



BATH PRESERVATION TRUST

Planning Update

June 2022

News this Month

- Commencement of Examination hearing sessions for the **Local Plan Partial Update** - see 1.1
- Public consultation released for **Milsom Quarter masterplan** - see 1.2
- BPT publishes consultation response to **Milsom Street Experimental Traffic Regulation Order (ETRO)** - see 1.3
- Opening of the **Roman Baths Clore Learning Centre** - see 1.7
- Proposals submitted for up to 300 new homes as part of **Sulis Down development** - see 2.2
- BPT opposes plans to demolish Non-Designated Heritage Asset **Waterworks Cottage** - see 2.3
- Plans for student accommodation at **Frome House** refused at Planning Committee - see 2.4
- Latest proposals for development of **Deadmill Lane site** refused due to harm to Green Belt - see 2.5
- Historic England Publishes **Wellbeing and Heritage Strategy** for 2022-2025 - see 3.2

1. B&NES Consultations and Projects

1.1 Local Plan Partial Update (LPPU): The LPPU Hearing Sessions commenced at **9.30am on Tuesday 21 June 2022**, within the Elwin Room of the Bath Royal Literary and Scientific Institute, 16-18 Queen Square, Bath, BA1 2HN. The Hearings will resume for a second week on **Tuesday 5 July at 9.30am** within the Brunswick Room of The Guildhall, High Street, Bath, BA1 5AW.

The Hearing may be attended in person but will also be streamed online via [B&NES Council YouTube channel](#).

BPT has submitted written statements in relation to the release of land from the Green Belt for MMTI (multi modal transport interchanges), student housing, Sion Hill and embodied carbon. [Our full statements are available here](#).

1.2 Milsom Quarter Masterplan: The public consultation for the draft Milsom Quarter masterplan is available for comment until **15th July**; [you can submit your comments here](#). It has been confirmed that the Fashion Museum will be relocated to the Old Post Office.

1.3 Milsom Street Experimental Traffic Regulation Order (ETRO) Consultation: BPT responded to the consultation for an Experimental Traffic Regulation Order (ETRO) to test how the Milsom Street bus gate would work over a 6 month trial period. This would result

in the closure of Milsom Street to all vehicles excluding buses, emergency vehicles, and bicycles between 10am and 6pm, to prioritise pedestrians and sustainable transport users within the city centre. Measures would also include the creation of new disabled parking bays on Quiet Street and New Bond Street.

[You can read our consultation response in full here.](#)

1.4 Bath EV Charging: 30 new electric charging points are available following the expansion of the Revive vehicle charging network across B&NES.

[All new charging points are listed here.](#)

1.5 Liveable Neighbourhoods: Residents can now sign up for co-design workshops taking place from 17th May - 27th July. [You can sign up for a workshop in your area here.](#)

1.6 Cleveland Bridge: Works are progressing on Bath's Cleveland Bridge with resurfacing due to take place overnight (between 7pm and 6am) from 12th - 20th June. The painting of the bridge is progressing with three coats having been applied and the final coat due to be completed in the next two weeks. These works form part of the original scheme for the refurbishment of the bridge and will be completed by late summer 2022.

However, B&NES Council has announced that traffic management is set to remain on the bridge as investigations continue into how to solve the [complex engineering issues](#) discovered during the agreed repairs to the Grade II* listed structure.

[Ongoing bridge updates are available here.](#)

1.7 Opening of the Roman Baths Clore Learning Centre: The Roman Baths Clore Learning Centre - a new, state-of-the-art Learning Centre at the Roman Baths - opened on 16th June and is now taking bookings for the autumn term. The Centre is part of the Archway Project, supported by The National Lottery Heritage Fund, which also includes a brand-new Bath World Heritage Centre and a new Roman Gym at the Roman Baths.

[Find out more here.](#)

1.8 Bath Record Office Launches Platinum Jubilee Campaign: Bath Record Office is collecting records of Royal Jubilee celebrations in Bath & North East Somerset from 1887 to the present day. Part of the project seeks to map and record as many places as possible where jubilees have been commemorated by building, planting or installing objects across Bath & North East Somerset from streets to benches.

[You can get involved here.](#)

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). The scheme is open for public consultation until 30th July; [comments can be submitted via the planning portal.](#)

[BPT 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.](#) Our official will be available via the planning portal and our website.

