



The Claverton Masterplan

Masterplan Report 2021

August 2021





CONTENTS

	Page
INTRODUCTION	4
CONTEXT	7
THE CLAVERTON CAMPUS	10
POLICY CONTEXT	16
UNDERSTANDING THE CAMPUS	19
THE MASTERPLAN	26
BUILT DEVELOPMENT FRAMEWORK	28
ACCESS & MOVEMENT	33
GREEN INFRASTRUCTURE STRATEGY	37
SPORTS	41

1 INTRODUCTION

Purpose & Process

The University has prepared a new Masterplan that provides a vision of the future for the Claverton Campus.

The purpose of the Masterplan is to enable the delivery of the development and infrastructure required to address the needs and expectations of its students and staff and to facilitate the University's sustainable growth in a manner that also enhances the unique beauty and environmental quality of the campus.

It has been prepared in collaboration with Bath & North East Somerset Council (hereafter referred to as "the Council"), and forms part of the evidence base for the review of Core Strategy Policy B5 and PlaceMaking Plan (PMP) Policy SB19 in the Local Plan Partial Update and a full review of the Local Plan in due course.

In order to deliver a robust and enduring Masterplan that optimises the capacity of the Campus, and ultimately deliver the quality of environment that both the University and Council aspire to, its preparation has been informed by a comprehensive and detailed assessments and extensive consultation with key stakeholders (refer to Appendices 1 & 2).

Aims & Objectives

This report presents and explains the Masterplan, which is comprised of a number of layered strategies: Built Development, Access and Movement, Sports Provision and Green Infrastructure. It seeks to:

- Identify, assess and address the key environmental constraints and policy tests that apply to the Campus to identify an appropriate design response to overcome or mitigate those issues, and provide a clear understanding of the remaining capacity for development, including the land previously removed from the Green Belt.
- Develop a framework for the long-term development of the estate with deliverable strategies and proposals that address the University's estate strategy, priorities and operational requirements, and potential development needs (when required) with an appropriate balance of academic, research and support facilities and Purpose-Built Student Accommodation (PBSA), without compromising the overall functionality and environmental quality of the Campus.

- Establish key development parameters in terms of the location and scale of built development elements, and the nature of the supporting infrastructure required (notably in respect of transport and parking).
- Define the complementary Green Infrastructure (GI) proposals that seek to preserve the overall environmental quality of the Campus.
- Present the proposals in an accessible and understandable form that clearly communicates the University's aims and aspirations for the Campus in terms of building and public realm design quality.
- Inform and support future Local Plan policy development and support future planning applications for specific projects on the Campus.





2 CONTEXT

The University



The University of Bath has around 19,000 students and ranks highly in league tables of UK universities. Its activities are primarily located on the Claverton Campus, although it also has premises in Bath's city centre, research facilities in Swindon (The Hive) and a major new research facility (IAAPS) that will open shortly on the Bristol and Bath Science Park. Its activities underpin economic growth in the City and support the UK's knowledge-based economy.

It is a research-intensive university with a reputation for excellence, and has a track record of working in partnership with business, the public services and the voluntary sector. It has great expertise in the STEMM subjects: science, technology, engineering, mathematics and management, which are a particular focus for the West of England Local Economic Partnership (LEP). The education the University provides improves individual life chances and opportunities, and delivers highly skilled industry-ready science, social science and engineering graduates to the workplace.

The University's growing research portfolio generates significant opportunities for investment and employment assisting the area's economic development, notably through the creation and growth of knowledge-based, high value-added companies. Indeed, the University's successful business incubation role is renowned globally. UBI Global, a leader in performance analysis of business incubation, ranked SET squared (an enterprise partnership with other UK universities) as the best university business incubator in the world. It helped 1,000 technology start-ups to development and raise more than £1 billion in investment.

The University also provides access for the local community to sports, social and recreational facilities on the Campus, and interacts further with the community through outreach activities, including mentoring schemes with local schools, and students' fundraising and volunteering activities.



University Strategy 2021-2026

The University has recently approved its new University Strategy, covering the period 2021 to 2026. It is setting out to build on its leading performance at national level, where it has been ranked in the top 10 in all of the most recent major university league tables, in order to gain recognition as an international centre of research and teaching excellence. Over the next five years it will become more agile in its response to the rapidly changing local, national and global environment, consolidating its strengths and advancing its activities in scale and impact by:

- Growing its reputation for University education through internationally leading courses which are rigorous, relevant and pioneering, and which attract high achieving students from diverse backgrounds, enhanced by high-value placement and extracurricular opportunities to help students to take their ideas and passions to the next level;
- Growing its research strength to drive research quality, achievement and impact at international levels;
- Growing its identity as a strong learning community in which collective endeavour and a culture of care enable the flourishing of all;
- Growing its strategic civic, corporate and international partnerships to allow it to fulfil our ambitious vision in education, research and enterprise.

Over the next five years, the University will prioritise maintaining its strong performance in student satisfaction and employability, at both undergraduate and postgraduate levels, giving this international currency. It will focus on developing internationally leading courses at pace, with new teaching delivery options and course pathways. The University will harness the opportunities emerging technologies bring to enhance its existing provision and its ability to reach new and diverse audiences. Building on its existing online provision, it

will develop sustainable online learning resources to provide quality distance learning and enrich and enhance the efficient delivery of courses. It will also continually strive to enhance facilities and infrastructure to support an excellent educational and wider student experience.

The University is aware of its responsibility to contribute to the global good. It has identified three areas of research strength and focus: Sustainability; Health & Wellbeing; and, Digital. These strengths not only respond to international imperatives, such as the United Nations' Sustainable Development Goals, but also align tangibly with regional and national priorities and the UK's Research & Development Roadmap. The University's research expertise is also contributing to four pressing areas on the agenda for B&NES, as part of a new, partnership working initiative called Our Shared Future. It will address the aspects of major global challenges brought by Bath's status as a UNESCO World Heritage City: climate change; infrastructure; digital democracy, and travel and transport.

The University will grow its research capacity and academic leadership for further success. Key to achieving its ambition is the generation of increased research income to fund innovation, exploration of new areas and investment in new research infrastructure.

In developing the new University Strategy, the University has taken account of the economic, political, societal and technological context and the uncertainties that the Higher Education sector will need to navigate. These include the impacts of the Covid-19 pandemic and recovery in the post-Covid era, the changing relationship between the UK and EU and evolving global trade and industry relationships, a transforming digital landscape and the need to respond to the imperatives of sustainability, diversity and inclusion. For Higher Education Institutions, both the global and national landscape is rapidly

changing, due in part to increased international competition and complexity, evolving policies in the UK, and pressures on university finances. The recent past has underlined the need for increased agility.

Over many years, the University of Bath has seen great success in attracting highly achieving applicants, despite the demographic changes causing reductions in the numbers of school-leavers in the UK. Student recruitment in the Higher Education sector has been impacted by Covid-19, with reduced international student numbers at undergraduate and postgraduate level, and increased numbers of Home applicants for undergraduate courses achieving their offer grades following 'A' level grade inflation in 2020 and 2021. Looking forward, the demographic reduction of school leavers in recent years is reversing suggesting that there is likely to be growing numbers of potential undergraduate applicants to the University of Bath in the coming years.

The University is unclear as to when any degree of stability will return to its student recruitment markets and to how the impact of Covid, Brexit and other policy changes will impact its cost base. This increases the challenge of forecasting future student numbers and assessing the demand for new facilities. The University will be closely monitoring the balance between sandwich/placement and full-time students to identify any emerging pressures on its campus facilities, for example, resources to support final year project work.

The University Strategy 2016-21 prioritised an increase in the size of its postgraduate student population, both taught postgraduates and doctoral students. At the same time, it stabilised the size of its undergraduate intake cohort and focussed on enhancing the student experience. As a result, the University forecast only modest growth in its undergraduate

student population over this period, reflecting the pipeline effect of stabilising its undergraduate intake at its 2015 levels, whilst forecasting significant growth in its postgraduate numbers.

In increasing its postgraduate taught student numbers, the University has been conscious of the need to ensure that the provision of residential accommodation for students attending the campus full-time increases in step with the growth in the numbers. The University's new Polden development (293 bedrooms) opened at the start of the 2018/19 session. The University also negotiated nominations agreements so its students can utilise the additional PBSA capacity being developed at Aquila Court (circa 200 beds). The University believes, therefore, that it has made sufficient residential accommodation provision to address its projected growth in postgraduate taught numbers to 2022/23.

Recognising the finite capacity of both the Campus and the City, the University has also sought to increase its postgraduate student numbers in ways that do not generate demand for residential accommodation in the B&NES area. The 2018/19 academic session saw the launch of the University's first Master's level (Level 7) degree apprenticeship. This is delivered using a variety of distance-learning techniques and the apprentices are only required to attend Campus periodically for face-to-face, one-day Masterclasses. The University has also partnered with Wiley Global Educational Services to develop a range of online programmes, the first of which was launched in 2019. The online provision does not require any campus attendance and is a rapidly growing market for the University. The new University Strategy 2021-26 continues to support the development of online provision and innovative delivery models, including degree apprenticeships.



Estates Strategy

The unique character and quality of the Claverton Campus is an essential part of the University's identity and its appeal to students, staff and partners alike. The effective management and development of the University's estate is, therefore, central to ensuring that the expectations of students and staff, and of the wider education and business communities, are met.

The University's Estates Strategy, therefore, focusses on the capacity, quality and sustainability of its physical estate, both on and off Campus. As a result, the capital programme in recent years has sought to balance projects that create new capacity, for example, the Milner Centre (non-residential) and Polden (residential), with those that improve the quality and sustainability of existing buildings, for example, the refurbishments of 1West (non-residential) and Westwood and Woodland Court (residential).

The University's core buildings, those built around the Parade, were constructed in the late 1960s or early 1970s, when asbestos was commonly used in construction materials. Buildings that still include these materials are increasingly difficult to service and offer little opportunity for re-configuration to address changing pedagogical demands because of the need to manage the asbestos safely. The University is systematically refurbishing these older buildings. It started with the 4 West building and more recently has refurbished the 1 West building. The next two buildings that the University needs to refurbish for business continuity reasons are 3 West and 5 West. However, the required capital programme is complex, particularly given

the specialist nature of much of the space, the number of interdependencies and the requirement for the prior provision of decant space.

One of the University's key priorities is to increase its research portfolio. The University has recently been successful in attracting large, multi-million pound research grants, which have been accommodated through re-allocation of existing space. However, further growth in research income is likely to require additional research space if the nature of the research is such that it needs to be co-located with existing research facilities, or draw upon existing technical support. The recently constructed Milner Centre is a research building that illustrates very clearly how not all academic investments on Campus have associated growth in student numbers. The University is also seeking opportunities to create off-Campus research facilities with sufficient critical mass to stand alone. The new Institute for Advanced Automotive Propulsion Systems (IAAPS) at the Bristol and Bath Science Park, and the Innovation Motion Capture Studio in the Bottle Yard Studios in Bristol are examples of this approach.

