



BATH PRESERVATION TRUST

Planning Update

August 2022

News this Month

- BPT submits response to the **Milsom Quarter masterplan**, and releases press statement - see 1.1
- 2022 Programme Released for **Climate & Biodiversity Festival** - see 1.2
- B&NES Council Launches Public Consultations on **Liveable Neighbourhoods** - see 1.3
- BPT submits concerns in Response to Phases 3 & 4 of the **Sulis Down development** - see 2.1
- Planning Application Submitted for Redevelopment of **Gasworks Site at Western Riverside** - see 2.2
- Third Consecutive Application Submitted for the Proposed Demolition of **Waterworks Cottage** - see 2.3
- Heritage Harm Concerns for Proposed **Co-Living Unit on Wells Road**- see 2.4
- BPT Responds to Proposed Demolition of **Turnpike Cottage** - see 2.5
- Historic England Set to Fund 57 New Projects with **Everyday Heritage Grants** - see 3.4

1. B&NES Consultations and Projects

1.1 Milsom Quarter Masterplan:

[You can read BPT's final consultation response here.](#)

[You can read BPT's press release here.](#)

[You can see BPT's Alex Sherman being interviewed for Bath Newseum here.](#)

1.2 Climate & Biodiversity Festival 2022: [The upcoming programme of events is available here.](#)

1.3 **Liveable Neighbourhoods:** A public consultation has been launched to gather comments about the four pilot locations which are within the 15 areas due to be improved under the first phase of the [Liveable Neighbourhoods Programme](#). Through-traffic restrictions on four residential streets are being proposed ahead of the wider Liveable Neighbourhood programme because of the high levels of support already expressed by some residents for these proposals, and to quickly improve the safety and quality of life for residents living in or around these streets. The council is now asking the wider community to confirm its support, or share views, before it considers whether to trial the restrictions in the autumn under Experimental Traffic Restriction Orders (ETROs).

The consultation is being run on the following streets:

- Queen Charlton Lane, Whitchurch Village (Bristol)
- Southlands, Weston
- Church Street, Widcombe
- Tennyson Road and Cork Street

[All consultation documents are available here.](#) Consultation ends 30th August.

1.4 Bath BID Launches Pop-Up Tourist Information Centre: Bath BID have set up a pop-up tourist information centre on York Street to be used by volunteer ‘Welcome Ambassadors’ through the summer holidays. The feedback received over the summer period will be taken back to the council with the possibility of a co-funded model going forward in future.

[Read the latest press release on Bath Newseum.](#)

1.5 First Tenants to Take Occupancy of Bath Quays Office Building: Bath-based Altus has signed a deal to move its headquarters into 9,445 sq ft on the top floor of the five-storey energy-efficient office building on Bath Quays South. A second local company, Fidelius, has signed a lease for 5822 sq ft of office space, part of the first floor. The Altus offices are currently being fitted out by interiors firm, Paramount, and staff are expected to move into the new office in mid-October.

1.6 City Centre Security Measures: Cheap Street is due to close later in the summer and run through into the winter; dates for the closure are yet to be confirmed. Blue Badge holders will still be able to access and park in Cheap Street, Westgate Street and Upper Borough Walls but will need to enter via Westgate Buildings and exit via Upper Borough Walls. Pedestrian access will be maintained.

[Further updates on the progress of project installation and any road closures will be made available here.](#)

1.7 Grant Funding to Improve Safety of Night Time Streets in City Centre: A Safe Haven bus, additional CCTV cameras and boosted police presence, to help make night time hotspots in Bath city centre safer, will be introduced [thanks to a £329,152 grant.](#) The grant will be used to target neighbourhood crime, anti-social behaviour and violence against women and girls. It will also help to fund a Youth Hub and additional detached work in the city centre, as well as bespoke training and additional resources to enable police officers to identify and respond to violence and anti-social behaviour in the night time economy. The funding will be received over two years and afterwards the safe bus will be maintained by the Bath BID and the additional CCTV by B&NES Council.

1.8 Cleveland Bridge: [B&NES Council has issued an update on progress at Cleveland Bridge.](#) An independent report by engineers has indicated that the bridge could reopen to two-way traffic following its repairs if a monitoring system is installed, following an initial period of monitoring under test loads. While the assessments have been carried out other works have continued with main concrete repairs to the deck and trusses. Scaffolding on the bridge will start to be removed in August and the work is anticipated to take up to six

weeks with the current traffic signals remaining until the monitoring system is operational.

1.9 Bathscape: Bathscape (of which BPT is a partner) has released the programme of walks for its popular annual walking festival, which will run 10th - 25th September. The festival programme will also feature the events for the Somer Valley Walking Festival which takes place on the weekend 10th - 11th September. [The full schedule of walks and talks is available on the Bathscape website.](#)

2. Bath Matters, Planning Applications and Developments

2.1 Sulis Down: Application [22/02169/EOUT](#) has been submitted for up to 300 new dwellings on the Sulis Down Plateau as part of Phases 3 & 4 of development in this area. Phase 1 is already underway for the development of 171 homes, as permitted in 2019 (see [17/02588/EFUL](#)). The application also includes proposals for the extension of the access road through the site of Sulis Manor, an early 20th century Non-Designated Heritage Asset (NDHA).

