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# PUBLIC CONSULTATION

# Land at

# Odd Down, Bath

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## WELCOME

Thank you for taking time to read this Public Consultation concerning the next stage of the residential development at Sulis Down, Bath. A Planning Application for up to 300 new homes is being prepared, with anticipated submission to Bath and North East Somerset Council in the Spring. Your comments are sought on these proposals. There is an opportunity for you to leave your comments on the Frampton Town Planning website or to download and post a completed feedback form to Frampton's office.

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# 1. THE SITE

The aerial photograph shows the proposed phases of development. Phase 1 is currently under construction. Phase 2 will be brought forward in due course, but in the meantime, Phases 3 and 4, will come forward. Conversion of farm buildings to new offices and a car park have taken place and subsequent phases will follow on.

## Aerial View of the Site



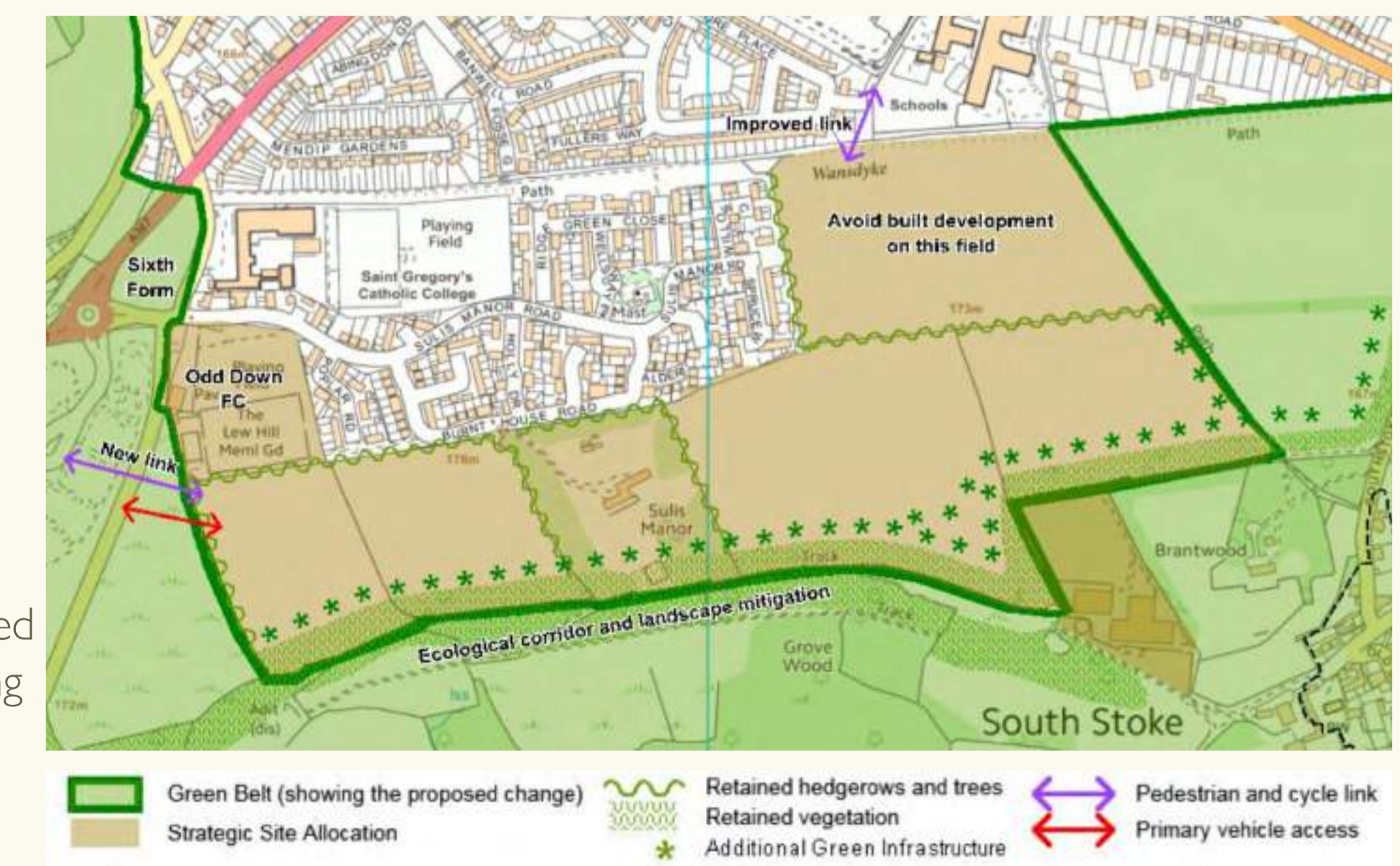
- Phase 1 - Currently being constructed
- Phase 2 - Sulis Manor - will be brought forward by others
- Phases 3 and 4 - Subject of this Public Consultation includes the fields to the east of Sulis Manor and the parcel of land known as the Derrymans adjacent to the Park and Ride.