2.2 Waterworks Cottage, Fairfield Park: Following refusal of proposals for the development of two new dwellings in the garden setting of a 19th century cottage in the Fairfield Park area, Prior Approval application [22/02297/DEM](#) has been submitted to demolish Waterworks Cottage, recognised as a Non-Designated Heritage Asset (NDHA) that formed part of the original Charlcombe Water Works. As the cottage is unlisted and located outside of the conservation area, its demolition is covered by ‘permitted development’ rights.

[BPT maintains strong opposition to the unjustified demolition of a NDHA of local importance and continue to push for the cottage’s refurbishment as an attractive family home.](#)

2.3 Frome House: Following the refusal of the initial scheme for the change of use of Frome House to provide 66 student bedspaces over the existing ground floor tyre repair centre ([21/04147/FUL](#)), new application [22/01299/FUL](#) proposes a revised scheme for 25 student bedspaces. BPT previously objected to the original scheme on grounds of the excessive height, scale, and massing of the proposed development, and poor design which would fail to sustain or reinforce local distinctiveness. [We therefore maintained an in-principle objection to the development of speculative PBSA.](#)

This proposal was referred to Planning Committee on 29th July, where Councillors voted to overturn the case officer’s proposal and refused the application on grounds of harm to local amenity, overprovision of student accommodation, and loss of commercial space. [BPT spoke against the development on grounds of the disproportionate provision of student accommodation in this area; our statement is now available via our website.](#)

2.4 Deadmill Lane, Larkhall: *Application [22/01220/FUL](#) for two detached 5-bed dwellings on an undeveloped Green Belt site in the Larkhall area.* **UPDATE** - the latest in a string of planning applications seeking to develop a Green Belt site in the north of Bath has been refused by the case officer. The site has come under significant development pressure, with a series of failed attempts to secure planning permission to develop up to 18 affordable dwellings. Previous reasons for refusal have included cited harm to the setting of the Bath conservation area, World Heritage Site, and the setting of the adjacent historic flour mill Dead Mill, a Non-Designated Heritage Asset (NDHA).

[BPT has continued to oppose the principle of development on this site on grounds of harm to the Green Belt, harm to local distinctiveness, and cumulative harm to the setting of multiple heritage assets.](#)

The case officer concluded that the development of two new homes on this site would be considered inappropriate development in the Green Belt and would fail to meet the criteria of “limited infilling”. Development would continue to have an adverse impact on

landscape character due to the build-up of an “unspoilt” and open green site that makes a positive contribution to local character.

[The full planning decision is available here.](#)

3. National News

3.1 Levelling Up: The [Levelling Up and Regeneration Bill](#) was announced as part of the Queen’s Speech on 10th May. The Bill seeks to change the way powers can be devolved to Local Authorities and introduces reforms to the planning system in England. Changes include the removal of financial risks for local authorities through the scrapping of compensation for the issuing of Building Preservation Notices, as well as increased powers to set completion deadlines for building works and the extension of the period for taking enforcement action to ten years in all cases. Compulsory purchase orders will be enhanced, and local authorities will be granted new powers to designate high streets and serve letting notices to vacant high street premises to bring vacant buildings back into use. **The second reading of the Bill in the House of Commons is scheduled for 8th June.**

The changes in the Levelling Up and Regeneration Bill will require a new National Planning Policy Framework, which will be available for public consultation in due course.

[Further information is now available regarding Round 2 of the Levelling Up Fund, which will invest £4.8 billion across the UK.](#)

3.2 Historic England Publishes Wellbeing and Heritage Strategy for 2022 - 2025: The Strategy outlines the impact heritage has in helping all individuals and communities. The aims are to improve wellbeing outcomes, develop knowledge of the subject and collaborate with the wider heritage sector.

[The strategy is available here.](#)

3.3 Environmental Audit Committee Publishes Building to Net Zero Report: The Environmental Audit Committee (EAC) warns that to date there has been a lack of Government impetus or policy levers to assess and reduce emissions generated from the UK’s built environment. To reduce the levels of CO₂ in construction, EAC recommends that the Government introduce a mandatory requirement for whole-life carbon assessments for buildings. This requirement should be fully incorporated in building regulations and the planning system. Such an assessment would calculate the emissions from the construction, maintenance and demolition of a building, and from the energy used in its day-to-day operation. The UK is currently lagging behind countries such as The Netherlands and France which have established mandatory whole-life carbon assessments for their built environment. Once these assessments are in place, the Government should develop carbon targets for buildings to align with the UK’s net zero goals. Retrofit should also be prioritised over new build.

[You can read the report in full here.](#)