The University is focussed on enhancing the student experience. Excessive pressure on study spaces, retail outlets, sports facilities etc can have a significant impact on student satisfaction, which then feeds into the National Student Survey (NSS) scores that in turn feed into subject and university league tables and form part of the evidence base on which applicants rely to inform their choice of institution.

Therefore, in order to meet demand from its existing students, the University needs to ensure that it can deliver enough study spaces across the Campus and in the Virgil Building in the city centre, whilst also recognising the need to support HE sector campaigns to provide additional student mental health support. Some of this incremental demand can be met from re-purposing existing space but periodically there needs to be a step change in the quality or quantity of facilities in order to address student feedback. For example, the University opened a new (second) gym in 2019 to reflect the fact that its existing capacity was not adequate to meet the demand from students, and is leasing property in the City, Dartmouth Avenue, to accommodate some of the clubs and societies run by the Students' Union.

Looking forward, continued investment in refurbishing the ageing buildings on the Campus, and the creation of new facilities on and off Campus are both required to ensure that the teaching and research environment provided is of the highest quality as befitting of a leading University and to meet future needs arising from its continued growth.

The new Masterplan must, therefore, demonstrate how further redevelopment and new development on Campus can be achieved to meet future needs, whilst also enhancing the environment for students, staff and visitors.

Climate Action Framework

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, and how it can impact the agenda through its core mission; research, and teaching and learning.

The University has an important role to play in conducting world leading climate emergency related research and in educating students to become future leaders and innovators with the skills and experience to respond to the climate crisis. It has demonstrated that the positive impact of its research on the climate change agenda is much greater in scale than that which can be achieved by local actions.

Nonetheless, as an organisation, the University has committed to the ambitious targets of being net zero carbon in Scope 1 and 2 emissions by 2030, and Scope 3 emissions by 2040. This will require it, in common with other organisations, to significantly increase the pace and ambition of current actions to meet the challenge of transitioning to a net zero carbon campus, alongside supporting behavioural and cultural changes through engagement with its own community.



3 THE CLAVERTON CAMPUS

The Evolution of the Campus

The Claverton Campus is located approximately 2.5km to the east of Bath city centre on Claverton Down, and now covers an area of approximately 60ha. It is more than 50 years old and over the last five decades it has been transformed into a thriving hub of learning, research and sports set within a beautiful landscape.

The development of the Campus has been guided since 1965 by a series of masterplans. The original masterplan was prepared by architects, Robert Matthew Johnson Marshall (RMJM) who designed the Campus as a single cluster of buildings set in a downland landscape. That was revised by RMJM in 1975. In the 1980s, Alison and Peter Smithson were appointed as architects for a number of new buildings. In 1995, a new masterplan was produced by architects, Evans & Shalev, and then in 2001 a further masterplan was produced by architects, Feilden Clegg Bradley that helped to facilitate the development of the Sports Training Village.

At that point the continued growth in student numbers and the success of the University's research activities were creating significant space pressures, exacerbated by the poor condition of some of the University's original buildings which were nearing the end of their design life.

The requirement for the University to optimise the development potential of its estate in order to meet the needs arising from its continued development was acknowledged in the Council's 2007 Local Plan. Policy GDS.1/B11 established key development principles for the Campus, and recognised the need to address the sensitive environmental context without unduly hindering further development. Indeed, the Eastern Playing Fields adjacent to the STV and the tennis courts were removed from the Green Belt to allow further development.

Subsequently, the Centre for Advanced Studies in Architecture (CASA) and the Department of Estates prepared the 2009 Masterplan that has guided the further development of the Campus over the last 12 years. The 2009 Masterplan sought to focus new development into areas of lesser environmental quality so that it could realise improvements in the amenity of the wider Campus environment. Consequently, built development was not proposed on the Eastern Playing Fields or tennis courts at that stage.

The Masterplan was updated in 2012 and 2014 to take account of the new and redevelopment projects that had taken place on the Campus since 2009 including: 1 West, 4 West, the East Building, the Centre for the Arts, the Chancellors' Building, and the improvement of the Student Centre and Arrivals Area. Significant PBSA developments had also been delivered including the Quads providing 708 student bed spaces on part of the East Car Park.

The Council adopted its Core Strategy in July 2014 and the Placemaking Plan in July 2017. That included Policy SB19 that sought to establish a high-level framework for future masterplanning and development on the Campus.

The development of the Campus has continued. Most notably that has included 4 East South, 10 West, the recently completed Milner Centre for research into evolutionary science, and Polden Court which has provided 294 bedspaces. The School of Management is currently being constructed between 4 East South and the STV. That will also realise significant improvements to the Arrivals Square to its north and the University Park to its south.

FIGURE 3/ 2009 MASTERPLAN





Academic Space

The Claverton Campus is home to the University's 16 academic departments, which are organised into three faculties (Engineering & Design, Humanities & Social Sciences, and Science) and the School of Management. They are accommodated within the academic, research and administrative buildings that form the core of the campus focussed around the original Parade and University Park.

Student Accommodation

The Campus provides residential accommodation for 3,464 students, including 708 bed spaces in the Quads which were opened in 2014 and 294 postgraduate bed spaces in Polden Court which opened in 2020. The residential accommodation wraps the Campus core to the north and east.

Sports Training Village

The hugely popular University of Bath Sports Training Village (STV) houses sport, fitness, coaching, physio and sport science facilities. The £30million complex includes an Olympic size pool, 400m athletic track, an indoor sprint track, rugby and football pitches and a bobsleigh/skeleton start track. The Sports Training Village has helped to train numerous successful Olympic and Paralympic athletes and is also used by 4,500 local people every week.

The Sulis Club

The Sulis Club is a recreation ground located on Claverton Down Road to the south of the main campus. It includes a number of pitches, tennis courts and a clubhouse. It presents a long term opportunity to provide additional capacity to meet the University's development needs once this Masterplan for the Claverton Campus has been implemented.



FIGURE 4/ THE CAMPUS LAND-USE



4 POLICY CONTEXT

The Council's adopted Core Strategy (Policy B1 and Policy B5), recognises that the spatial strategy for the city should seek to enable the provision of additional teaching and research space and student bed spaces to facilitate the growth of the University. However, the specific terms of Policy B5 are now substantially out of date. Notably, the development figures presented in the policy were first identified nearly 15 years ago, and only ever sought to provide for the development required in the period to 2020.

Policy SB19 in the adopted Place Making Plan establishes a high-level framework for the future development of the Campus to meet the *"full spectrum of the University's needs including academic space, all the accommodation space that is needed for the growth in the intake in first years from 2011 and a major share of the accommodation space that is needed for their subsequent years of study."* However, whilst Policy SB19 includes a Development Framework for the Campus, its development capacity was not tested.

The PMP does, however, acknowledge that the Policy B5 figures are not considered by the Council to be a "cap" to development, subject to a further masterplanning study of the Campus. That recognition is welcomed by the University as further development is required both to address quantitative and qualitative space issues that have arisen over the last 20 years on the Campus and enable the University's sustainable growth.

The Masterplan, therefore, responds to the current policy context by providing a clear understanding of the key environmental constraints and the remaining capacity for development within the University's estate. Indeed, it has informed the revised policies in the Council's emerging Local Plan Partial Update that provides a positive policy context and greater certainty in the determination of planning applications required to facilitate the implementation of the Masterplan.

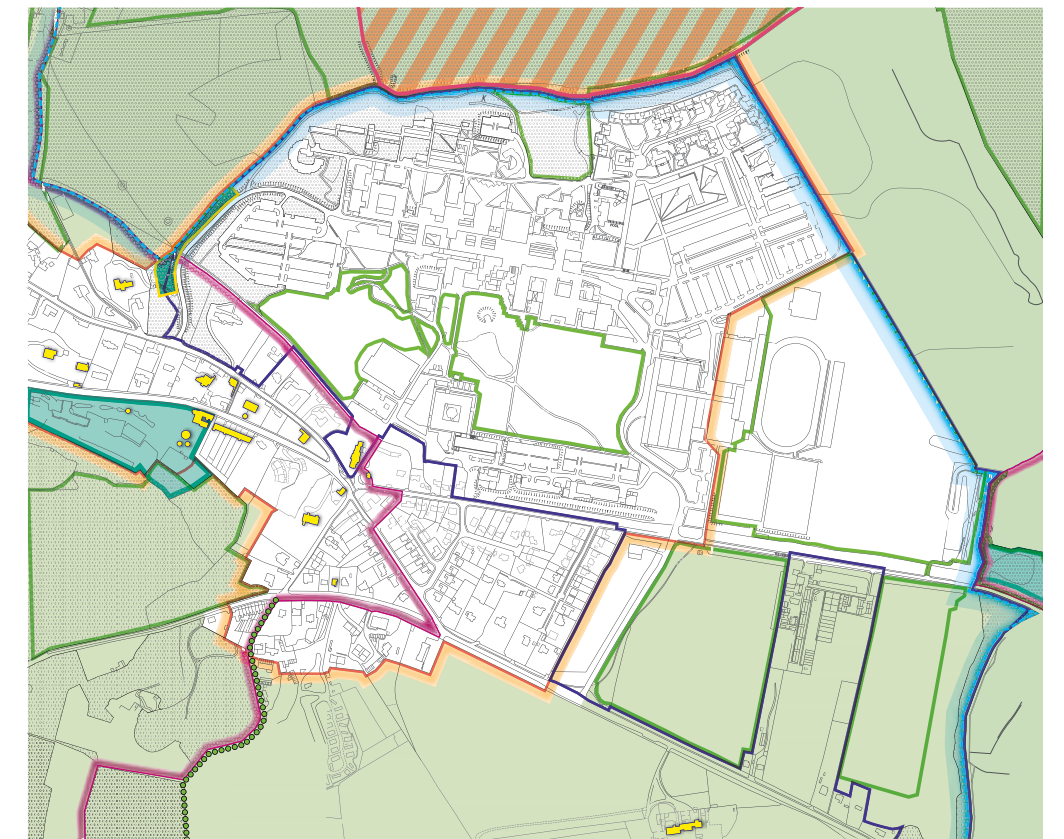
Policy Designations

The campus is surrounded by the long-established Bath Green Belt. Indeed, some outlying parts of the campus used as sports pitches, including St John's Field, Lime Kiln Field and the Sulis Club remain part of in the Green Belt. This places a significant constraint on development in these areas.

The Eastern Playing Fields and tennis courts that were removed from the Green Belt in 2007 remain part of the Cotswolds Area of Outstanding Natural Beauty (AONB). Nevertheless, it was implicitly accepted that these are approved locations for development, albeit careful and detailed consideration of the height, mass and form of development is required. Indeed, they're included in the PMP's Development Framework as a location for built development.

