



Planning & Development News

March 2023

News this Month

- B&NES Council Launches Public Consultation on New Locations for **Secure Cycle Hangars** - see 1.1
- B&NES Encourages Empty Homes to be Brought Back into Use during **Empty Homes Week 2023** - see 1.5
- B&NES Council Hosted **World Heritage Day 2023** on 4th March - see 1.2
- BPT Responds to Public Consultation on **Clean Air Zone Class N3 Euro 6 Diesel HGVs Charges** - see 1.4
- Second Round of Amendments Submitted for **Phases 3 & 4 Development at Sulis Down** - see 2.1
- BPT In-Principle Objection to Proposals for Development of Dwelling on Historic **Beckford's Ride Site** - see 2.2
- BPT Supports Proposals for Decarbonisation Works to Grade II **23a Sydney Buildings** - see 2.3
- BPT Supports Proposals for Roof-Mounted PV on **Local Community Shop in Freshford** - see 2.4
- BPT Responds to Public Consultation on Revisions to **National Planning Policy Framework** - see 3.2
- Government Consultation Launched on **Increase of Planning Fees** to Benefit Local Planning Authorities - see 3.3
- Creation of a New **National Retrofit Hub** - see 3.4

1. B&NES Consultations and Projects

1.1 B&NES Public Consultation on New Locations for Secure Cycle Hangars: B&NES Council has launched a bike hangar installation consultation asking residents and visitors to propose locations for more lockable, secure hangars which can store six bikes each. The feedback from the consultation will be used to select up to 20 priority locations and inform whether there is demand for future phases of the cycle hangars project. The hangars will be installed, maintained and operated by Falco and each bike parking space costs £42 a year to rent during the trial period.

The consultation closed on 13th March. [All consultation documents are available here.](#)

1.2 World Heritage Day 2023: B&NES Council celebrated 2000 years of Spa History for with a [free event for residents and visitors](#) at the Guildhall on 4th March. Typically a nationally-hosted event on 18th April, Bath's World Heritage Day was rescheduled to intersect with the Great Spas of Europe delegation.

1.3 Consultation on Changes to Local List of Planning Application Requirements

(LLPAR): Residents, architects, builders and developers are encouraged to have their say on proposed changes to the list of documents that need to be submitted with a planning application. Many of the proposed changes are necessary following the recent adoption of the Local Plan Partial Update and associated Supplementary Planning Documents (SPDs) in January. These include requirements relating to:

- Biodiversity Net Gain
- Viability Assessments
- Transport Assessments
- Travel Plans
- Houses of Multiple Occupation,
- Accessibility Standards
- Student Accommodation
- Artificial Pitches
- Sustainable Construction

The consultation closed on 17th March. [All consultation documents are available here.](#)

1.4 Clean Air Zone Public Consultation: [BPT's consultation response is available on our website.](#)

1.5 B&NES Encourages Empty Homes to be Brought Back into Use: Owners of empty properties were encouraged to bring them back into use for the benefit of the local community during Empty Homes Week 2023 (27th Feb - 5th March). B&NES Council backed the national event by asking residents to help prevent empty homes negatively impacting their community by [reporting them here](#). The council also highlighted how it can help owners bring empty homes back into use with grants, loans, VAT reductions and [tailored support](#). The council's initiatives on bringing empty homes back into use has meant that Bath and North East Somerset saw a 6% fall in the number of empty properties in 2022.

1.6 Five Bath Residents' Parking Zones Go Live: Five new Residents' Parking Zones (RPZ) went live on 20th February; residents and their visitors will need a digital permit to park their vehicle in these areas. Dual use and limited waiting bays are also available in some areas, plus residents can purchase digital permits for visitors and tradespeople.

The five [new zones](#) are in the following areas:

- St John's Road, St Michael's Road and Hungerford Road area
- Chelsea Road and Foxcombe Road area
- Sion Hill and Summerhill Road area
- Entry Hill area
- Lyme Gardens and Charmouth Road area

Further RPZ are set to come forward later in the year, including the larger Walcot, Snow Hill and Claremont Road RPZ and the Oldfield Park and Westmoreland area RPZ.

