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**Bear Flat Association**  
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**Bloomfield Bath Residents Association**  
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10<sup>th</sup> April 2024

Dear Mr Freeman,

**Cornerstone Pre-Planning Application Consultation for a Proposed Upgrade to Existing Base Station Installation at Bloomfield Road, Bath**

Letter reference CTIL\_13242601 VF\_77719\_14, dated 2<sup>nd</sup> April 2024

We are writing to register our strong objection to the Cornerstone proposal to erect a new communications mast, plus utility boxes, on the area at the junction of Wellsway (A367) and Bloomfield Road, known locally as the Gore.

The grounds for our objection are as follows:

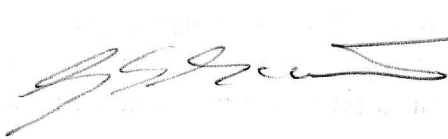
- The proposed site is within the conservation area of Bath and also in the UNESCO Bath World Heritage Site. The visual impact of the installation will materially affect the character of the area, situated as it is in the centre of the community. The proposed mast is 20m in height, almost three times the height of the houses in the adjacent, Grade II listed Elm Place. The mast will dominate the landscape, especially with its various radio antennae.
- B&NES Council is producing a new Local Plan for 2022-2042, within which it is nominating The Gore as a Local Green Space. The addition of the mast and cabinets onto an area of the Gore which has not been blighted by hardware may seriously threaten the nomination.
- The new mast and cabinets will be adjacent to a listed water fountain, a monument that the people of Bear Flat have had repaired and cleaned, funded in part through a council grant. The presence of a BT cabinet alongside the fountain should in no way be considered a precedent. The BFA has had discussions with BT about its removal, but this is prohibitively expensive. As part of the fountain cleaning and repair, we engaged Wessex Water to remove a large cabinet that stood immediately behind the fountain. Cornerstone is proposing to place a large installation close to where this used to stand.
- Cornerstone states that this is an upgrade to an existing installation. It is in fact a new installation as it is a new mast in a new location on the Gore. We do not accept that this is a reasonable proposal on the grounds of

convenience to Cornerstone and are surprised that Cornerstone hasn't investigated other sites. We hope that this proposal will be subject to a thorough review by the local planning authority.

- There is an existing communications mast on the Gore, installed some 20 years ago. This was an unwelcome addition to the area and permission was only granted on appeal. It has the benefit of being just 12.5m tall and so sits within the tree line of the Gore. The new mast is 60% higher than the existing one and will stand well above the tree line.

The Bear Flat Association and Bath Bloomfield Road Association take pride in the Bear Flat neighbourhood. The BFA has written a planning guidance document – A Vision for Bear Flat – in cooperation with the local residents. The association has also written, on behalf of B&NES Council, the Character Appraisal for the area. We feel strongly that the visual impact and proximity to heritage assets of the new installation would act against the best interests of an area that we are trying hard to care for.

Yours sincerely



David Morgan,  
Chair, Bear Flat Association



Julie Ingerfield,  
Chair, Bloomfield Bath Residents Association

Cc Cllr Deborah Collins (Widcombe and Lyncombe Ward)  
Cllr Ian Halsall (Oldfield Ward)  
Gary Collins, Head of Planning, Bath & North East Somerset Council  
Alex Sherman, Bath Preservation Trust  
Barry Gilbertson, City of Bath World Heritage Advisory Board