- Land adjoining Odd Down, Bath, known as Sulis Down, is identified in Council's 2014 Core Strategy to deliver residential led mixed-use development under Planning Policy B3a Land adjoining Odd Down, Bath. The extent of the land and key features are shown on the Council's Concept Plan.

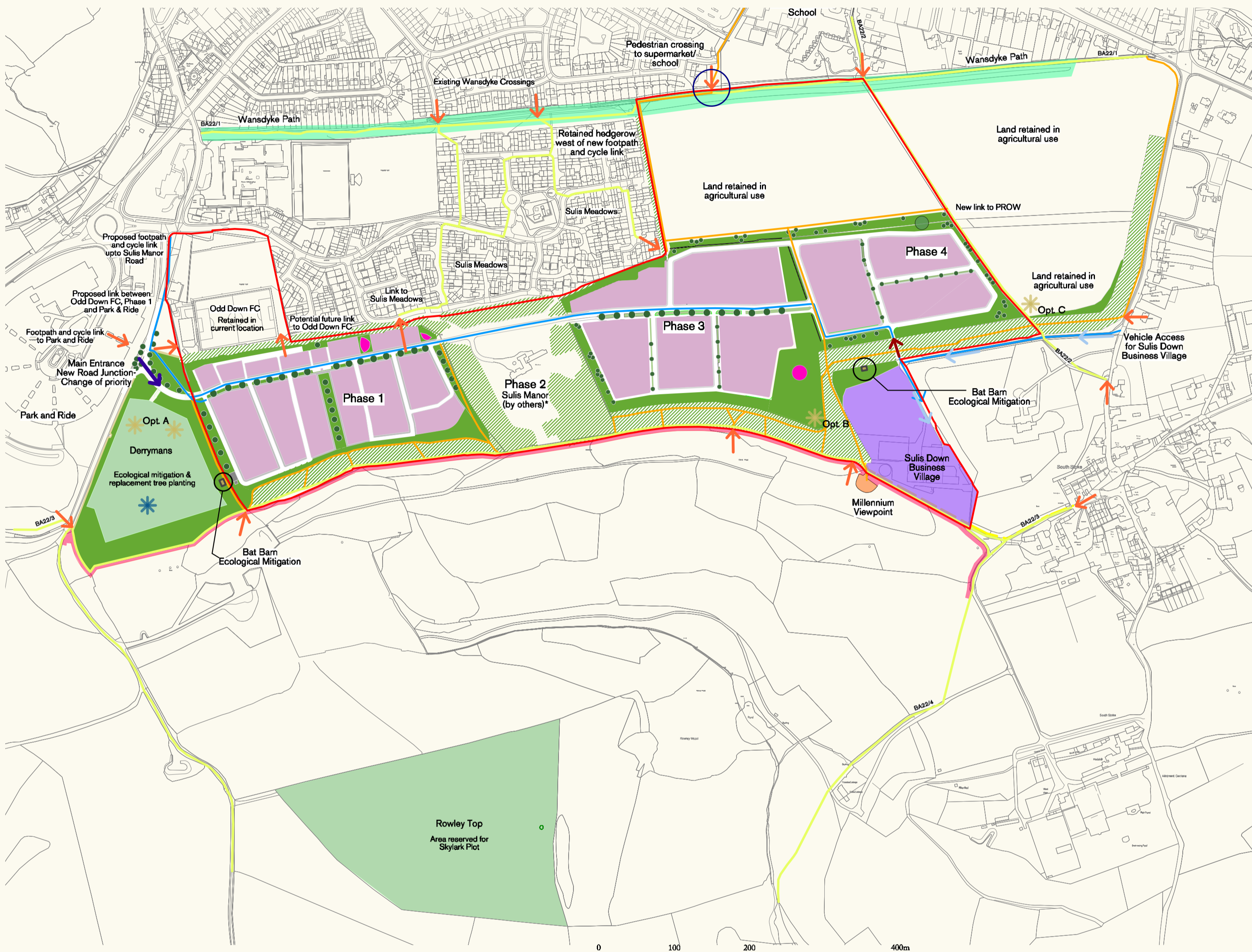
We welcome the opportunity to present to you our proposals for Phases 3 and 4 that will include:

