



Transition Bath is a charity whose aim is to build a sustainable future for Bath. Transition Bath would like to comment planning application 17/05597/FUL

First of all, we would like to comment on the content of the planning application in general. The application is very vague in places and appears to lack definitive commitment to affordable housing, installation of solar PV and provision for sustainable transport. The Design and Access Statement and Sustainability Statement talk about them but don't appear to provide an absolute commitment to meeting them. We feel that the quality of the application in terms of information provided falls below the standard we might expect for applications of this size. This is not helped by the 'Planning Statement', which normally contains a list of how the application complies with local and national standards, seems to just contain architect's plans and elevations?

Summary

1. The Sustainability Statement talks about solar PV, but doesn't commit to it. None of the discussed solar PV panels appears on any of the architects plans and drawings, therefore we currently don't believe the development is currently compliant with policy SCR1. **We would like the plans to be resubmitted including the locations of the solar panels. Could the planning officer also 'Condition' any approval with a requirement that the developer demonstrates compliance with SCR1 through an 'as built' SAP calculation prior to occupation?**
2. There are no commitments to support cycling – we would have liked to see a comment in the Design and Access Statement on cycle storage; it is not clear whether the garages are large enough to hold both bicycles and vehicles?
3. We would have liked to see a firm commitment to affordable homes, rather than deferring this to a section 106 agreement, without a firm commitment in the planning application.

Bath Placemaking Plan Policy SCR1

We are pleased the developers seem to be aware of the requirement since July that new developments with 10 homes or more need to be compliant with policy SCR1 which requires new developments to reduce their carbon emissions to 10% below that of minimum Building Regulations through renewable technology.

The developers state in their Sustainability Statement that they will install solar PV which we would support. However, the wording of the Statement doesn't appear to actually commit to installing solar PV, just that it could achieve the requirement. The solar PV also doesn't appear on any of the architect's drawings as far as we can see.

We are also surprised by this statement:

"It is anticipated that by the time the development reaches completion, panels of a similar size with a capacity of 0.4 Kw each will be available"

Although this statement doesn't appear relevant to the application we would be interested if the developer could provide evidence to backup this assertion, as our understanding is that this type of technology is still at the research stage, and it is likely to be many years before it is available at a low enough cost to be considered for commercial application?