In relation to the loss of sports pitches to development, Policy SB19 states *"the loss of publically accessible playing pitch capacity to other types of development will only be permitted if that capacity is replaced elsewhere within the city or its immediate environs. Any reduction in non-publically accessible capacity is a matter for the University as it weighs this resource against its overall institutional and campus priorities"*

FIGURE 5/ POLICY DESIGNATIONS PLAN



LEGEND



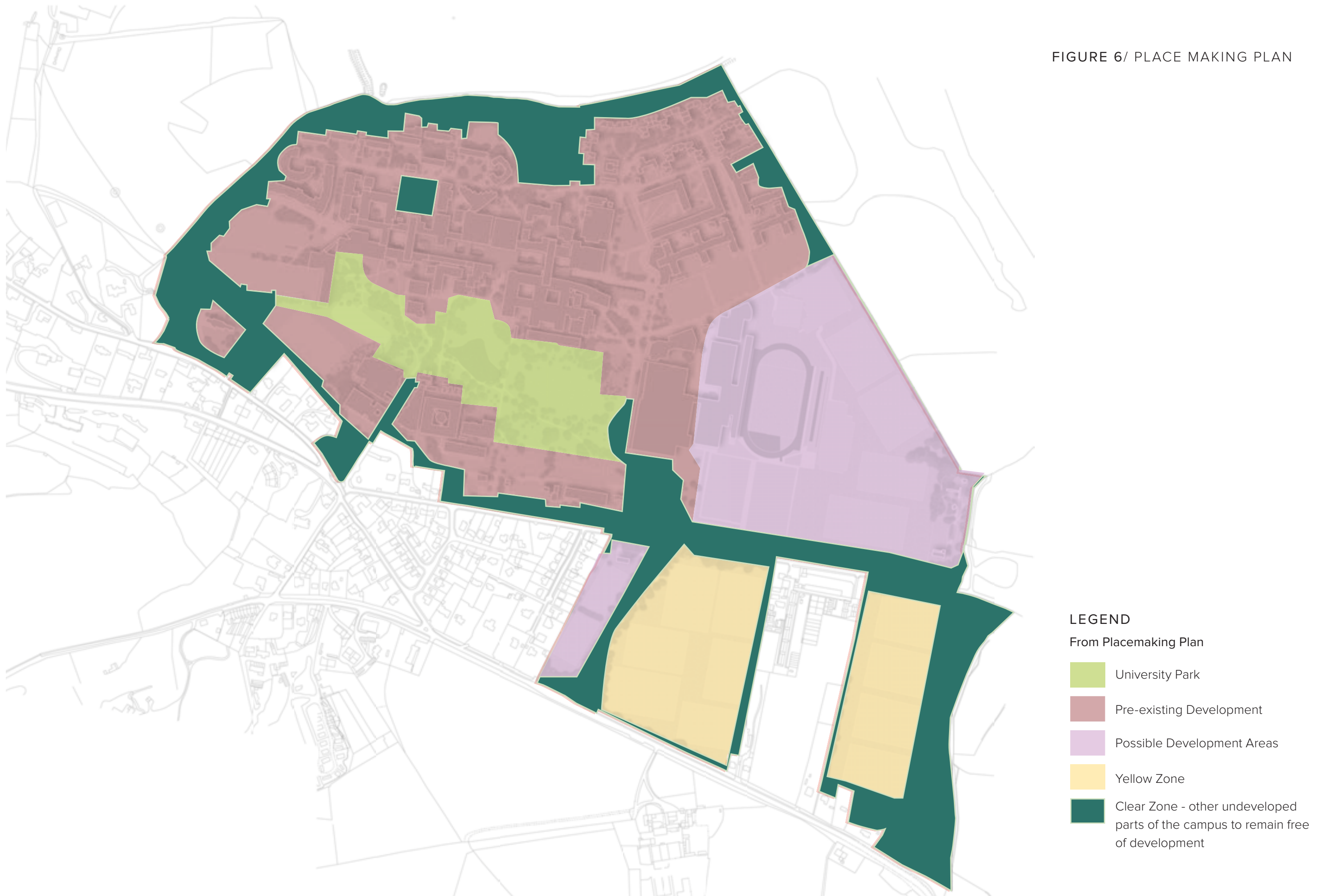
-  University Boundary
 -  Policy B4: World Heritage Site and its Setting
 -  Policy NE2: Area of Outstanding Natural Beauty (AONB)
 -  Policy CP8: Green Belt
 -  Policy HE1: Conservation Area
 -  Policy HE1: Scheduled Ancient Monument (SAM)
 -  Policy HE1: Historic Parks & Gardens
 -  Policy NE3: Nature Conservation and Biodiversity
 -  Policy ST2A: Cycle Routes
 -  Listed Building
 -  Sites of Special Scientific Interest (SSSI)
 -  Policy LCR5: Safeguarding existing sport and recreational facilities
- The Site is located entirely within:**
- Policy NE5: Ecological Networks;
 - Policy NE5: Strategic Nature Areas; and
 - Policy NE2A: Landscapes and green setting of settlement

FIGURE 6/ PLACE MAKING PLAN





5 UNDERSTANDING THE CAMPUS

Introduction

The University is keen to maintain the environmental quality of the campus and remain a diligent custodian of the landscape. The nature and scale of future development proposed on the campus must reflect that and has been carefully considered through the Masterplanning process.

The Masterplan seeks to optimise the development capacity in light of its potential development needs and a robust understanding of the environmental issues that has been provided by the detailed assessments that have been undertaken (refer to Appendix 2).

Cultural Heritage

The Campus lies within the defined boundaries of the Bath World Heritage Site (WHS). The Conservation Area that covers most of the city includes the three properties owned by the University on North Road, including the Medical Centre. The Woodlands is also a listed building.

An Archaeological Desk-Based Assessment of the campus was undertaken in 2008 and highlighted that there is a large Scheduled Ancient Monument to the north of the campus. The assessment concluded that there is moderate potential for the presence and survival of archaeological remains and deposits of Romano-British date within the campus. The potential for the presence of remains from other periods is considered low.

Ecology

The extensive Bathampton Down SNCI flows into the northern extent of the campus and there is a small geological SSSI located close to Quarry Road at its western extent. Bushy Norwood to the east of the campus provides an important foraging area for bats, including those protected by the Bath and Bradford of Avon Bat SAC.

Consequently, the Campus has been subject to numerous ecological surveys, notably in relation to bats. The boundary habitats provide the highest quality habitat for wildlife, particularly calcareous grassland, woodland habitats and less disturbed areas of the campus. The bat surveys have shown that whilst low levels of bat activity, predominately pipistrelle bats, were recorded within central areas, the boundaries support foraging and commuting bats, including horseshoe bats. A small badger sett has also been recorded.

The ecology surveys have informed the preparation of both the Masterplan and Landscape and Ecological Management Plan (LEMP) that seek to retain and enhance the existing green infrastructure, such as the woodland and hedgerow boundaries, and provide wildlife corridors, sustainable drainage systems and small pockets of sensitively managed habitats, including aquatic habitats, to provide stepping stones for more mobile wildlife across the campus.

Trees

The character and setting of the campus is defined by its trees and woodlands that are of significant landscape importance both internally and externally contributing to the sky line of the Bath WHS. They provide visual screening and softening of built form, internal space enclosure and privacy, carbon sequestration and biodiversity, health and well-being benefits.

The University recently undertook a comprehensive survey of all the trees and tree groups on campus (with tagging) and that has informed the review of the blanket Tree Preservation Order that previously covered the campus. Quality, not necessarily quantity, is the key objective and the process has helped to define those tree and woodlands that merit specific protection which has been confirmed in the new Order No. 317 made on 23rd November 2018.



Landscape

The campus sits within a significant and historically rich landscape tapestry that is characterised by rolling hillsides, steeply sided valleys, dense woodland and open grassland plateaus. It is located on an upper plateau that is screened and enclosed by significant mature tree belts and woodland, with intermittent visual connections across dry stone walling, woodland tracks and rural gateways. Land uses are varied, ranging from suburban residential, commercial, recreation (playing fields and golf course) and education landscapes to open undeveloped countryside which is principally grazed pasture.

Part of the campus still lies within the Cotswolds AONB (the STV and eastern and southern playing fields) which was extended in 1990 to include the area around Bath. It lies within the Bathampton and Claverton Down Landscape Character Area (LCA 9B) which forms part of the High Wold Dip-Slope Landscape Character Type as defined in the Cotswolds Landscape Character Assessment (2004). The nature and character of that part of the campus no longer reflects the wider character of the AONB as defined in that assessment and makes little contribution to its qualities.

Nonetheless, the campus landscape and the wider landscape setting is very much viewed as a significant asset by staff, students and visitors to the campus. Indeed, the University is a sensitive and diligent custodian of its landscape environment and it has, therefore, prepared a Landscape and Ecological Management Plan (LEMP) for the campus that seeks to support the new Masterplan by:

- Record and analyse the environmental context and assets of the campus;
- Establish principles for, and details of, an appropriate and sustainable management regime for its component landscape and ecological resources; and
- Guide the realisation of new opportunities for maintaining and enhancing the landscape, biodiversity and arboricultural value of these resources.

Visual Amenity

Although the Campus cannot be seen from the centre of Bath, its hilltop setting (180m AOD) means that some of the taller buildings within it are visible on the skyline from a number of vantage points around the city. There is, therefore, a sensitivity to the visual impact of any new developments on long-distance views from within the city, but also from the Bath Skyline Walk, which passes through the National Trust land at Bushey Norwood, on the eastern boundary of the Campus.

The visual amenity of the campus has been assessed through a series of visual assessments that have informed the preparation of the Masterplan. Verified views of the proposed built development from key viewpoints within the city and Bushey Norwood have been prepared. That has allowed the design parameters, notably the building position, orientation and 3D envelope, for those individual elements to be defined and refined to ensure that they will either be visually screened or sit in front and below the existing built form. Careful consideration of the built form (notably the plant), architectural treatment, choice of materials, and landscaping in the proposed buffer would provide further mitigation.

