Welcome

This public consultation relates to the University's proposal to provide a new recyclable all-weather turf pitch, multi-use games area and lighting to the east of the Sports Training Village.

The consultation runs from the 26th September to the 9th October and your comments on the proposal are welcomed. All comments received will be carefully considered in finalising the scheme design.

It is anticipated that a full planning application will be submitted to Bath and North East Somerset Council for its consideration in early November.

RECYCLABLE ALL-WEATHER TURF PITCH & MULTI USE GAMES AREA

Masterplan & Local Plan

LEGEND

- Masterplan Building Projects
- Under Construction
- Academic/Non Residential Buildings
- Residential Buildings
- Decked Car Park
- Green spaces
- Indicative New Strategic Landscaping
- Proposed Recyclable All-Weather Turf Sports Pitch
- Relocated Tennis Courts
- Training Pitch/Courts
- Existing Green Corridors
- Green Corridor to be supplemented with additional tree planting for bats/screening
- Green Corridors to be improved/ enhanced to link open spaces and movement corridors
- Bath Skyline Walk
- Public Right of Way
- Key Internal Pedestrian Route
- Key Existing Pedestrian Link
- Key Existing Pedestrian Nodes
- Pedestrian Connections to be improved
- Existing or Proposed Pedestrian Nodes to be improved/enhanced
- Pedestrian Access Points
- Enhanced Arrival Plaza
- Focal Open Spaces
- Landmark Lake
- Vehicular Access to Campus
- Key Vehicular Route
- Bus layover and loop

The University has prepared a Masterplan that sets out a vision of the future for the Claverton Campus.

This includes development and infrastructure needed to facilitate the University's sustainable growth and will also enhance the unique beauty and environmental quality of the campus.

The Masterplan has been prepared in collaboration with the Council and has been informed by detailed environmental assessments and consultation with key stakeholders. It responded to the requirements of Policy SB19 in the Council's Placemaking Plan and its strategies and proposals are now reflected in the new Policy SB19 in the Local Plan Partial Update.

A key element of the Masterplan and the new Policy SB19 is the provision of a new recyclable all-weather turf pitch close to the Sports Training Village. The pitch is needed to increase the capacity and quality of the pitch provision across the campus and enhance the University's excellent sports offer.

This planning application relates to the delivery of the recyclable all-weather turf pitch, a multi-use games area and related infrastructure, including lighting for the adjacent existing training strip. The all-weather turf pitch will be made of a completely recyclable shock pad, a single polymer turf and a new, innovative, natural infill called Brockfill.

The capacity provided by the recyclable all-weather turf pitch will also allow the development of purpose built student accommodation on the grass pitches and a car parking area to the north of the application site. A separate application for this development will follow in due course.

RECYCLABLE ALL-WEATHER TURF PITCH & MULTI USE GAMES AREA

The Sports Strategy

The University has a global reputation for high performance sport and is recognised for the first-class sports facilities that are available on campus. However, the outdoor facilities do not currently meet the needs and demands of the student population and community users.

The ground conditions on the campus mean that the grass pitches can only be used twice a week (on average) if they are to remain in a playable state, particularly in the winter.

The two existing artificial pitches that are used for hockey and other sports are unsuitable for impact sports such as Rugby, American Football or Lacrosse, and do not meet the standards for football set by the Football Association.