- Up to 300 homes;
- Up to 120 affordable dwellings (40% of dwelling total);
- A mix of 2 to 5 bedroom homes (exact mix will be agreed with the Council);
- New access road through the grounds of Sulis Manor to connect to the approved spine road in Phase 1;
- Improved pedestrian links access across the site;
- A landscape led design approach incorporating a substantial amount of open space and landscape screening;
- Provision of urban drainage systems (SuDs);
- Biodiversity net gain across the site; and
- Allotments and tree planting on the field known as Derrymans adjacent to the existing Park and Ride facility.

## Land adjoining Odd Down, Bath: Strategic Site Allocation



Comprehensive Masterplan 2022



To ensure a coordinated and managed approach to the development of the land, together with an elegant and well-designed new neighbourhood, planning policy requires the design of the allocated site to be informed by a Comprehensive Masterplan.

Through the cooperation of the landowners, the Comprehensive Masterplan has been updated and will be submitted alongside the planning application for Phases 3 and 4. The main changes are:

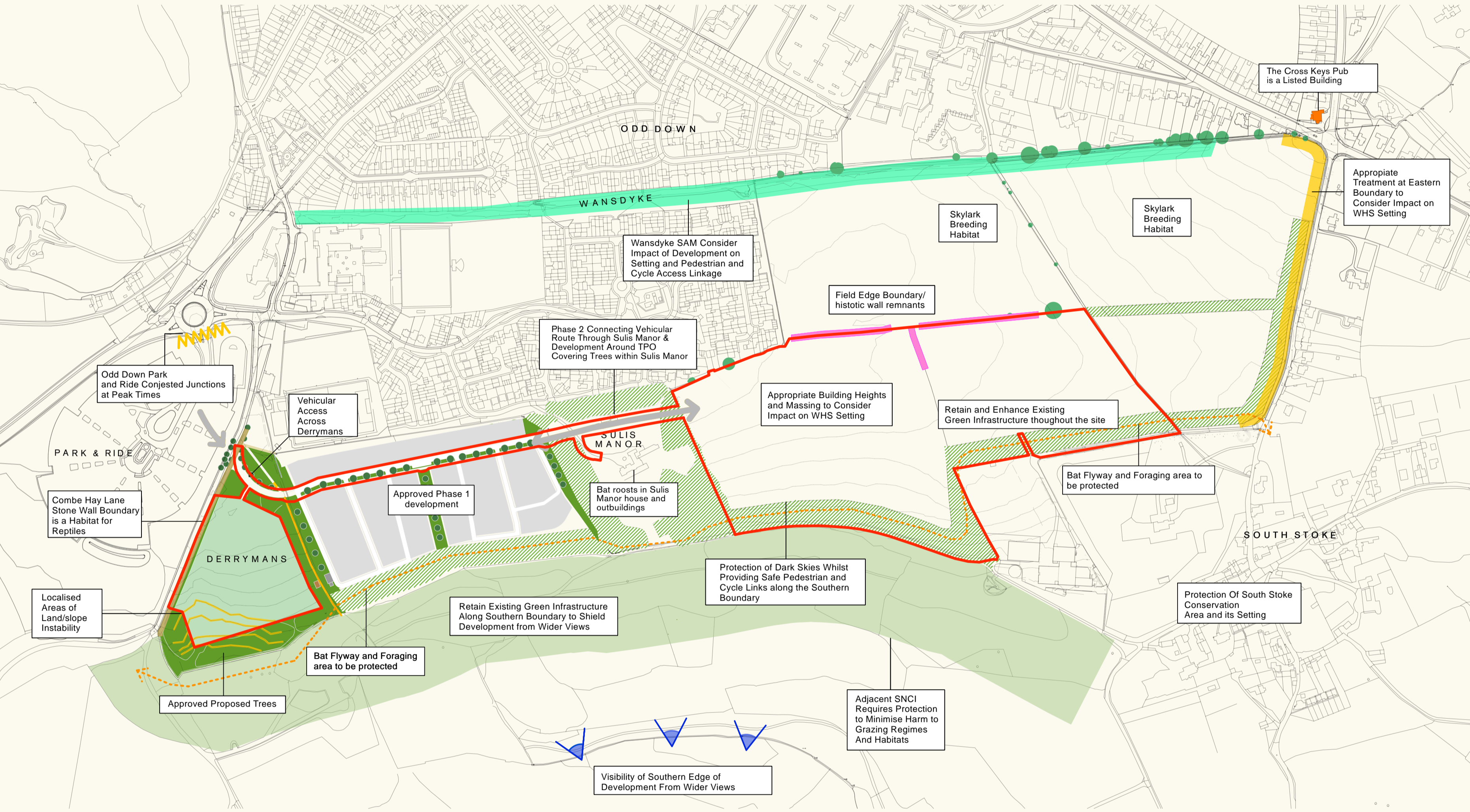
- Bringing forward Phases 3 and 4 now;
- Extending the spine road approved for Phase 1 through the grounds of Sulis Manor to join up the whole allocation;