1.7 New Temporary Accommodation for Homeless Households to be Developed in

B&NES: Work is underway to provide new temporary accommodation for homeless households in Bath & North East Somerset. To meet the pressure of rising rental costs and the cost of living crisis, several council-owned properties are being re-developed to provide appropriate supported accommodation for households who have either been made homeless, or are on the verge of losing their home. Work has started onsite on the first two properties which are both in Bath. The first will offer temporary homes for 11 households and a second property will be able to house three households. The temporary accommodation will be managed directly by Housing Services, run in parallel with other temporary accommodation such as 26 units currently commissioned through Curo Housing.

2. Bath Matters, Planning Applications and Developments

2.1 Sulis Down: Application [22/02169/EOUT](#) for up to 300 new dwellings for Phases 3 & 4 of the Sulis Down development. A second round of amended drawings have been submitted for Phases 3 & 4 of the Sulis Down development. These include further clarification as to proposed landscaping enhancement works across the site, including the southern tree belt and proposed offset tree planting on the easternmost field within the Green Belt, proposed relocation of skylark habitat provision, and a revised West Wansdyke Setting Assessment. The public consultation period has been extended to 25th March.

[Read BPT's original objection response here.](#)

[Read BPT's latest objection response to documents amended 16/12/2022 here.](#)

[See the accompanying press release on our website.](#)

2.2 Beckford's Ride, Lansdown: New planning application [23/00257/FUL](#) has come forward in a second attempt to development of a single dwelling on a parcel of land to the rear of Dixon Gardens, formerly part of the historic landscape of Beckford's Ride connecting William Beckford's residence at 20 Lansdown Crescent with the Grade I Beckford's Tower. BPT previously stated an in-principle resistance to any development on the historically significant site, in response to a similar application submitted in 2014 (see [14/04025/FUL](#)), which was later withdrawn. Development was considered to result in substantial harm to a series of heritage assets and the further erosion of a historic designed landscape associated with one of the city's most famous residents.

BPT continues to resist any development on the site on grounds of harm to the setting of multiple Grade II structures and the loss of legibility of the last surviving fragment of Beckford's Ride. We have further concerns regarding the structural impact of setting the proposed dwelling below ground level, as well as the net biodiversity loss across the site as a result of the removal of existing trees and greenery and the application of excessive hard landscaping.

[Read BPT's consultation response here.](#)

2.3 23a Sydney Buildings: Application [23/00339/LBA](#) proposed a range of retrofit works to a Grade II former Coalhouse situated on the Kennet & Avon Canal, now occupied as the office premises of Nash Partnerships, including internal insulation, a new suspended floor incorporating underfloor insulation, new roof insulation, and a mix of secondary glazing and double glazing units to all existing windows and rooflights.

BPT is strongly supportive of the use of a holistic, ‘whole building’ approach to decarbonise a listed building, as well as the implementation of Passivehouse principles modelled through a PHPP. We consider that the proposed works demonstrate a balance of the least possible harm whilst facilitating the public benefits of reduced carbon emissions.

[Read BPT’s consultation response here.](#)

2.4 The Galleries Shop & Café, Freshford: Proposals have come forward for a roof-mounted solar array on an important community building in the village of Freshford. Application [23/00110/SOLPA](#) proposes the addition of 45 solar panels to the Galleries Shop & Café, a community owned and run shop serving both Freshford and Limpley Stoke. The panels would generate on-site renewable energy for the continued use of the shop, together with an existing ground-mounted array that was installed at the top of the neighbouring field around 2011.

BPT has welcomed the opportunity for the sensitive use of renewables, where this would contribute to the successful operation of an important community asset as well as contributing towards the council’s goal of net zero by 2030. We commended the use of a well-known community building to demonstrate Climate Emergency action being undertaken in the local area.

[Read BPT’s consultation response here.](#)

2.5 92 Rush Hill: Application [22/02562/FUL](#) proposed the development of a new detached, single storey dwelling within the garden setting of 92 Rush Hill. Development would occupy the majority of the southern extent of the existing garden strip, forming part of the garden setting of a new three-bed dwelling. A shared area of hardstanding for a total of 4x parking spaces would be created off Rush Hill.

