

**Statement to Planning Committee 11/03/2020**

**19/01854/OUT**

Hartwells Of Bath, Newbridge Road, Newbridge, Bath, BA1 2PP

Outline application with all matters reserved except for access and layout comprising the demolition of the existing buildings on the site; construction of replacement buildings ranging in height from 3 to 5 storeys providing a mixed use development comprising up to 104 residential units (Class C3 Use), up to 186 student bedrooms (Sui Generis Use), and a commercial retail unit (flexible A1/A3 Use); formation of new vehicular access from Newbridge Road, construction of new access ramp, and provision of vehicle parking spaces; provision of new shared bicycle and pedestrian sustainable transport route through the site and formation of new access and linkages on the eastern and western boundary; provision of hard and soft landscaping scheme across entire site.

***Against***

Bath Preservation Trust objects strongly to the development of this site for student housing as proposed by this outline application, primarily on the basis that 80 to 100 student units in the development proposed would prejudice the delivery of local plan policies.

Newbridge is a residential area and strengthening residential character, with housing is what is required at this time. We do not think that the creating dense blocks of student housing is a justified approach.

In addition, the loss of trees, the building-over of the potential cycle route (with overflow parking), the lack of recognition of the site as a ‘gateway’ site to the World Heritage Site and the conservation area, lead us to conclude that this outline application is wholly unfit for purpose in delivering B&NES placemaking ambitions and Climate Emergency objectives and should be refused.

This scheme would completely fail to bring any benefits to the local community, it fails to assimilate with or respect local townscape character in its scale and appearance, and it constitutes serious over-development **bringing no public benefit to mitigate this harm**.

There is a real opportunity here to create a new residential quarter and public realm that complements and enhances the Newbridge area and its communities. Sadly, this scheme totally fails to deliver this.