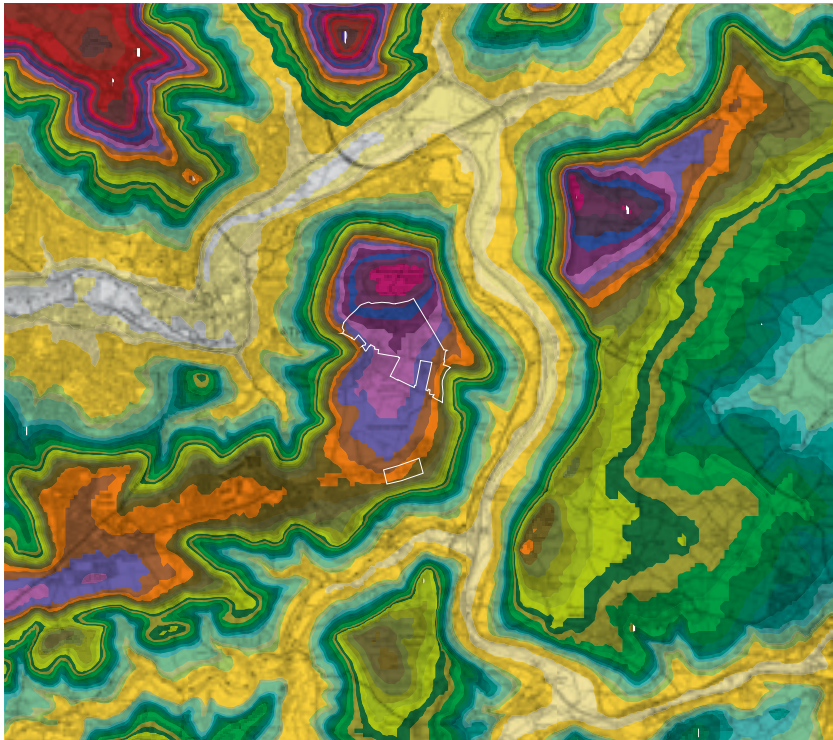


FIGURE 7/ TOPOGRAPHY

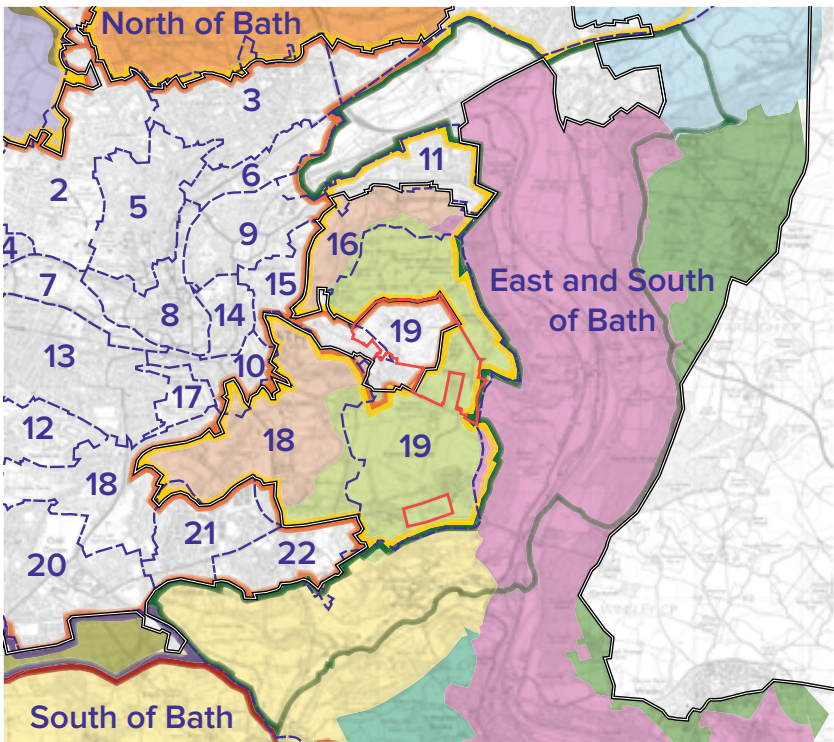


FIGURE 8/ LANDSCAPE CHARACTER

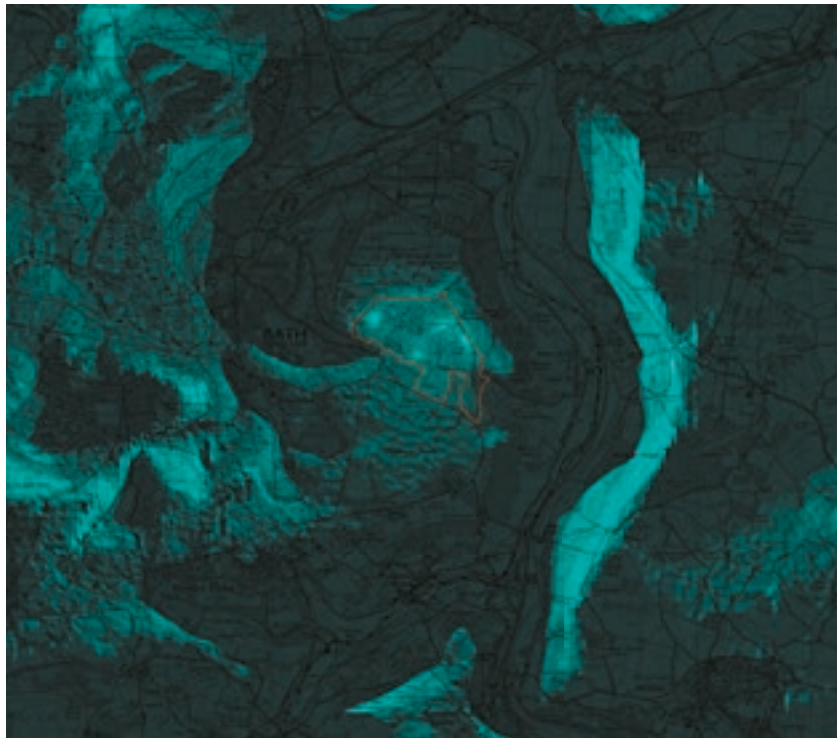
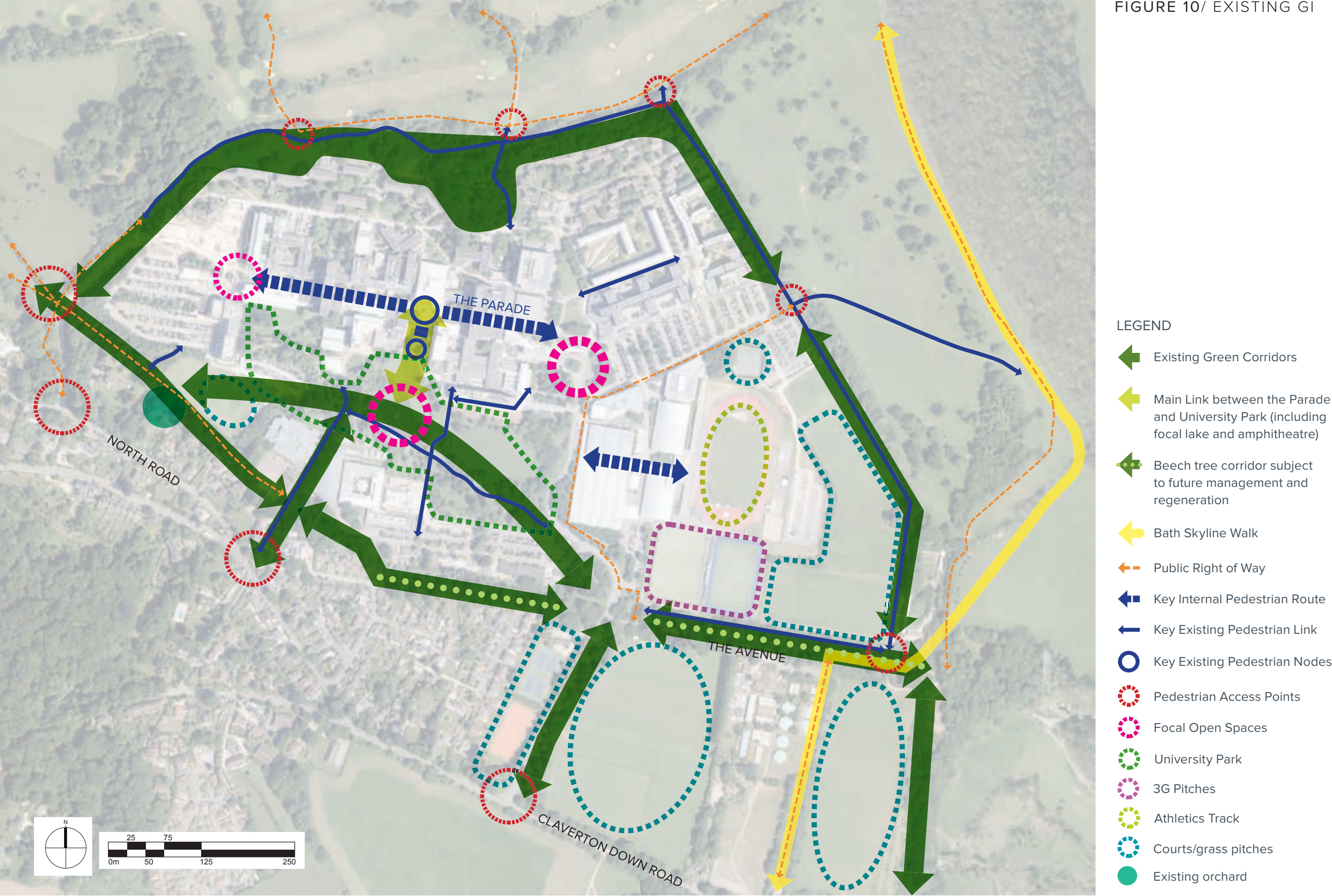


FIGURE 9/ ZTV

FIGURE 10/ EXISTING GI



Campus Summary Analysis

1. Campus Core:

- Densely developed “mega structure” with key buildings focussed around the central (elevated) Parade.
- Finite capacity of support services (e.g. library).
- Good catering options provided throughout, but limited student retail provision at the western end.
- Buildings are of varying age and condition; subject to on-going programme of replacement / refurbishment.
- Some further opportunities for infill / extensions to provide additional / remodelled accommodation (notably 8W and 5W).
- Parade elevated above a service under deck which, to a degree, restricts pedestrian access to key points.
- Some conflict between vehicle (service access to under deck) and pedestrian movement; notably to west where there is a poor access to the Parade.
- Chancellors’ Building is a dominant contemporary element within the campus.
- Wessex Home, 10W and Polden Court student residences are visible in views from city (at 7-9 storeys high).

2. Student Residences:

- Generally clustered to the north and north east of the campus.
- Internal link road separates the academic core from the original (relatively low density) residences to the north.
- More recent development of student residences on the campus makes efficient use of site (3-6 storeys) to provide significant capacity.
- They are sensitively designed (height, massing and lighting control) to take account of potential views from AONB to east and bat activity.

3 Arrivals Area:

- Unprepossessing arrivals space with poor legibility.
- Compromised setting to key buildings.
- Conflict between bus, car (access to east car park) and pedestrian (access to Parade) movement.
- Bus hub functions well but ultimately has limited capacity.
- Surrounding public realm and tree/shrub planting is generally of poor quality, is often hampered by service accesses and has a number of ‘left-over’ spaces.
- The area will, however, be significantly enhanced with the delivery of the new School of Management building.

4. East Car Park:

- East Car Park and its extensions provide significant parking capacity.
- Includes accommodation of bus layover space.
- Parking areas and vehicular movements create conflict with key pedestrian routes and building access points in some areas.
- The car park extensions do not benefit from direct pedestrian connections to the campus core and that discourages their use.

