SOUTH STOKE PARISH COUNCIL

Minutes of the Public Meeting – The Master Plan for Development on South Stoke Plateau held at 7:00 p.m. on 6th November 2014 in the Village Hall

Present:
Ian Thorne – Market Place Communications – Representing the Hignett family Trust (HFT)
Nick Matthews – Savills – for HFT
Edward Nash – The Nash Partnership – Architects – for HFT
Cleo Newcombe-Jones – B&NES Planning Policy
For the Parish Council: Mr. M. Devenish (Chairman), Mr. R. Hellard (Vice Chairman), the Clerk, Mr. P Dawson, Mrs. S. Dustin, Mr. T. Geake, Mrs. J. John, Mr. C. Winpenny.
Neil Butters – B&NES Ward Councillor – Bathavon South
28 Members of the Public.
There were no representatives for Sulis Manor, or Odd Down Football Club.

The Chairman opened the meeting welcoming everyone, and handed over to the Vice Chairman, Robert Hellard, who summarised the current situation following adoption of the Core Strategy, and introduced the proposed developments of South Stoke Plateau. He then invited each guest speaker to address the meeting.
Nick Matthews – Savills Informed the meeting that he had been instructed by the Hignett Family Trust and Bloor Homes (the developer for HFT). That the Place Making Principles required the bringing together of the landowners to form a development Master Plan. At the current time they were working with Sulis Manor, but not Odd Down Football Club.
He said that the current stage was deliberately very open as they wanted the initial views of people before proceeding. The second stage of the consultation would be a series of workshops with invited members of the community. The structure and timing of this second stage is not yet fixed. The final stage would be a further exhibition, and it would provide the rationale and principles of the decisions made.
The consultation would inform the finalisation of the Master Plan submitted to B&NES Council. This would be followed by a planning application in which the first development phase was specified in detail and the rest specified in outline.
Edward Nash – The Nash Partnership Emphasised the importance of Conservation, Landscape, and Heritage and that these would lead the Master Plan Process which was underwritten by legislation and guidance. He said that a wide consultation would take place to determine how the 'place' is and will be used, and with relevance to Odd Down and the extension of Bath. The development would create the edge to the World Heritage City of Bath, and to achieve this required an understanding of the village of South Stoke.
Ian Thorne - Market Place Communications Said that they wanted to ensure the widest possible consultation, and will make sure that all comments made are heard and understood. That from these changes would be decided and acted upon.
Cleo Newcombe-Jones B&NES Planning Policy Emphasised that the Placemaking Principles and the Core Strategy required the landowners to work together to produce the development Master Plan.

Questions were then invited from the meeting, the main issues and points discussed were:-
Whether all Landowners were willing to work together. The Master Plan process requires all should be involved, however if Odd Down Football club opt out of the development, the number of houses is flexible.
Access from the Cross Keys has been indicated on the drawings presented at the exhibition, and concerns raised because of this. It was pointed out that the Core Strategy stated that there was no justification for access from the East, and there was a benefit if commercial traffic is removed.
Questions regarding the future use of the employment land were raised. It was emphasised that this remains in the Green Belt and planning constraints remain unchanged from the position prior to the Core Strategy. Any development should be of a lesser or equal impact than existing buildings. Any new access to the site would be through the main development.
In response to enquiries regarding timescale it was indicated that the Workshops would take place in January 2015, the draft Master Plan written in March/April 2015 with the first development envisaged in the summer of 2015. It was stated that both HFT and Sulis Manor had signed up to a Planning performance Agreement.
In response to further discussions it was indicated that elderly persons accommodation will form part of the scheme, either within the Sulis Manor area or elsewhere.
Each guest speaker was asked for a closing statement:-
Nick Matthews – Savills Said that they wanted the Open and Legitimate process to continue.
Edward Nash – The Nash Partnership Said that developments get better through involvement, and that they are open to anything they are told.
Ian Thorne - Market Place Communications Said that he would be the contact for better engagement.
Cleo Newcombe-Jones B&NES Planning Policy Said that they were fully involved in this process.
South Stoke Parish Council would continue to take a full part in the Masterplan consultation process.

The meeting closed at 9:00 p.m.