### Key Issues –

Ensleigh North forms part of an allocated site for residential led mixed use development. The site is located within the Bath World Heritage Site (WHS) and adjacent to the Cotswold Area of Outstanding Natural Beauty, designated Green Belt and Bath Conservation Area. Listed buildings are also adjacent to the site and in close proximity.

A Council led design brief set out an aspiration for a wide range of land use types and quantum requirements.

The key issue for the EIA process related to finding the balance between accommodating a quantum and arrangement of development which met the requirements of both the developer and the Council without resulting in unacceptable environmental impacts on the sensitive landscape and heritage assets.

The site’s location on a main route into the city, together with the high profile of the project gave rise to a high level of scrutiny by both statutory and non-statutory consultees.

### Purpose of the project

The project involves the redevelopment of a MOD facility, which as a ‘brownfield’ site was identified as a key part of accommodating the housing requirements for the local planning authority.

The site is to be developed jointly by Bloor Homes and Linden Homes.

### Description of the project

The development is for 180 residential dwellings, including a 72 bed Extra Care Facility, a ‘neighbourhood’ retail store, open space and highways works.
Lessons learnt

A detailed level of baseline environmental data in terms of landscape character, visual context, trees, biodiversity and heritage assets, with associated opportunities and constraints, was undertaken before master planning commenced. This established some key guiding principles and allowed early assessment of outline proposals.

Early consultations with planning authority officers enabled a number of key design principles to be agreed which assisted the iterative design process. This consultation benefitted from the availability of the detailed baseline data.

A relatively small team of consultants were able to work together closely to resolve design issues and had a good understanding of the constraints and site/context sensitivities.

Project consultants were involved in both the impact assessment and design process which facilitated efficient design solutions.

Lessons learnt cont.

The use of high quality photomontages throughout the project enabled designs to be checked against key visual parameters to accurately demonstrate the effects of the proposals to stakeholders.

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