BPT submitted an in-principle objection response to the incomplete planning drawings submitted as part of the application, which did not provide sufficient detail as to the proposed design, appearance, and scale of the new dwelling. We highlighted further concerns with the impact of the new dwelling on the residential amenity of the existing and future occupiers of No. 92, as well as the impact of development on the RPA of a neighbouring tree.

[Read BPT’s consultation response here.](#)

2.6 Arlington House: Application [22/02699/LBA](#) for the removal of modern paint from the stone colonnade, addressing unauthorised works to a listed building. The application was granted listed building consent. **UPDATE** - Works are underway for the removal of paint from the colonnade columns. Further enforcement cases have been opened by the planning department in relation to the section of colonnade outside Thermae Bath Spa where the columns have also been painted without permission.

[The latest news update on the site is available here.](#)

3. National News

3.1 Levelling Up and Regeneration Bill: The [Levelling-up and Regeneration Bill](#) has been progressed to Committee Stage at the House of Lords. The [list of proposed amendments to the Bill ran from number seven through to 512](#), including alterations to topics such as social housing and electric vehicle charging access, as well as alterations to that list to include references to child poverty and the climate crisis.

The Levelling Up, Housing and Communities (LUHC) Committee has [announced that it will be examining the Government's current consultation on reforms to national planning policy](#), looking at the proposed changes to the NPPF and the Government's wider approach to planning reform. The evidence session closed 2nd March.

3.2 Consultation on the Levelling Up and Regeneration Bill and Revisions to National Planning Policy Framework (NPPF): [See BPT's consultation response as submitted here.](#)

3.3 Government Consultation on Increasing Planning Fees and Performance: The government has issued a public consultation, seeking feedback on proposals to increase planning fees by 35% for major applications and 25% for all other applications, and to improve the performance of local planning authorities. Proposals would also include the charge of additional fees for bespoke or 'fast track' services, the removal of the 'free-go' for repeat applications, and increasingly monitoring the performance measures of local authority planning services and build in planning capacity and capability to see how challenges could be addressed.

[The consultation is open until 25th April; all consultation documents are available here.](#)

[The survey is available here.](#)

[Read the accompanying Historic Houses press release here.](#)

3.4 Creation of a National Retrofit Hub: A National Retrofit Hub is in the process of being established, as a non-profit programme to engage with and bring together all stakeholders across the UK to support local retrofit delivery. This follows the Construction Leadership Council's endorsement of the [National Retrofit Strategy](#) in 2021, a document which set out the economic, social and environmental case for scaling up retrofit action and identifying how industry change and expansion should underpin retrofit strategy and leverage the investment required.

Work is ongoing to establish the organisational structure of the Hub, including the creation of multi-stakeholder Working Groups and an Advisory Panel to ensure broad collaboration and engagement. [The website will be used to create a 'knowledge base' to facilitate collaboration and provide access to the gathered collective knowledge.](#)

3.5: Think Tank Publishes Recommendations to Increase Delivery of Net Zero Compliant Homes: [Bright Blue](#) has published its 'Greater and Greener Homes' guidance, advocating new government policies to speed up the delivery of homes in the most

sustainable locations, and to ensure new homes are compliant with the government's objectives of net zero emissions by 2050. Recommendations include:

- Reform of the existing Energy Performance Certificate (EPC) to include in-use energy performance.
- Future Homes Standard should include energy use intensity and thermal energy demand limits for new homes.
- Use of energy performance targets for new build homes to incentivise solar PV use and energy storage.
- More accurate reporting requirements for the whole-life carbon emissions of new homes.
- Expansion of green infrastructure requirements in the NPPF.
- Increased training opportunities to ensure adequate numbers of installers to meet the Future Homes Standard 2025 (eg. heat pump installation courses).

[Read the full report here.](#)

3.6 London Planning Guidance Bans Use of Wood Burners in New and Refurbished Homes: Wood burners have been in effect banned in new and refurbished buildings in London. New planning guidance announced by the mayor sets air pollution limits for home and office developments that would not be met if burners for wood or other solid fuels were installed. The planning guidance applies across all London boroughs, and requires air quality to be considered at every stage of a development for both new build, and refurbishment where this is major enough to trigger requirements for planning permission. Recommendations include increased use of on-site renewables and biodiversity enhancements to improve air quality.

[This planning guidance was adopted February 2023 and is available here.](#)