

SOUTH STOKE PARISH COUNCIL

NEWSLETTER No 49.

BANES CORE STRATEGY AMENDMENTS (NOV 2013)

A FINAL REMINDER.

**Our chance to respond to the proposed amendments to BANES Core Strategy expires at midday on Friday 20th December.
Please meet that deadline.**

You can write your response in either of the following ways:

- a) Online using the BANES form found on www.bathnes.gov.uk/corestrategy
Then send it by email to core_strategy@bathnes.gov.uk
- b) By letter to BANES Planning Policy Team,
at Core Strategy Amendments, BANES Council, P.O. Box 5006, Bath BA1 1JG.

In either case please make it absolutely clear exactly what in that particular policy makes the Core Strategy “unsound”. Please give clause references and if possible NPPF references too.

A list of items that you might like to challenge is printed on the reverse of this newsletter.
If you want help, please contact any Parish Councillor, or our Clerk, Geoff Davies.
email : southstokeclerk@hotmail.com . Phone: 01225 840201.

Keep it simple and please do it now!

BANES CORE STRATEGY AMENDMENTS (NOV 2013). Items for public challenge.

GREEN BELT/AONB:

Building in the Green Belt, AONB, setting of the World Heritage Site and adjacent to the Wansdyke is wrong and contravenes even the latest National Planning Policy Framework unless “exceptional circumstances” can be proved to exist, or in the case of Heritage assets (eg. Scheduled Ancient Monuments) “wholly exceptional circumstances” [Ref: CSA/7, CSA/10, CSA/17, CSA/20, CSA/21, CSA/22 & CSA/23. B&NES Policy B3a & NPFF Clauses 79 to 88].

WORLD HERITAGE SITE BUFFER ZONE:

BANES have long argued that they do not need to define a buffer zone for the World Heritage City of Bath because its setting is protected by the Green Belt and the AONB. What is the point of these statutory protections if they can be so easily set aside? UNESCO require a “Buffer Zone” and BANES have failed to provide one.

HERITAGE ASSETS:

If the Southern boundary zone should remain undeveloped it should remain in the Green Belt. If the Wansdyke is to be protected from development, the area in front of it must remain in the Green Belt. South Stoke Conservation Area is a significant acknowledgement of the importance of this distinctive ‘Cotswold’ Village. It should be properly protected against inappropriate development. Any area of the Plateau proposals that might affect it, should remain in the Green Belt. For centuries the Northern boundary of South Stoke has been the Wansdyke. That should remain so for all time. [Ref: CSA22/6 p19 and ref NPFF Clause 132].

DEVELOPMENT PLAN:

The area enclosed by the proposed new Green Belt Boundaries is sufficient for between 650 and 700 houses at “Sulis Meadows” density. If it is found that 300 dwellings are needed then why take so much more land? To do so guarantees a much larger development eventually. [Ref: BANES ref: CSA22 and their “Green Belt” diagram CSA23. Annex 1 page 57].

SITE ACCESS AND TRANSPORT:

This same map shows a “potential access road” to the new development along Brantwood’s northern boundary to South Stoke Lane. This lane is barely more than single track and cannot cope with increased traffic. Access would therefore have to be from the West, adjacent to the Park and Ride. Any access from the East would guarantee the urbanisation of the whole plateau over time. Any improvements to the Gross Keys junction should be to increase current safety, not to facilitate urban encroachment across the plateau and the consequent increase in traffic flows through the village. [Ref: CSA22/7 p21].

EMPLOYMENT POSITION:

The shaded area around Manor Farm buildings seems to imply development for “Employment purposes”. This is entirely within the Green Belt and subject to the rules set out in the NPPF [clause 89]. Their present uses have planning permission but any further changes or intensification of that use in this prominent position on the edge of the Plateau would be seriously detrimental to the Green Belt, AONB, World Heritage Site and the glorious setting of the Millennium Viewpoint. [Ref: CSA 22/6 page 21 & 22].

ECOLOGY/WILDLIFE:

The area is recognised as a foraging area for rare species of bat. Though they make use of the tree belts, they would be greatly disturbed by noise and light created by new development. The area is a long established breeding ground for skylarks. Concreting over their nesting sites will cause serious harm. Dark skies are a fundamental feature of this precious landscape. This will be lost forever. Mitigation of these issues is not possible [Ref: CSA 22/5 p18].