an improved temperature to avoid cold air. This is achieved by recovering heat from the warm moist air coming from bathrooms.
- PV solar panels will be used to generate electricity and reduce the energy bills from grid.
- Electric car charging points will be provided, to encourage the use of this type of cars.

FURTHER IMPROVEMENT TOWARDS OUR ENVIRONMENT

- Reduce the amount of water consumption, by using efficient sanitary fittings.
- Potential to use innovative technologies such as heat recovery from showers.
- Ecology conscious lighting by providing dark zones and reduce light spill.



HEAT GAINS/ LOSSES ELEMENTS



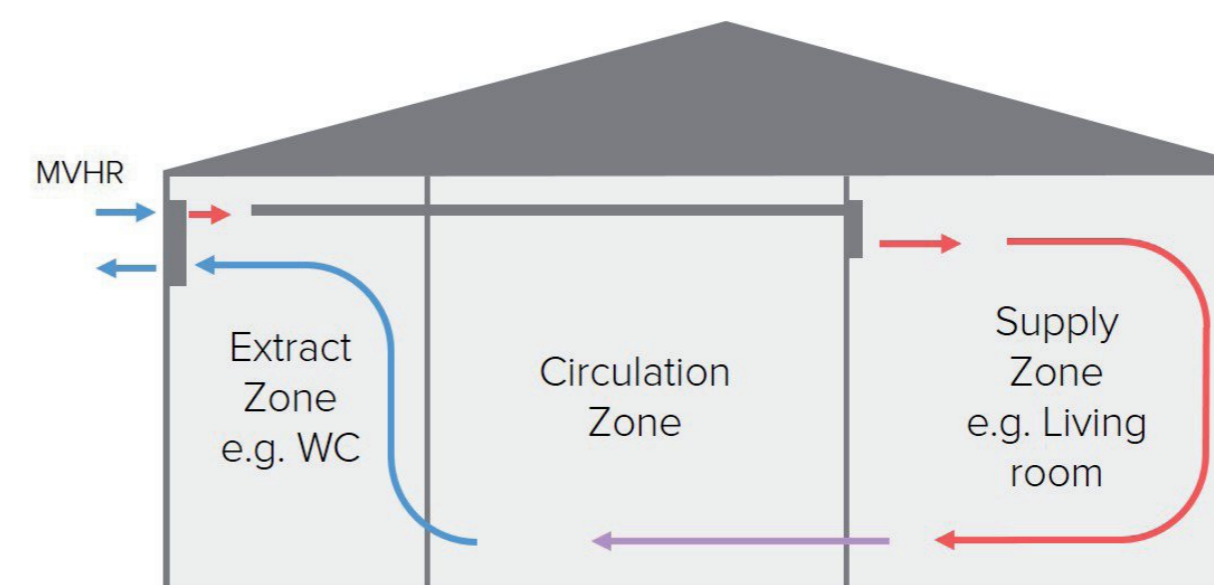
OPENABLE WINDOW



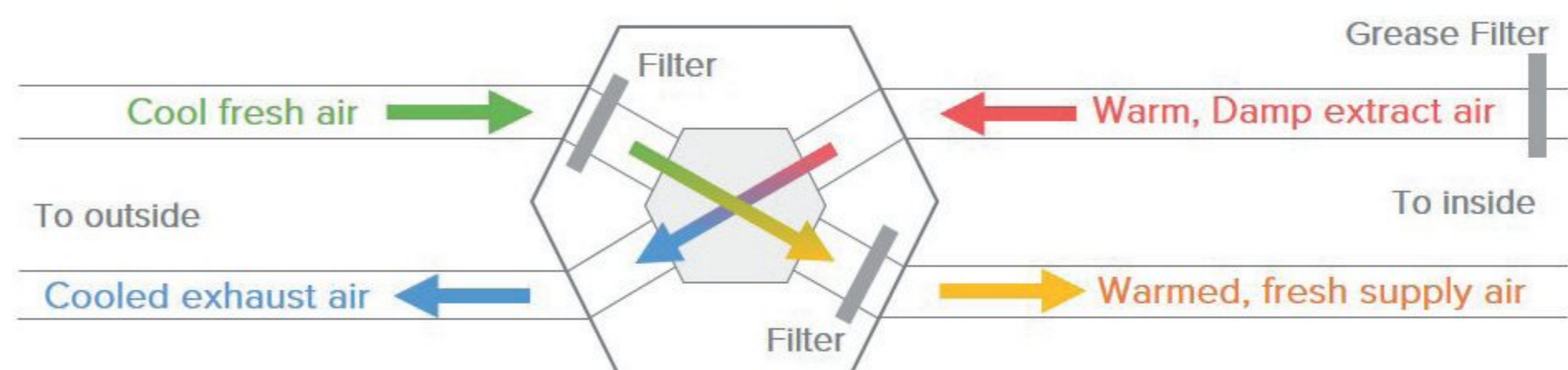
PV SOLAR PANELS



MECHANICAL VENTILATION



CAR CHARGING POINT



INSULATION MATERIALS

POINTS RAISED AT PREVIOUS PUBLIC CONSULTATION:

As part of the Council's plan-making, there have been several stages of formal public consultation:

Bath and North East Somerset Local Plan (formally adopted in 2007) including:

Public consultation on the Issues and Options and

Draft Plan

Examination in Public hearings

Placemaking Plan (formally adopted July 2017), including:

