

17/03304/DEM - Sulis Manor, Burnt House Road, Odd Down, Bath BA2 2AQ - Demolition of Sulis Manor House and associated outbuildings to north of site.

South Stoke Parish Council OBJECT in the strongest possible terms to this entirely inappropriate application. The Manor House is afforded protection by the NPPF(135) and the B&NES recently adopted Placemaking Plan (HE1) as it is a building of significant architectural merit in a very prominent location.

Sulis Manor and grounds form a very important and significant part of the South Stoke Plateau, known as land to the South of Odd Down in the B&NES Core Strategy and Placemaking Plan. The demolition of this historic house and loss of the gardens would be a loss of a highly important heritage asset, located within the Cotswold Area of Outstanding Natural Beauty and World Heritage Setting of the City of Bath.

Such works would therefore be extremely harmful to this important location, and contrary to Placemaking Principles. They also form part of Sulis Down Illustrative Masterplan currently under consideration as part of Planning Application 17/02588/EFUL.

The future of this vital part of the Plateau can only be considered when a planning application is submitted which demonstrates how this site fits into a wider comprehensive Masterplan which needs to be prepared for the site.

In addition to the above matters we note there are no ARBORICULTURE or ENVIRONMENTAL impact assessment and mitigation plans presented with this application. Given the blanket Tree Preservation Order that exists for these grounds, and the knowledge that the manor house itself is a known bat roost for at least 4 species of bat, the magnitude of the consequential harm of proceeding with demolition cannot be overstated.

This application is contrary to local and national policy, wholly inadequate, incomplete, and damaging to the environment and consent should therefore be **REFUSED**.