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**Statement to Planning Committee 16/12/2020**

**20/00259/FUL**

Homebase Ltd, Pines Way, Westmoreland, Bath, Bath And North East Somerset, BA2 3ET

Redevelopment of the site to provide a new care community (Use Class C2) comprising care residences and care suites and ancillary communal, care and well-being facilities, offices in Use Class E(g)(i) together with associated back of house and service areas, pedestrian and vehicular access, car and cycle parking, landscaping, private amenity space and public open space.

***Against***

**We accept the principle of regeneration and development on this site, and encourage the use of a brownfield site to deliver much-needed housing within Bath.**

**However, we maintain that thedesign, despite continued revisions, fails to reinforce local distinctiveness and neither preserves nor enhances the townscape setting of the Bath Conservation Area, would harm views into and across the World Heritage Site, and would harm the special architectural and historic interest of the Grade II\* Norfolk Crescent and the landscape setting of multiple Grade II listed buildings.**

Amendments have not addressed the scale, height, and massing of the scheme as viewed from Stothert Avenue and Pines Way and remains visually detrimental to its townscape setting and character.

The introduction of a new two storey ‘town-house’ style would result in a sharp, conflicting variation in height across the site, and is an inappropriate solution to the scheme’s excessive overall height without precedent in Bath.

Despite the creation of ‘viewing corridors’ through the development, the collective height, massing, and bulk of Blocks A & B would severely restrict hillside views from Norfolk Crescent Green and would harm the intentional landscape setting of the Grade II\* Norfolk Crescent.

We maintain the unsuitability of the predominant use of brick which would be incongruous with the Bath stone throughout the World Heritage Site. In light of the increasing numbers of developments with an excessive emphasis on brick-based designs, this application proposes cumulative harm to the material integrity and harmonious appearance of the World Heritage Site.

**Approval would be of visual detriment to the townscape setting of the conservation area, would harm the homogenous material appearance of and landscape views across the World Heritage Site, and would harm the landscape setting and associated architectural significance of numerous listed buildings.**

**This proposal is contrary to local and national planning policy and we therefore urge this Committee to REFUSE this application.**