5 Sports Training Village (STV) & The Edge:

- Excellent facilities that provide a hub of activity in the campus.
- Includes public/community access & use.
- Buildings are dominant contemporary elements within the campus.
- The large format buildings, track and 3G pitches limit pedestrian permeability to the Campus Core and University’s Park from the eastern edges of the campus.

6 Eastern Playing Fields:

- Accommodates grass pitches (with some terracing) that are in high demand but the intensity of use is limited by weather/condition and lighting.
- Removed from Green Belt. Still forms part of the AONB (along with STV) but does not reflect the landscape characteristics / qualities of the wider AONB.
- Enhanced landscape buffer along eastern boundary effectively screens/filters views into campus from Bushy Norwood and the Bath Skyline Walk, although the tops of adjacent university buildings can occasionally be glimpsed above the surrounding trees.
- Provides important Green Infrastructure (GI) corridor including a public right of way and protected bat activity.
- Open parkland to the east of the campus is enclosed by vegetation with no notable views out to the Bath skyline.

7. Norwood Avenue, Convocation Avenue & The Avenue:

- Norwood Avenue provides the principal vehicular access to the campus (approx. 2 thirds of all cars, including visitors and buses).
- Junction capacity at Claverton Down Road and possible pedestrian access needs to be considered.
- The mature beech tree avenue provides an attractive setting for entrance to the campus. The trees are, however, nearing the end of their natural life and a programme of replacement is required.
- The Avenue is an important bat corridor and is also used as a car rat run.
- The new School of Management building will enhance the sense of arrival along Convocation Avenue.

FIGURE 11/ SITE SYNTHESIS



8 St Johns Field & Lime Kiln Field:

- St Johns Field provides an attractive open setting to the campus at its main entrance that is valued by the local community.
- Accommodate a number of grass pitches that are in high demand but intensity of use is limited by weather / condition and lighting. The use of Lime Kiln Field is further limited by its size, shape and levels.
- Significant tree planting has taken place around Lime Kiln Field.
- Lime Kiln Field is subject to notable bat activity around its periphery.
- The Cats and Dogs home separates the two areas.
- The areas are located in both the Green Belt & AONB and have a restrictive planning policy context.

9 Tennis Courts:

- Removed from Green Belt, but is still within the AONB.
- Narrow site adjacent to sensitive residential edge which limits development capacity (proximity, height and use).

10 South Car Park and Service Area:

- South Car Park is easily accessed from the main vehicular route into campus.
- Location of core campus service areas.
- Area is screened from park and campus core by mature vegetation.
- There is a robust landscaped buffer and bunding along the boundary with the adjacent residential area.

11 Science:

- Collection of academic (science) buildings generally 2/3 storeys high; including the new Milner Centre.
- Heavily used pedestrian access point and route to academic core.
- Poor legibility of east – west routes (e.g. to Medical Centre) and there is some conflict with service and parking areas.
- Sensitive relationship with neighbouring private residences in designated Conservation Area.

12 University Park East:

- Levels combined with presence of many mature trees and shrubs visually enclose this area of the park.
- There is an opportunity to open up key views of the Park and Campus Core from Convocation Avenue.
- Underused large open grassed area in centre with tranquil character.
- New 4ES building directly overlooks park but ornamental area and new tree planting provides separation.
- The new School of Management building will have a direct relationship to this part of the park.

13 University Park Central:

- Designed as the University's "front garden".
- Attractive parkland focal area within the campus, centred round a lake and grassed amphitheatre, and framed by mature trees and shrubs.
- Popular with staff and students with high levels of congregation and activity.
- Nexus of principal pedestrian movement routes and the main pedestrian connection between the Campus Core and the University Park; although many routes are often not on direct desire lines and pass through service areas that have limited amenity and create potential conflicts.
- There are opportunities to improve way finding.

14 University Park West:

- Attractive mature landscaped area with recent enhancements associated with the construction of 10W.
- Quiet area that is under utilised as a result of the limited active relationship between the park and surrounding buildings / uses and limited pedestrian routes.
- Key pedestrian access route along the southern edge of the campus with access to the Medical Centre and routes towards Bath city centre.
- Temporary car park intrudes into area.
- Lacrosse pitch occupies large area isolated from the STV.

15 Conservation Area:

- The Medical Centre, The Lodge (a residence) and Woodlands are all located within a Conservation Area.
- Woodlands is also a listed building.
- Their intrinsic heritage value and setting needs to be protected, and their development potential is limited.

16 Quarry Road & West Car Park:

- Main vehicular access from North Road. Some local concerns regarding levels of traffic.
- West Car Park well located and easily accessed by vehicles.
- Key pedestrian access point and route, but there are weak connections to the campus core crossing the West Car Park.

17 Western & Northern Campus Boundary:

- Adjacent to Sham Castle and Conservation Area but is effectively screened by mature trees and shrubs.
- Mature woodland area provides an important GI corridor (landscape, ecology and recreational areas / routes) and a buffer to the Scheduled Ancient Monument (SAM) within the golf course to the north, effectively screening views of the buildings within the campus.



The Edge
Sports Training
East Campus
2, 4 and 6 E
East Accommodation
Security Reception
Arrivals Square

West Accommodation Centre
1 to 10 West
Wessex House
South Access Route

6 THE MASTERPLAN

The Masterplan is comprised of complementary building, movement, sport and green infrastructure strategies. The intention is to address the University's strategy and estate priorities by enabling the delivery of development and infrastructure as and when required, whilst also protecting and enhancing the overall functionality and environmental quality of the campus.

Whilst a significant amount of development has taken place in recent years, there are still opportunities for conversion, redevelopment and extensions to the built form in the campus core. A number of those opportunities were identified in the 2009 Masterplan and have been retained in this Masterplan.

Otherwise, the remaining development capacity on the Campus is located on the existing main car parks and/or sports pitches and courts (outside of the Green Belt). In either case the development of these areas first requires the re-provision of these essential facilities elsewhere within the estate.

The Masterplan, therefore, proposes the provision of multi-storey (decked) car parks (MSCP) on one or both of the West and South Car Parks. These areas are well located close to the main vehicular entrances to the Campus meaning that the majority of traffic would then not need to enter its core. The provision of these MSCPs would, in due course, allow the release of the East Car Park and the overflow car park for built development without necessarily requiring a reduction in overall parking numbers across the Campus (albeit that may

well be an objective going forward in light of the CAF).

The University already has an effective Travel Plan in place and that will be kept under review, but the Masterplan also highlights the opportunities to enhance the capacity and operation of the Bus Arrivals Plaza and to improve the pedestrian and cycle routes and facilities in and around the campus.

The Eastern Playing Fields and tennis courts area were removed from the Green Belt in the 2007 Local Plan in order to enable the further development required to support the University's growth. They are, therefore, also included within the Place Making Plan's Development Framework as a location for built development, along with the lacrosse pitch. However, these facilities form an integral and critical part of the University's sports facilities and are in high demand.

The lacrosse pitch and the (recently improved) tennis courts would need to be replaced elsewhere on campus and, given their position close to neighbouring residences, the Masterplan proposes to leave those facilities in situ. The grass pitch provision on St John's Field and Lime Kiln Field in the southern part of the campus would also be retained.

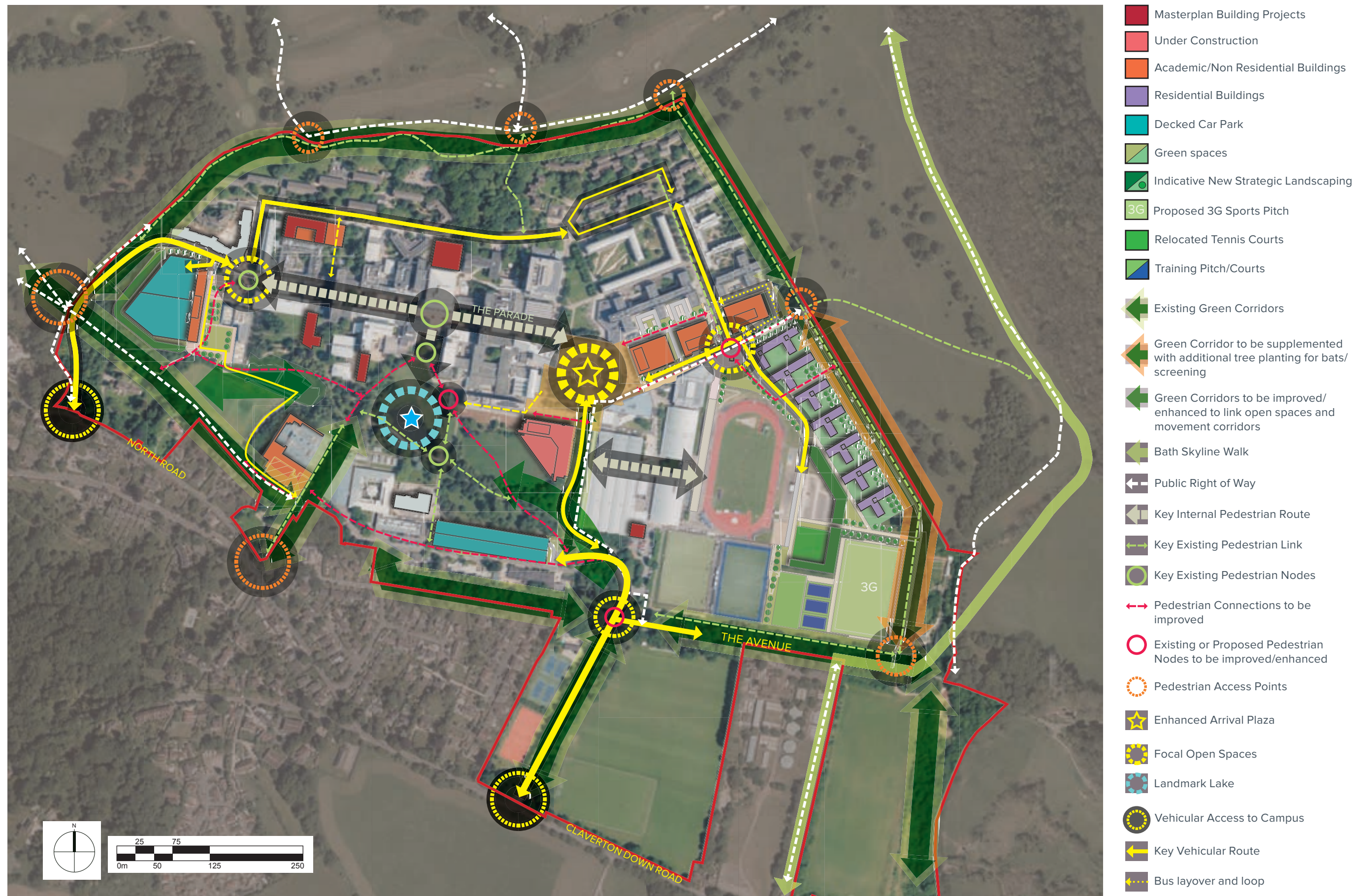
The Masterplan does, however, include the provision of an artificial pitch on the Eastern Playing Fields adjacent to the existing all-weather pitches, where it would be functionally well related to the Sports Training Village and the changing facilities, physio and support facilities. The provision of the 3G pitch would significantly increase the capacity of the pitch provision across the campus, be better suited to the needs of many sports as it can be used more flexibly and intensively and address the growing demand for these facilities.