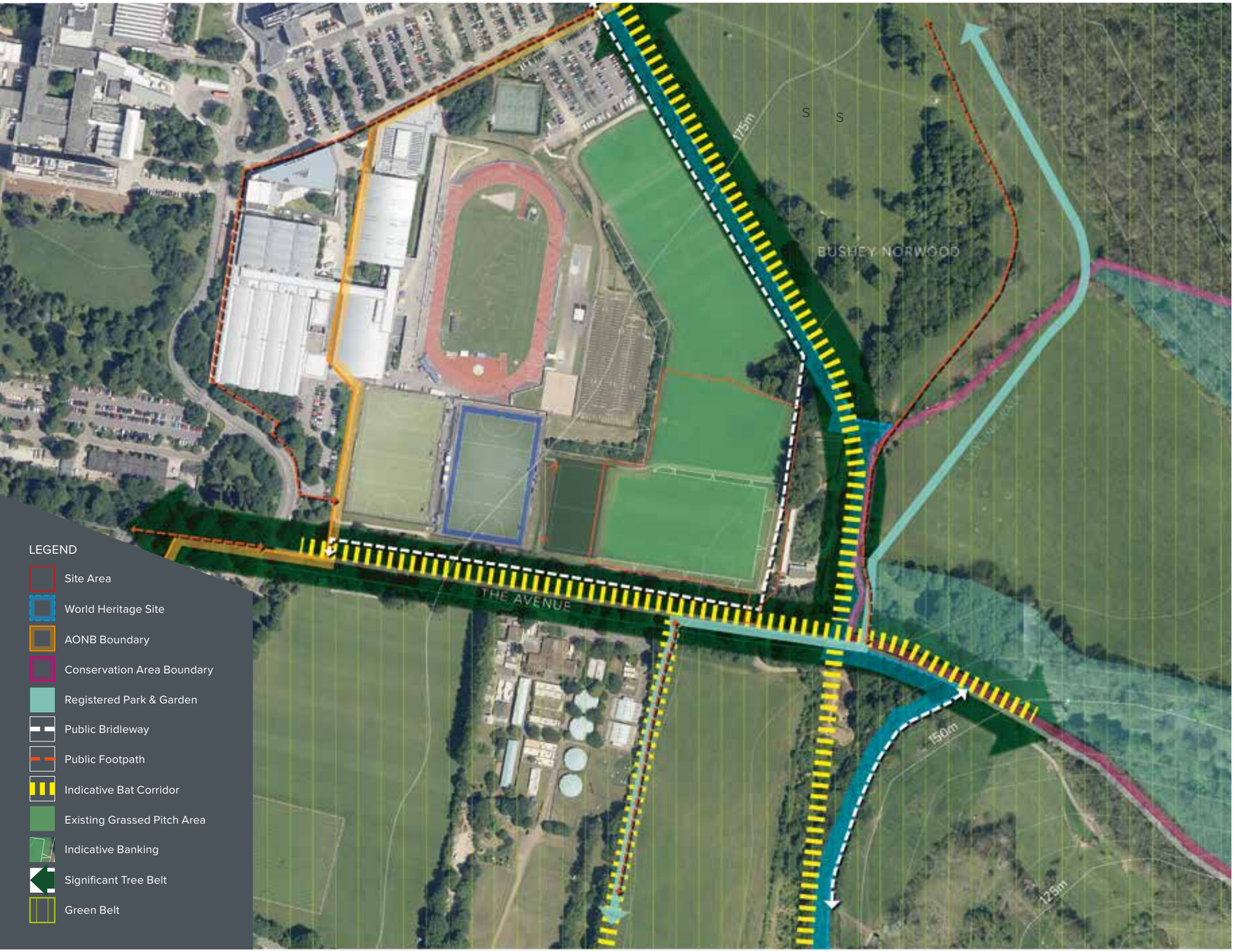
The scheme will increase the quality, capacity and accessibility of the pitch provision on the campus. It will replace 2 unlit grass pitches, 1 of which is unused because it is too small, with a full sized recyclable all-weather turf pitch and multi-use games area that will provide 2 netball and 1 basketball courts.

The new recyclable all-weather turf pitch will comply with FIFA, World Rugby and Sport England standards and can be used more flexibly and intensively. It will have a capacity of around 87 hours per week. That alone is more than the total weekly capacity of the 14 grass pitches on the campus.

The scheme will benefit a total of 27 teams, relieve pressure on the existing facilities and allow the University to increase community access through a Community Use Agreement.

RECYCLABLE ALL-WEATHER TURF PITCH & MULTI USE GAMES AREA

The Application Site & Context



The application site for the recyclable all-weather turf pitch and multi-use games area is located close to the Sports Training Village and its changing facilities, physio and support facilities. This location enables the pitch to be fenced and managed as an extension to existing areas within the Sports Training Village footprint ensuring that the use of the whole area is monitored and appropriately controlled.