Launch Document Public Consultation (September 2013)

Options Public Consultation (November 2014 – January 2015)

Draft Plan Public Consultation (December 2015 – February 2016)

Examination in Public hearings (Summer 2016)

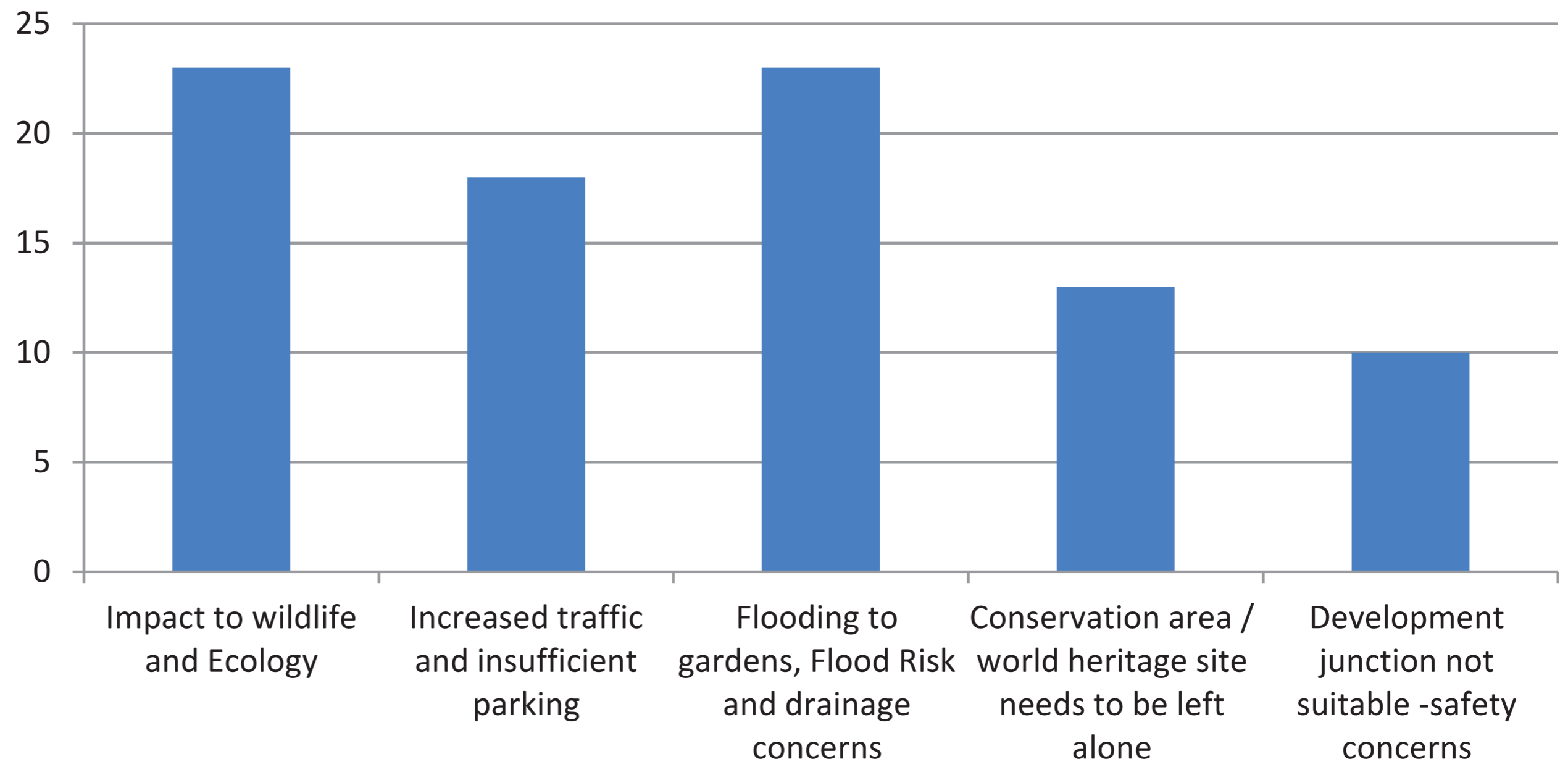
The project team also undertook a public consultation event in July 2017 to inform the evolution of the scheme design. Residents will also have the opportunity to provide their comments on the scheme once the full planning application is submitted.

Numerous surveys and assessments have been undertaken to understand the site and its suitability. These have informed the design scheme as it has emerged. Surveys which have been undertaken since 2006 include:

- Geophysical & Ground Condition Investigations
- Topographical Surveys
- Habitat and Protected Species Surveys
- Transport Statements
- Arboricultural Surveys
- Flood Risk and Drainage Assessments

A suite of surveys and technical reports will be submitted alongside the formal planning application. These will include:

- Planning Statement (incorporating Affordable Housing Statement)
- Design and Access Statement (incorporating Heritage Statement and Statement of Community Involvement)
- Biodiversity Assessment (including habitat and species surveys)
- Flood Risk Assessment & Drainage Strategy
- Transport Statement
- Tree Survey / Arboricultural Assessment



MAIN CONCERNS RAISED



SELECTION OF REPORTS

Land At Englishcombe Lane Bath

Revised Site Plan

Public Exhibition Event
January 2018



AERIAL VIEW LOOKING SOUTH



PROPOSED SITE PLAN