The 3G pitch provision would also allow the release of the grass pitches in the Eastern Playing Fields for the development of PBSA close to that development proposed on the East Car Park and Overflow Car Park.

A key aspiration of the Masterplan has always been to protect the environmental quality of the campus. The retention of St Johns field at the main entrance and the landscaped setting around the campus boundaries is critical to that. As is the University Park in the centre of the campus and there are opportunities to enhance that to improve its functionality and the setting it provides to the buildings, but also to improve the connections to the wider Green Infrastructure network.

The University recognises that the developments will need to be sensitively designed to take account of the landscape, visual and ecological (notably bats) matters on the campus. Detailed assessment work and consultation with stakeholders has, therefore, been undertaken to refine the proposals within the Masterplan. That has focussed on defining the key parameters in terms of the extent and scale of the proposed built form, particularly relative to the landscaped boundaries of the campus, and the development of a Green Infrastructure Strategy that will enhance the overall environmental quality of the campus.

FIGURE 12/ COMPOSITE MASTERPLAN



7 BUILT DEVELOPMENT FRAMEWORK

Introduction

The Development Framework in the Masterplan provides for an appropriate balance of academic, research and support facilities that must for operational reasons be co-located on the campus within the existing facilities, as well as PBSA to accommodate future growth in student numbers.

It includes a number of redevelopment, infill and extension opportunities around the Campus core that were previously identified in the 2009 Campus Masterplan. They functionally relate well to the existing academic and support facilities and are required to facilitate the rolling programme of refurbishment of some of the older building stock, the requirements for decant space in that regard, and also address qualitative issues in relation to some of the existing support facilities.

The potential for converting and repurposing some of the existing building stock will also be under review. For example, a reduction in the need for general admin space on the campus as a result of, amongst other things, increase homeworking could allow the return of Wessex House back to its original use as student residencies.

Beyond those opportunities, the Council's Development Framework in PMP Policy SB19 indicates that the remaining development capacity on the Campus is located on the existing main car parks and/or sports pitches and courts (outside of the Green Belt). Those essential facilities must be provided elsewhere within the estate and that critically and significantly limits the overall development capacity and the timing of the delivery of that development.

Moreover, the University must maintain the environmental quality of the campus and remain, so the nature and scale of future development proposed on the campus must also reflect that aspiration.



East Car Park

- The surface car parking will be replaced by academic, research or support buildings set within the existing movement network that is required to maintain access to neighbouring uses. This will include some localised and landscaped surface car parking and will integrate a turning loop for the bus layover provision around the eastern development block.
- The height of the academic buildings will respond to their immediate setting, with the western-most blocks, overlooking the Arrivals Hub, to be up to 5 storeys (around 22.5m high including rooftop plant) and the eastern-most block, close to the campus boundary, limited to 3 storeys (around 15m including rooftop plant).
- The eastern block will be set back from the campus boundary to provide space for additional tree planting to bolster the existing perimeter vegetation. Careful design of the buildings will be required to ensure that the impact on the adjacent bat corridors (in terms of light spill) and on views from Bushey Norwood (through the careful design of facades and massing) is minimised.

Eastern Playing Fields

- The rationalisation of the sports pitches and car parking on the campus will allow the surface car parking and grass pitches in the eastern playing fields to be replaced by the development of PBSA blocks. It is anticipated that these will be based on a similar arrangement to the successful Quads development to the immediate north.
- The buildings will extend to a new 3G sports pitch in the south east corner of this part of the campus and will be limited to 4 storeys (around 13m high plus rooftop plant) to reduce the visual impact of the massing on views from Bushey Norwood.
- The buildings will be set back by a minimum of 25m from the campus boundary and positioned perpendicular to it to reduce light spill and provide space for supplementary tree and hedge planting along this edge. This will include a tree belt of minimum width 10m running along the western side of the boundary footpath and extending the green corridor southwards to meet the existing small copse.
- The eastern edges of the buildings will be passive, with facades and fenestration carefully designed to limit light spill on to the adjacent bat corridor and help assimilate the buildings into their surroundings. The western edges will be active and overlook the running track and sports facilities.

South Car Park

- A new MSCP will be constructed on the footprint of the existing surface car park to provide up to 1000 parking spaces, accessed from the service road to the south.
- It will have a split-level arrangement (into northern and southern sections) with 5 levels to the north and 4 levels to the south, with a half storey change between levels. The maximum height of the structure will be approximately 12m as parts of the lower deck will be set below the existing ground levels. It will have a roof to reduce light spill.
- The eastern extent of the existing car park will be returned to landscaped open space to widen the green link through this part of the campus.
- The north facing façade will be carefully designed to provide a sympathetic backdrop to the central parkland area.



West Car Park

- The existing surface car park and internal planting areas will be replaced by a multi-storey car parking (MSCP) deck structure wrapped by an academic / support building along its eastern edge.
- The MSCP could provide up to approximately 700 spaces accessed from the north off Quarry Road. There will be 3 levels with an approximate total height of 9m. The structure is likely to be split level (into northern and southern sections) to take into account the underlying slope, with a half-storey change between levels. It will have a roof to reduce light spill.
- Along the eastern edge of the MSCP is an academic pavilion building providing active frontage to the adjacent open space and campus buildings. It will be a maximum 4 storeys in height (up to 19m including any rooftop plant) so that it sits alongside and below the existing campus buildings when viewed from the west. The massing of the building echoes the forms of Wessex and Norwood House although at a reduced scale and height.
- A new open space will be located between the proposed structure and the adjacent 10W building, providing a key focal point at the western end of the campus, close to the nearby drop-off area and Polden PBSA. Footpath links across this space will provide improved connections to the public footpath route running along the south western edge of the campus and extending west towards the city.

- An additional (up to) 15m wide belt of tree planting will be provided on the western/north western side of the new decked car park (potentially on top of localised mounding between 1 to 2m high) to tie in with the existing mound and planting. This will provide additional screening of the buildings in any views from the city to the west.
- The facades and rooftop plant of both the MSCP and building will be carefully designed so that they can be successfully assimilated into views from the west and ensure that light spill is minimised.

Expansion of 2S

- The existing 2S building will be removed and replaced by a new building with an extended footprint.
- The building height will be restricted to 2 storeys (approximately 8-9m) to reflect the massing of the existing building to ensure that it does not harm the amenity of the residential properties to the south.
- The south and west facades and fenestration will be carefully designed to limit light spill on to the adjacent bat corridors and help assimilate the buildings into their surroundings (particularly when viewed from the adjacent residential area) and to create a positive backdrop to a key pedestrian entrance into the campus.

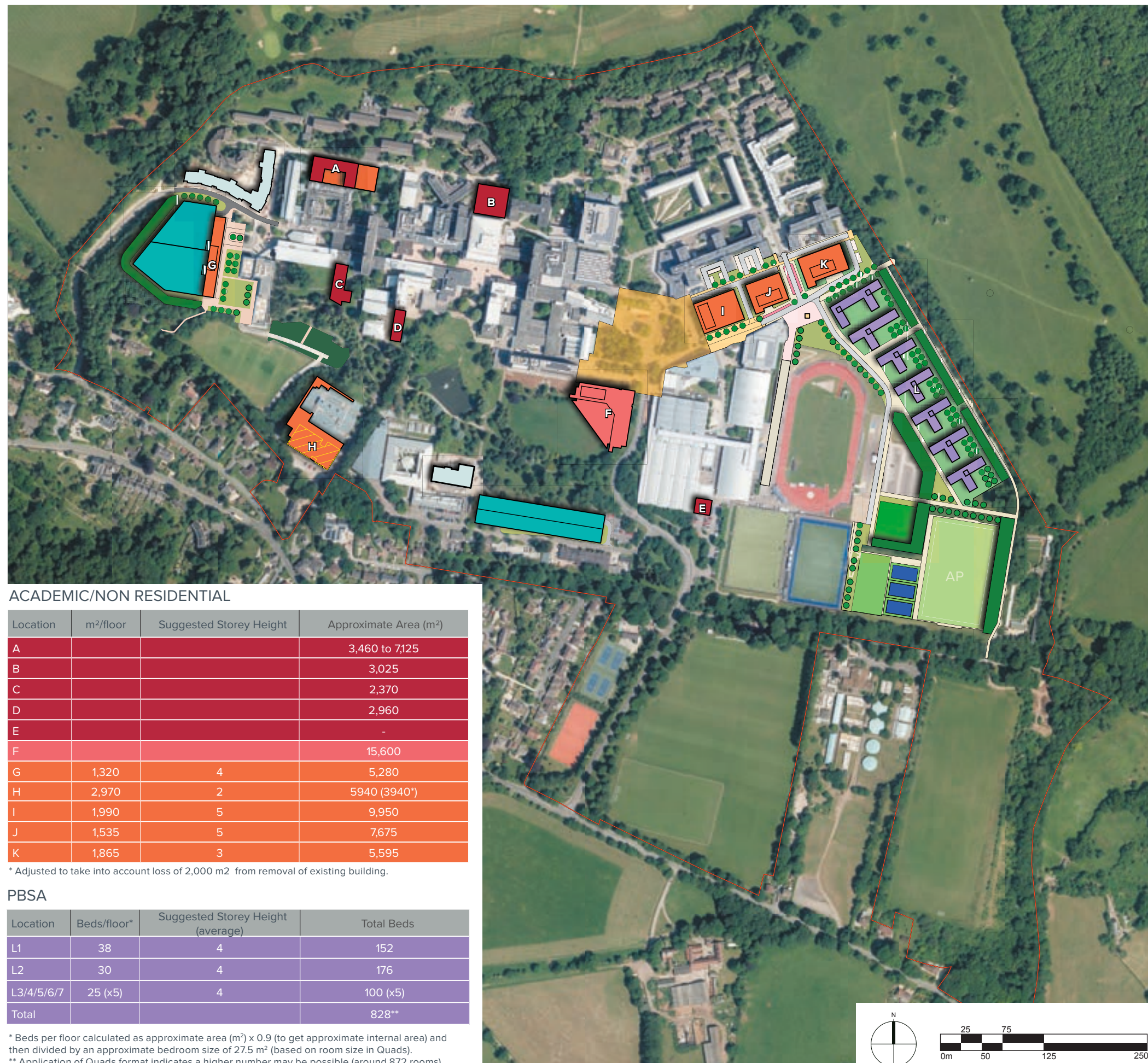
Development Capacity

The landscape and visual impact modeling that has been undertaken has allowed the campus potential development capacity to be robustly tested (albeit that will always be subject to the detailed design) and has added a third dimension to the defined development parameters within the Masterplan. That testing has indicated that the development opportunities identified around the University core, on the East and West Car Parks, and on Eastern Playing Fields, could accommodate between circa 44,000m² and 48,000m² of academic, research and support space and circa 830-870 student bed-spaces.

