



Environmental Planning



Purpose built bat roost



Frank Lane Picture Agency

Project

Ham Green Hospital

Client

Redrow Homes (SW) Ltd

Background

The site of the former Ham Green hospital lies within the Bristol Green Belt. When Redrow Homes (SW) secured development rights, the buildings had lain empty and the grounds had not been managed for several years. Prior to the hospital's closure, the local authority had devised a Development Brief to guide redevelopment of the site. Landmark was retained by Redrow Homes (SW) before site acquisition and then over a four year period to consider the ecological implications of the Brief and to develop strategies to achieve an ecologically sensitive development.

Description

Detailed site appraisal pointed to a number of constraints in implementing the Development Brief. Imaginative and cost effective solutions were devised and, following negotiation with the local authority and English Nature, were included within a flexible Section 106 Agreement attached to planning consent. Landmark prepared and oversaw implementation of an ecological mitigation plan, which included translocation of species-rich grassland and construction of a purpose-built bat roost, one of the first of its kind in the country.

Use of the particular range of expertise offered by Landmark, from pre-acquisition advice to specialist site survey, landscape design for wildlife conservation and environmental planning, was central to the success of the project.

Client benefits

Achievement of the desired planning consents. Incorporation of measures to safeguard the environment enhanced the reputation of the client as a responsible developer.