[BPT has submitted its objection response in full which is available via our website.](#)

[We originally expressed concerns with “development creep” on this site and associated impact on the Green Belt and setting of the World Heritage Site at pre-application stage.](#)

2.2 The Gasworks, Western Riverside: A planning application has now been submitted for 616 residential dwellings on the former Gasworks site south of the river, as part of the next phase of the Western Riverside development. This follows a series of [public exhibitions](#) hosted through March and May by St William. BPT has been involved in ongoing pre-application consultation with the development team. We have continued to welcome the opportunity for the redevelopment and regeneration of a major brownfield site within the city. However, we shared some initial concerns regarding the use of materials and the proposed building heights, which were brought down to a maximum of eight storeys from the previously proposed ten storeys.

[Planning application 22/03224/EFUL is now available for public view via the planning portal; public consultation closes 8th October.](#)

2.3 Waterworks Cottage, Fairfield Park: A third Demolition Notice application has been submitted to demolish a 19th century cottage historically associated with the former Charlcombe Water Works, now a Non-Designated Heritage Asset (NDHA) of local heritage interest. Two previous applications for demolition were refused by B&NES Council, with significant pushback from local residents and amenity groups including Bath Preservation Trust. We continue to oppose the proposed, irreversible loss of a NDHA where this could be suitably refurbished and brought back into sustainable use as an attractive family home.

Planning application [22/03249/DEM](#) is now available for public view via the planning portal; public consultation closes 5th September.

2.4 Unit 1-4, Wells Road: Application [22/02399/FUL](#) was submitted for a 5-storey co-living unit on the site of an existing 2 storey commercial retail unit within the Bath conservation area and World Heritage Site. The site is located within a streetscape of largely Grade II early 19th century terraced buildings, and is positioned directly adjacent to a section of the Grade II* St James' Viaduct.

With input from AP&P Committee, BPT objected to the scheme on grounds of failure to respond to local townscape character due to excessive height, scale, massing, and inappropriate use of materials. Development would have an adverse impact on the landscape setting of the World Heritage Site, would fail to preserve or enhance the character or appearance of the Bath conservation area, and would result in less than substantial harm to the grouped setting of multiple listed buildings.

[You can read BPT's full objection here.](#)

2.5 Turnpike Cottage: Application [22/01822/FUL](#) was submitted for the proposed redevelopment of the car dealership on the B3116/A39 junction, situated within the Green Belt. Proposals include the demolition of Turnpike Cottage, indicated to be a 19th century tollhouse, and the construction of a new two-storey office/workshop building and rationalisation of the car park hardstanding layout.

BPT responded to the application with concerns about the proposed loss of the historic tollhouse, confirmed to be a Non-Designated Heritage Asset (NDHA) by the conservation officer despite a significant amount of later 20th century alterations to the original building. We strongly encouraged the applicant to consider retaining and refurbishing the building to serve the current requirements of the site, which would also be a greener alternative to its demolition and replacement. We considered the new office/workshop building to be out of keeping with its rural setting due to its height, massing, flat-roofed profile, and use of incongruous materials.

[You can read BPT's full response here.](#)

2.6 24 Milsom Street: Application [22/02558/LBA](#) was submitted for the change of use of a Grade II building from restaurant (currently Loch Fyne) to public house, with retained hotel use of the upper floors. Material changes included the installation of secondary glazing across the first, second, and third floors, and the construction of a new 'orangery' structure in the rear courtyard, as existing in use by the restaurant. The building has been vacant since 2019.

BPT welcomed the opportunity to bring the building back into sustainable long-term use and raised no objections to the proposed change of use. However, we raised concerns with the lack of elevations regarding the proposed orangery structure and how this would interact with the Grade II building, as well as insufficient information regarding the proposed waterproofing works to the vaults. It was later indicated in communications with the conservation officer that these are largely unaltered and therefore conversion would not be considered appropriate.

We considered that the use of sash-style secondary glazing would be more in keeping with the existing windows, but we concluded that the less than substantial harm, and reversible installation would be outweighed by public benefit in this instance.

[You can read BPT's full response here.](#)

3. National News

3.1 Levelling Up: Pending release of NPPF revisions for consultation; a document outlining the government's proposed changes to the NPPF was [originally anticipated for release in July 2022](#).

3.2 Department of Levelling Up, Regeneration and Digital Planning Trials New Online Planning Services: Three new DLUHC funded digital planning services, co-designed by a pioneering group of local councils, are now live on the websites of Buckinghamshire, Lambeth and Southwark Councils. The release of these three new user-centred digital planning services will look to modernise the software used by Local Planning Authorities for the submission and processing of planning applications, also known as development management. [You can access the trial services here.](#)

3.3 Government to Review Holiday Accommodation in England: The government is going to review the effect of short-term holiday lets on communities in England with the intention of improving the holiday letting marketing for those living in popular tourism destinations. A consultation has been launched asking for evidence of the benefits and challenges of short-term and holiday letting; responses can be submitted up until 21st September.

[Evidence can be submitted here.](#)

3.4 Historic England's Everyday Heritage Grants, Celebrating Working Class Histories: Historic England is set to fund 57 new projects to explore untold stories and celebrate working class histories. The projects are 'community-led and people focused' with the aim of providing volunteering opportunities. [A full list of projects is available here.](#)