This part of the campus was removed from the Green Belt in the Council's previous Local Plan to allow development. It remains a sensitive location as it lies within the western fringe of the Cotswold Area of Outstanding Natural Beauty.

The Combe Down and Bathampton Down Mines Site of Special Scientific Interest and the Bath & Bradford on Avon Bats Special Area of Conservation are located nearby.

The campus and application site is within the World Heritage Site, and Claverton Manor Registered Park and Garden and a conservation area lies to the immediate east of the campus.

All of these matters have been very carefully considered in detailed assessments that will be provided with the planning application, and have been addressed in the scheme proposals through the design of the pitch layout, lighting specification and mitigation, the retention of the boundary vegetation, and the provision of landscaped buffers.

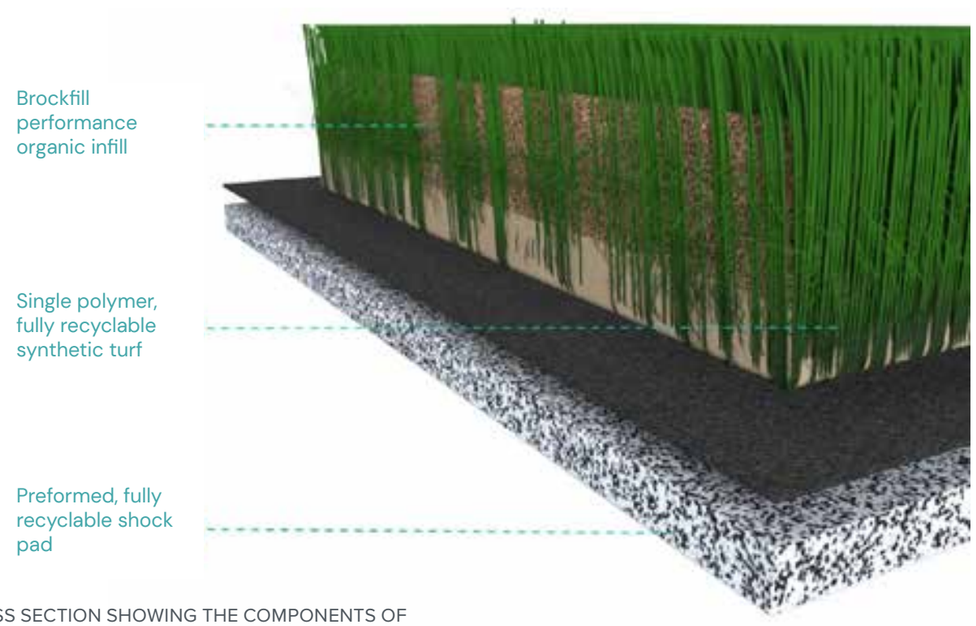
The Proposals

The scheme will provide:

- A full-sized recyclable all-weather turf pitch.
- A multi-use games area providing 2 netball and 1 basketball courts.
- Floodlighting to the new recyclable all-weather turf pitch and multi-use games area, and also to the existing 3G training strip to the west.
- Other infrastructure, including a 4m high fence (with an additional 2m mesh) along the pitch and multi-use games area boundaries to provide visual and acoustic screening and to limit light spill, pedestrian access and storage.
- An emergency only access from The Avenue.
- Significant landscaped buffers between the new facilities and the retained woodland corridors in the immediate surrounds to provide ecological and landscape enhancements.

A Construction Management Plan will be put in place to ensure that the implementation of the scheme does not unduly affect the sensitive surrounds to the application site.