Implementation

It is important to understand that the Masterplan is a capacity-based plan to address potential long-term needs. It is not one that has been developed in response to specific development needs that have been clearly identified by the University at this stage. Consequently, there is not a defined phasing plan and programme at this time. Indeed, the delivery of the individual elements of development will very much depend on operational requirements and financial feasibility, particularly given the significant enabling development that is required in the form of MSCPs and artificial pitches.

FIGURE 13/ DEVELOPMENT FRAMEWORK





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8 ACCESS & MOVEMENT

Introduction

The Climate Action Framework commits the University to reducing Scope 3 emissions by 50% by 2030. The University will, therefore, seek to accommodate future growth without increasing car trips and continue the pattern of decreasing the number of cars driven to and from the campus. That will be achieved by managing the travel demands through its academic offer and operations (e.g. increased remote learning and working), the provision of further PBSA on-campus and the promotion of sustainable modes of travel, notably with improved bus services.

The University will, therefore, implement the Access and Movement Framework within the Masterplan and then continue to monitor the travel conditions to and from the campus and pro-actively operate and update its travel plan as the new University Strategy evolves.

Active Travel

The University is committed to maximising the use of active modes of travel and will continue to enhance the pedestrian and cycle facilities and connections to and within the Campus. That will focus on the access to The Parade and the routes through the University Park and the new and improved routes will be direct, safe, convenient and attractive with appropriate facilities (benches, cycle parking etc) where they are needed.

The construction of the multi-storey car parks to the south and west of the campus will direct vehicles to the perimeter of the site, reducing the amount of traffic within the central areas and making it safer and easier for pedestrians and cyclists to move around within the campus.

Improved footpath and cycle links and facilities through the central parkland will connect the existing pedestrian and cycle access off North Road and public footpath routes to the west to key destinations within the campus.

Bus & Arrivals Square

The Masterplan provides for the further enhancement of the Arrivals Area that acts as the bus hub (increased capacity, functionality and appearance). It also incorporates bus layover provision into the East Car Park spine road with a turning loop around the eastern development block.

Vehicle Access

The main entrance to the Campus is from Claverton Down Road. From that access Norwood / Convocation Avenue runs north, past the Sports Training Village and the South Car Park, to the Arrivals Square, which accommodates the bus terminus, in the heart of the Campus and the access into the East Car Park. There is a second access to the Campus from North Road, which links directly to the West Car Park. These entrances will be maintained, but with the addition of a new service road that connects them running around the Lacrosse pitch.

The campus access arrangements operate well, although vehicles can queue when trying to exit the campus at peak times. However, any issues occur only at peak times, do not give rise to safety issues and in the main only affect users of the campus. As no increase in vehicle movement is anticipated as a result of the Masterplan proposals, it is unlikely that development will give rise to the need for off-site highway improvements or improvements to the vehicle access. However, all proposals will be subject to planning, and this will include consideration of transport impacts.

Parking Strategy

Over the last 20 years the University has reduced the amount of parking on the campus. It now has three main car parks West, East and South, complemented by smaller parking areas, that provide a total of approximately 2,200 parking spaces for staff, students and visitors.

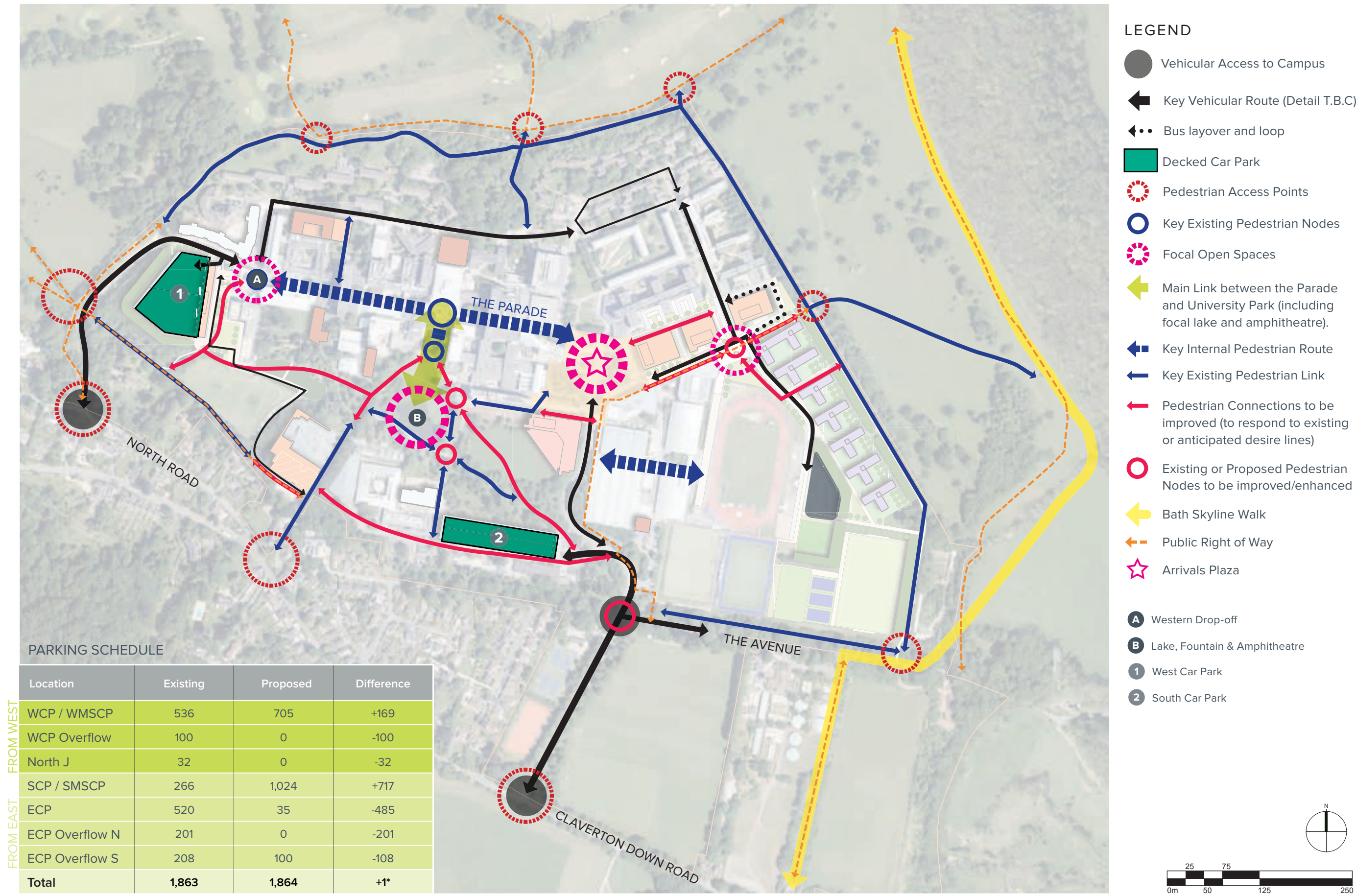
Although it may ultimately be determined that a lower level of provision would be appropriate, the Masterplan demonstrates how that level of parking can be maintained through the provision of MSCPs on the West and South Car Parks in order to facilitate the release of the East Car Park for development.

The retention of the West and South Car Parks broadly maintains the current proportionate split in traffic using the two entrances to the campus, and also minimises the amount of traffic that has to penetrate further into the campus, notably through the busy Arrivals Area.

Improved footpath links between the new decked car parks and key destinations within the campus will also be required. To the west, a new open space area alongside the existing drop-off will allow easy access from the car park to the western end of The Parade. From the south, improved pedestrian links through the central parkland, including appropriate surfacing and lighting, will be provided to allow safe and direct access to the main campus within an attractive setting.



FIGURE 14/ ACCESS & MOVEMENT STRATEGY



* Figures shown for areas affected by the proposed masterplan only.





9 GREEN INFRASTRUCTURE STRATEGY

Introduction

The Green Infrastructure on the Campus comprises the University Park, its grass pitches, informal open areas and woodland. It directly contributes to the environmental character and quality of the campus and is a key asset for the University.

A cohesive strategy for the enhancement of the Green Infrastructure, and its links to neighbouring areas, incorporating an integrated range of landscape, ecology, recreation and movement proposals is a central part of the Masterplan proposals. It addresses the requirements of PMP Policy SB19, but also responds to the Council's overarching GI Strategy for the city, the AONB Management Plan, and reflects the findings of the ecology and landscape and visual amenity assessments that have been undertaken.

The GI Strategy will, therefore, establish a coherent and legible structure, enhance the identity and amenity offered by the downland and woodland setting to provide a lasting legacy. It will improve the overall environmental quality of the campus in terms of landscape character and biodiversity, the functionality of the green spaces and connectivity as follows:

Campus Arrival

1. St Johns Field will be retained as grass pitches to continue to provide an attractive setting for the wider campus at its main entrance, along with the mature trees flanking Norwood Avenue on the approach from Claverton Down Road.
2. The sense of arrival along Convocation Avenue has been restricted by earth bunding and tree planting on the edge of the central parkland, but there are opportunities (related to the development of the School of Management) to enhance this arrival space and open up views into the park.
3. The Arrivals Area at the heart of the campus would benefit from a better relationship to the surrounding buildings, improved legibility and pedestrian movements and a more attractive landscaped setting. This is being realised as part of the School of Management development.

University Park

1. The lake and grassed amphitheatre are important and popular focal features at the centre of the campus, set within an open space framed by mature trees and shrubs. However, the main entrance into The Parade from the park and wider connections to the rest of the campus are often indirect and pass through service areas. These will be enhanced.
2. The wider park will be enhanced by improving the connectivity between its different parts, improving legibility and way-marking, and encouraging a more dispersed pattern of use. Enhanced access to the park will help to provide a connection with nature and bring mental and physical health/well-being benefits.
3. Biodiversity will also be improved through the strategies set out in the LEMP, including the introduction of a more varied grassland management regime, introduction of wildflower species, installation of invertebrate refuges and nest boxes, and exploring opportunities for introducing small wildlife ponds.
4. The area to the south of 10W was identified in the 2009 Masterplan and PMP as a potential location for development. However, the Masterplan retains the Lacrosse pitch and removes the temporary car park to significantly improve the GI connectivity through the centre of the campus. This also compensates loss of some parkland through the extension of the School of Management into the central green space, and the development of some of the open space to the rear of 3W.
5. The provision of the decked car park on the South Car Park will allow some of the surface car parking at the eastern end of the Park to be removed and replaced with open space. That will enable the park land in this area to be widened and improving the GI connectivity through the centre of the campus at what is currently a relatively narrow pinch point.

