

South Stoke Parish Council

Newsletter No 56

The Proposed Housing Development at Sulis Down, in South Stoke Parish.

Planning Application Ref: 17/02588/EFUL. Parcel 4234. for Phase 1 works.

A guide to matters that may be worthy of comment in your submissions to BANES

1. The "Arts & Craft" style of the buildings in the proposed development is quite attractive but does not allow sufficient 'Green Space' within this Phase 1 proposal.
2. Building a Play Area, Allotments and a Pumping Station on "Derrymans Field", which remains in the Green Belt, is only permissible if no other options are available.
3. Core Strategy Policy B3a requires additional tree planting along the Southern boundary and a substantial 'set back' before development starts. These appear to have been omitted.
4. This Application is only accompanied by an "Illustrative Masterplan". The potential harmful effects on the AONB, WHS and Conservation Village of South Stoke of the whole development are such that there should be a detailed "Comprehensive Masterplan" as required by Policy B3a of the Core Strategy. This should be part of this Phase 1 Application.
5. If all four phases of the overall development are developed in the same way, HFT/Bloor and Sulis Manor together will create more than 450 dwellings instead of the intended '300 or so'.
The huge increase in vehicle movements, will clog local roads and have major consequences for the neighbouring settlements.
6. There cannot be any access to the site from the East. This was specifically ruled out by the Adopted Core Strategy after careful study by the Government Inspector, because of the potential harm to the Rural Conservation Village of South Stoke.
7. The Children's Play Area has been located away from the settlement, across a road and screened by hedges. This is surely unsafe. It should be in a more central part of the site, where a greater degree of supervision would be possible.
8. There is no mention of a "Community Hub" in this application. This is essential for a viable Community.
9. Because the Football Club have now opted out of the development the only road access to the site is now proposed across Green Belt land (Derrymans). This is contrary to the Government's NPPF requirements, unless it can be proved that no other possible route is available. No such proof has been included with this application.
10. Whilst approximately 40% of the Dwellings proposed would be "Affordable" this is achieved by including many small flats and apartments. There are too many large houses with up to 4 parking spaces and inadequate provision of 'Affordable' houses for family occupation.
11. Building much closer to the Southern Tree belt and placing the 3 storey flats on the highest ground will create far more light pollution on this sensitive part of the AONB and Setting of the World Heritage City.

Overall it appears that by minimising allowance for Green 'Community Space' within Phase 1 and building to the limits of the available land, the number of dwellings proposed has been maximised. If the lack of a "Comprehensive Masterplan" for the whole site is allowed, the Sulis Down Plateau will be overdeveloped with disastrous consequences for the whole area.

Please use these notes as a guide to make your personal views known to BANES Planning Department by Friday August 4th. The consultation response from the Landscape, Environment and Design Team at B&NES is also worth reading. Follow the link <http://www.bathnes.gov.uk/planningdocuments=17/02588/EFUL> and record your comments online. If the 'online' system fails, please send your comments direct to the Case Officer, Gwilym_Jones@BATHNES.GOV.UK

The Parish Council has resolved to object to this application. We ask for your support, so that these works comply properly with Local and National Planning Policies.

If you have any queries please contact any Parish Councillor, or the Clerk, Geoff Davies on 01225 840201.