A Sustainable Solution



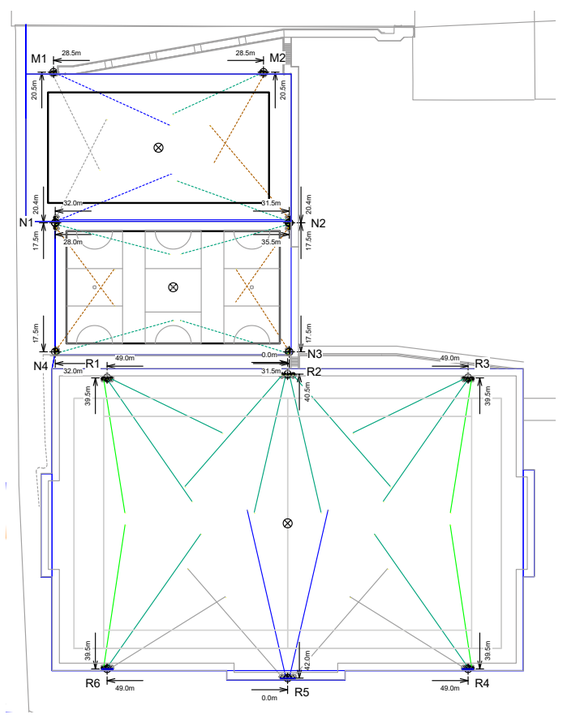
CROSS SECTION SHOWING THE COMPONENTS OF THE RECYCLABLE ALL-WEATHER TURF PITCH

In May 2020 the University declared a climate emergency and adopted a Climate Action Framework that addresses the University's climate impact as an organisation. The University, therefore, propose to provide a completely recyclable all-weather pitch to avoid the use of polymer based performance infill (rubber crumb).

The pitch will be designed to a high sustainability specification. It will incorporate:

- The most sustainable shock pad available that is completely recyclable and re-processed, and is "Cradle to Cradle" certified;
- A single polymer turf that contains no glue, binders, or latex, allowing for one-step recycling;
- A natural (rather than rubber) infill that is grown, harvested, and re-planted in continuous cycles. At the end of its life, it can be used as a soil amendment for golf courses, lawns and gardens