Green Ribbon

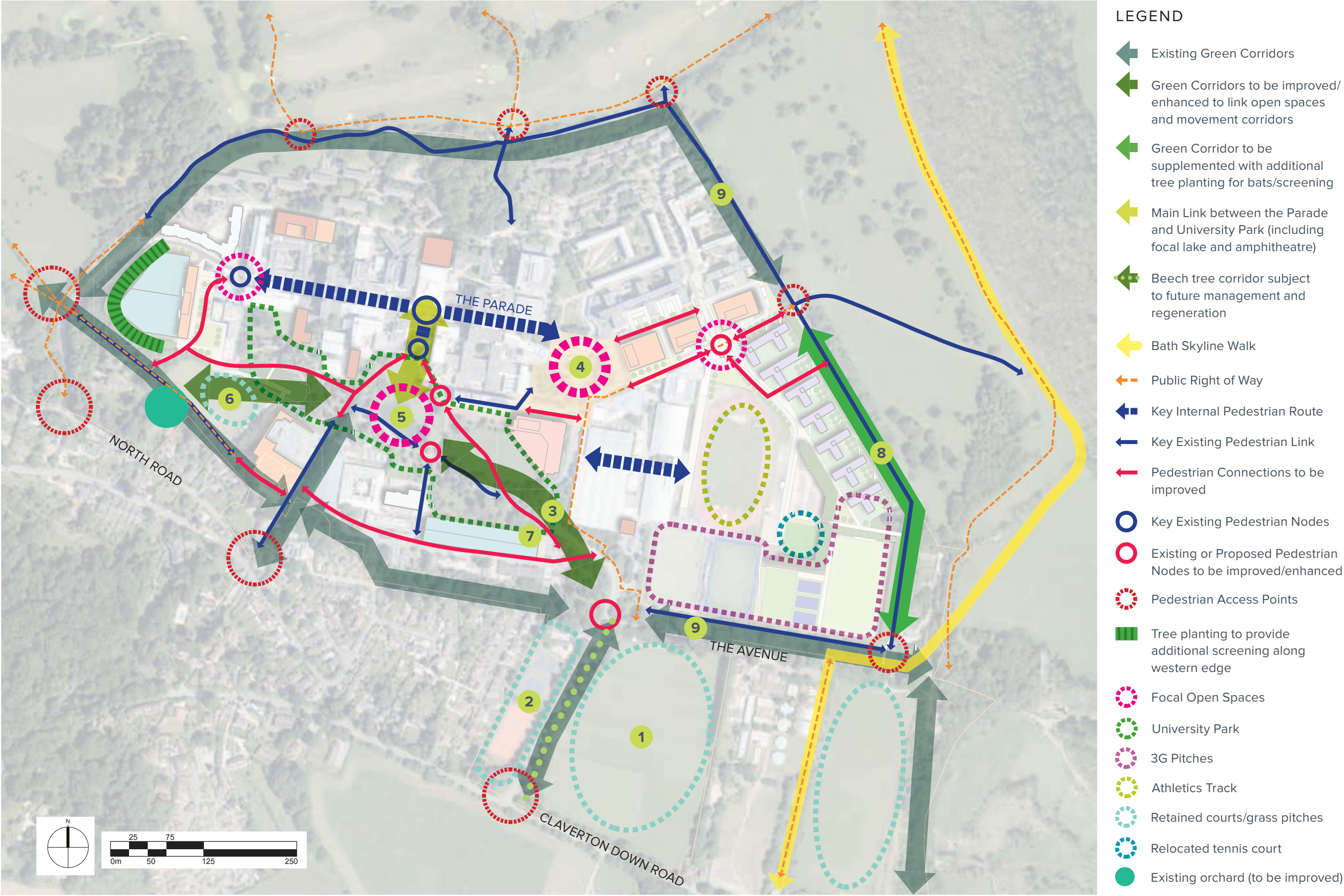
1. The 2001 Masterplan proposed a significant increase in the landscaping to the eastern boundary of the campus and further additional planting was added following the construction of Woodland Court. The landscaped buffer along the eastern boundary of the campus will be further enhanced with additional tree planting to mitigate the potential impact of the development proposals on Bushy Norwood and the wider AONB and to strengthen the existing bat corridor along this edge.
2. The green corridors elsewhere around the perimeter of the campus will be retained as a continuous green ribbon which includes public rights of way and links to the wider network of public footpaths and bridleways. This perimeter zone will create an informal meeting ground between walkers and users of the University who use it for recreation or as a running circuit.
3. A long-term strategy for the replacement of the mature beech trees along the Avenue will be put in place to maintain the distinctive linear feature extending east-west across the southern part of the campus, which is also an important bat corridor and, at its western end, provides screening along the boundary between the University and the residential area to the south.

LEMP

The LEMP reflects the GI strategy embedded in the Masterplan and will also establish longer term plans for enhancing and managing the wider GI within the campus. Notably, a campus Tree Policy, developed with the agreement of the Council's Tree Officer, will enable trees to fulfil their full, natural potential as enduring landscape features.



FIGURE 15/ GREEN INFRASTRUCTURE STRATEGY







10 SPORTS

Introduction

The University has a global reputation for high performance sport and is recognised for its first-class sports facilities available on campus. In recent years, the University have invested in a new swimming pool and a new gym as well as upgrading existing facilities, including resurfacing one of the astro pitches, installing a 3G training area and upgrading the outdoor tennis courts.

However, despite these improvements, the outdoor facilities are falling behind what is required by the latest standards and do not meet the needs and demands of the student population and community users. For example, the two 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. In addition, a number of pitches (e.g., Lime Kiln, Rugby 1) drain poorly due to the underlying clay rocks and as this is coupled with the exposed hilltop location, a number of the existing pitches are often unusable for several weeks in the depth of winter.

The Masterplan, therefore, seeks to ensure that the demands of the University of met through the provision of improved outdoor facilities to meet the needs of students and members of the community.

3G Pitch Provision

The Masterplan includes the provision of an artificial pitch on the Eastern Playing Fields adjacent to the existing all-weather pitches. The provision of the 3G pitch would significantly increase the capacity of the pitch provision across the campus, be better suited to the development needs of many sports as it can be used more flexibly and intensively and address the growing demand for these facilities.

It would be functionally well related to the Sports Training Village and the changing facilities, physio and support facilities therein. This location also enables the pitch to be fenced and managed as an extension to existing areas within the STV footprint (astros, running track, volleyball courts) so enabling the use of the whole area to be monitored and appropriately controlled.

There are a number of important scheme parameters for the provision of the new 3G pitch, as set out below:

- Significant bat activity has been recorded along the Avenue and eastern boundary to the campus and the boundary habitats will be retained with an appropriate buffer. Woodland habitats should have a minimum 10m green buffer and hedgerows should have a 5m buffer.

- The retained habitats will be maintained as dark corridors to ensure continued use by horseshoe bats. Lighting levels should not exceed the required standard. That will be achieved by new floodlighting (potentially including the replacement of the existing flood lighting) being designed to comply with the relevant standards and, if necessary, the provision of screening.
- The 3G pitch is located in the AONB and the opportunity will be taken to use the required earthworks and additional planting to screen / filter views of the pitch and related infrastructure.
- The opportunity to provide a completely recyclable 3G pitch will be explored to avoid the use of plastics and rubber crumb.



Grass Pitches

The grass pitch provision on St John's Field and Lime Kiln Field in the southern part of the campus will be retained. The lacrosse pitch to the west of 1S & 2S will also be retained in situ.

Tennis Courts

Whilst the tennis courts to the west of Convocation Avenue were also removed from the Green Belt to allow development in that area, they have been recently improved, and, given their position close to neighbouring residences, the Masterplan proposes to leave those facilities in situ. The clay pitches close to the East Car Park will, however, need to be relocated to the car park area to the east of the running track in order to facilitate the PBSA development.

Sulis Club

The Sulis Club includes a number of pitches, tennis courts and a clubhouse that will be retained for the foreseeable future. Subject to the resolution of national and local planning policies, however, it presents a long term opportunity within the University's estate to provide additional capacity to meet future development needs.

FIGURE 16/ SPORTS STRATEGY





APPENDICES

APPENDIX 1 STAKEHOLDER ENGAGEMENT

The development of the Masterplan reflects the engagement and consultation with key stakeholders that has taken place since early 2017, including the following (in a broad chronological order):

- Ongoing consultation with the BANES's planning policy and development management officers.
- A public exhibition to review Masterplan options in early 2018, commencing with a staff/ student consultation at the University, a BANES Councillors event and a general public consultation in the city centre. The comments received were taken into account in developing the Emerging Masterplan Option that focussed future development on the campus at this time rather than the Sulis Club.
- An Emerging Masterplan Option was considered by the wider Development Team at BANES in May 2018. Key stakeholders (Natural England, Sport England, Historic England, the Cotswolds AONB Board, etc.) were also individually consulted. The Masterplan was subsequently revised, notably to address comments in terms of the then proposed extension to 1S and the quantum of PBSA.
- The revised Masterplan (October 2018) was submitted to BANES and included in the Local Plan Issues and Options Consultation that the Council undertook. The University also posted it on their website and invited comments.
- Discussions with neighbouring resident groups led to the revision of the Masterplan around the redevelopment of 2S.
- The key parameters in terms of the extent and scale of the proposed built form, particularly relative to the landscaped boundaries of the was defined in light of the emerging detailed evidence base (notably in relation to potential landscape & visual impacts, the protected bat population, lighting and transport matters). That was submitted to BANES for comment in May 2019.
- The Development Framework in the Masterplan was again revised to respond to the further assessment of verified key views and the on-going bat surveys. A GI Strategy, that reflects the opportunities for enhancing the environmental assets within the campus, was also developed alongside the emerging LEMP. The Masterplan was resubmitted to BANES for comment in February 2020.
- The proposal to provide a 3G pitch was revised to reflect an initial feasibility study and the PBSA development extended. The final Masterplan was submitted to BANES in March 2021.

APPENDIX 2 EVIDENCE BASE

The preparation and evolution of the Masterplan has been informed by the following:

- University Strategy 2021-2026;
- Climate Action Framework Principles (2020);
- Background Paper: Maintaining and Enhancing Our Sports Facilities (2021);
- Archaeological Desk-based Assessment (2008);
- Extended Phase 1 Habitat Survey and badger survey (2011 & 2017);
- Bat Activity Surveys (2017-2021);
- Tree survey to review blanket Tree Preservation Order (2017);
- Lighting Assessment and Guidance (2019);
- Verified Views Analysis (2020 & 2021);
- Landscape and Ecology Management Plan (2021);
- Annual Travel Survey (all modes of travel and parking); and
- Transport Statement (2021).



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