

FOBRA – Committee Meeting 7 March 2023

Planning & Major Project update

The main issues being looked at since the last meeting are:

Local Plan Options consultation

This has been the main focus for the planning and major projects group since the last meeting. The initial thoughts on our FOBRA response are covered by a separate item on the agenda. This is a complex and far-reaching consultation and not easily accessible for residents to comment on given that it is a statutory document. However, we would like to reinforce the importance of the Local Plan as it will set the context for any future developments in the City / BANES for the medium to long term. We recommend all RA's consider the Plan as it relates to their area and respond to specific local issues.

Major planning applications

The four main applications we have been monitoring are all still '**Pending Decision**' and are all closed for comment but with various levels of activity as summarised here:

- **East of Lambridge Training Ground (Lidl) (23/02212/FUL):** A flurry of recent submission activity was prompted by a response to Sports England suggesting that a car park of 100 spaces would be added in the Lambridge training ground. This prompted lots of comments including from FOBRA. This parking proposal which also made mention to HGVs has now been withdrawn (as it would require its own separate planning application). It clearly cannot be part of this application.
- **Bath Western Riverside Phase 2 (23/01762/EREG03):** Still pending with no new activity.
- **Western Riverside – St William Scheme (22/03224/EFUL):** Further comments and consultation responses specifically from Highways and on environmental concerns.
- **Bath Rugby Stadium (23/03558/EFUL):** Further comments and consultation responses including from Urban Design, Conservation, Parks and two design reviews one from Design West and an ICOMOS Technical Review (ICOMOS is a technical advisor to UNESCO World Heritage Sites). They all suggest in some way that changes will need to be made to the design to further reduce the impact on Heritage Assets / WHS. There remains a particular focus on the height of the two main stands (East and West)

FOBRA and the Riverside Community have been approached by the new owners of the **former Homebase site**, HUB Residential. The Chair of Riverside and another member together with the Chair and Vice Chair of FOBRA met with Hub virtually on the 20 February. This was an informal and early meeting to make contact as they stated their ambition to want to work with community groups. Hub will be developing a new design for the site with an intention of submitting a new planning application in the autumn. This will be a residential-led development with a focus on affordable housing and Buy to Rent.

The next meeting of the **World Heritage Advisory Board** is on 6th March and a verbal update will be given at the meeting. We should note that Barry Gilbertson the Chair has advised that he will be resigning from the Committee in May as he is moving away from the area. His contribution has been exceptional and he will be missed.

Jeremy Boss, Vice Chair