PRECEDENT IMAGE OF SIMILAR SCHEME



LIGHTING STRATEGY PLAN

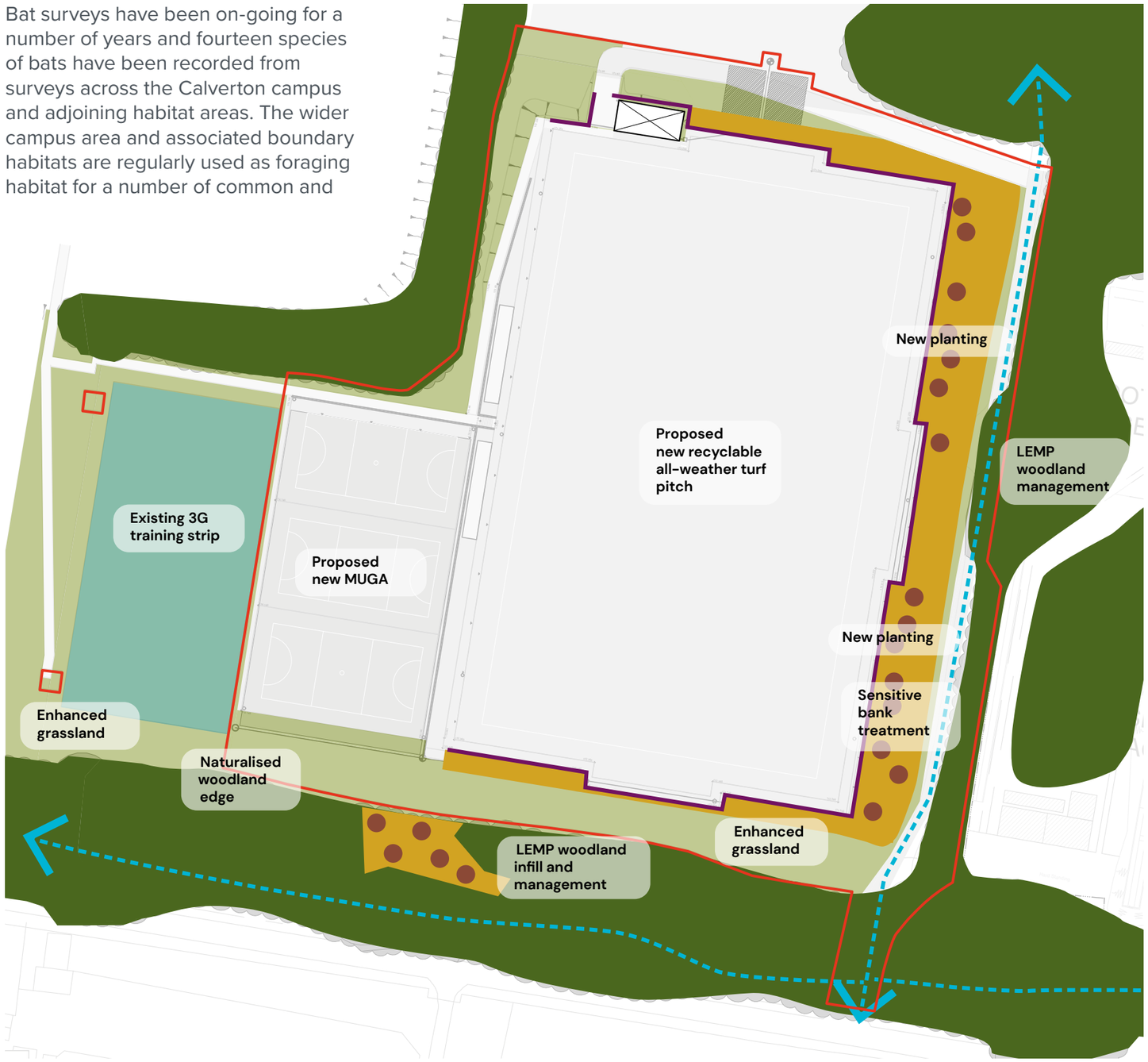
The lighting scheme has been designed to the highest specification with carefully positioned columns and a comprehensive control system to maximise efficiency and minimise light spill. A 4m high fence will also screen the facilities from the surrounding landscape and habitats.

The design is Dark Skies compliant, reflects the ILP Guidance note requirements and for the Reduction of Obtrusive Light Zone E1 and ILP Guidance Note No 8 - Bats and Artificial Lighting Report (2018), whilst also meeting the required sports performance standards.

RECYCLABLE ALL-WEATHER TURF PITCH & MULTI USE GAMES AREA

Ecology

Bat surveys have been on-going for a number of years and fourteen species of bats have been recorded from surveys across the Calverton campus and adjoining habitat areas. The wider campus area and associated boundary habitats are regularly used as foraging habitat for a number of common and widespread species, primarily common and soprano pipistrelle bats and noctule. Pipistrelle bats were observed foraging along the eastern boundary to the campus but there was very little activity within the application site itself



LEGEND

- Site Boundary
- Existing Tree Belts
- Existing Public Right of Way
- Existing Pitch
- Proposed Locally Native Trees
- Natural Grassland / Meadow
- Locally Native Shrub Planting
- 6m Fence as Acoustic & Lighting Barrier (4m solid + 2m mesh)
- Proposed Shed

The Avenue and bridleway in the woodland to the south and Bushey Norwood to the east are occasionally used for commuting by low numbers of lesser and greater horseshoe bats.

These boundary habitats will be retained with an appropriate buffer and maintained as dark corridors to ensure their continued use. The light modelling has concluded that light spill from the proposed lighting columns will not exceed 0.5 lux on the habitat edge. There will not, therefore, be a significant effect on the Bath & Bradford on Avon Bats Special Area of Conservation.

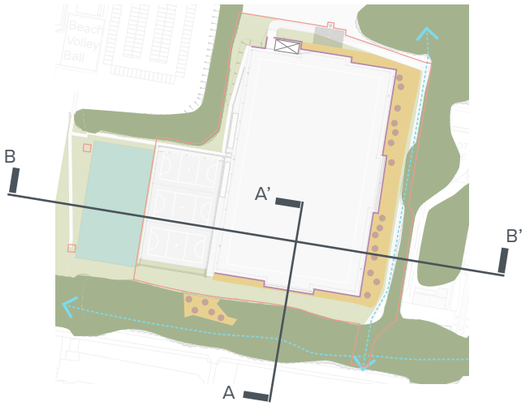
The habitats within the application site have negligible potential to support other protected species and are of limited value.

The University is committing to achieving a 10% biodiversity net gain through the implementation of the proposed landscape and ecology scheme.

The proposed landscape and ecology scheme responds to the Landscape Ecological Management Plan for the campus and the Management Strategy for the wider Area of Outstanding Natural Beauty. The boundary vegetation would be retained and a wide landscaped buffer provided with significant new native shrub and tree planting and areas of enhanced grassland.

The landscape proposals ensure that the scheme sensitively responds to the application site's landscape setting, enhances foraging and commuting habitats for bats, and delivers biodiversity enhancements.

Landscape, Heritage & Other Matters



SECTION A-A'

LANDSCAPE

Whilst the application site is located within the western fringe of the Area of Outstanding Natural Beauty, it does not reflect the area's character and qualities and makes a limited contribution to its natural beauty. Nor is the site widely visible as it is well-contained by the mature boundary vegetation to the east and south that is to be retained.

The site is only clearly visible from the public rights of way that run within or immediately alongside the University campus. There are some occasional glimpse views of the taller university buildings, structures and lighting columns in the wider area, from Bushey Norwood to the east and northeast, notably in the winter months. The new lights are lower than the existing lights.

The implementation of the landscape mitigation and enhancement scheme seeks to reinforce visual separation of the campus from the wider countryside, further limit views from surrounding areas, and provide landscape character enhancements.

HERITAGE

The potential impact on heritage assets, notably the World Heritage Site and nearby Conservation Area and Claverton Manor Registered Park and Garden has been carefully considered.

Previous studies and assessments have highlighted that the archaeological potential within the site is low. Nonetheless, a "watching brief" is proposed to monitor the matter during construction.

DRAINAGE

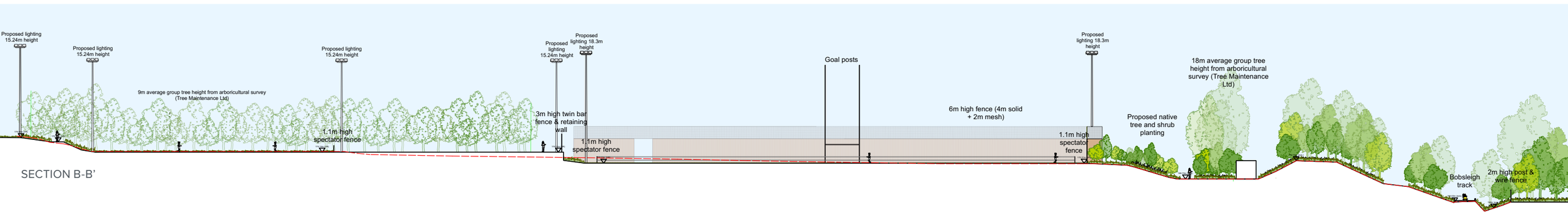
The application site is not currently at risk of flooding and the provision of underground soakaway tanks will serve all flood events up to and including the 1 in 100 year event plus a 40% climate change allowance. The drainage design is SuDS compliant, self attenuating and uses natural ground infiltration (rather than being connected to the wider network).

Thus, it will ensure that the proposal does not increase the flood risk to the site or surrounding areas.

TRANSPORT

The scheme is principally intended to serve the existing users of the facilities. Whilst there would be an increase in community users outside the student terms, the impact on travel patterns and the operation of the campus car parks would be negligible.

An emergency only access is to be provided from The Avenue and measures will be put in place to ensure that the amenity of the users of the public rights of way is not harmed.



SECTION B-B'

RECYCLABLE ALL-WEATHER TURF PITCH & MULTI USE GAMES AREA