- The removal of the site for a local primary school, as capacity exists at St Martin's Garden Primary School;
- The removal of allotments from Great Broad close;
- Improved cycle and pedestrian connectivity to Sulis Down Business Village, including from the Park and Ride; and
- An enlarged buffer zone adjoining the southern boundary.

Key

	Strategic Site Allocation Boundary		Management of boundary fences and gates to prevent unauthorised access.		Primary Vehicle Access		Cycle Route
	Wansdyke Scheduled Monument		Proposed Focal Trees		Pedestrian Links		Monument Crossing
	Proposed Green Infrastructure, including tree planting		Bat Barn - Ecological Mitigation		Emergency Access Route		Play Area
	Retained vegetation and protection of dark skies		Possible Allotment Locations		Sulis Down Business Village Access		Phase 1 Soakaway
	Buildings		Pumping Station and Sub-station		Existing Public Rights of Way		
	Sulis Down Business Village		Reserved area of Derrymans and Rowley Top for Phase 2-4 ecological and landscape mitigation		Permissive and proposed Public Rights of Way		

# 3. SITE CONSTRAINTS

## Constraints Plan



Key

Strategic Site Allocation Boundary

Wansdyke Scheduled Monument

Retained vegetation and protection of dark skies

Adjacent Site of Nature Conservation Interest (SNCI)

Approved Proposed Vegetaion

Combe Hay Lane boundary wall

Existing Bat Flyway

Feild Edge Boundary/Stone wall Remnants

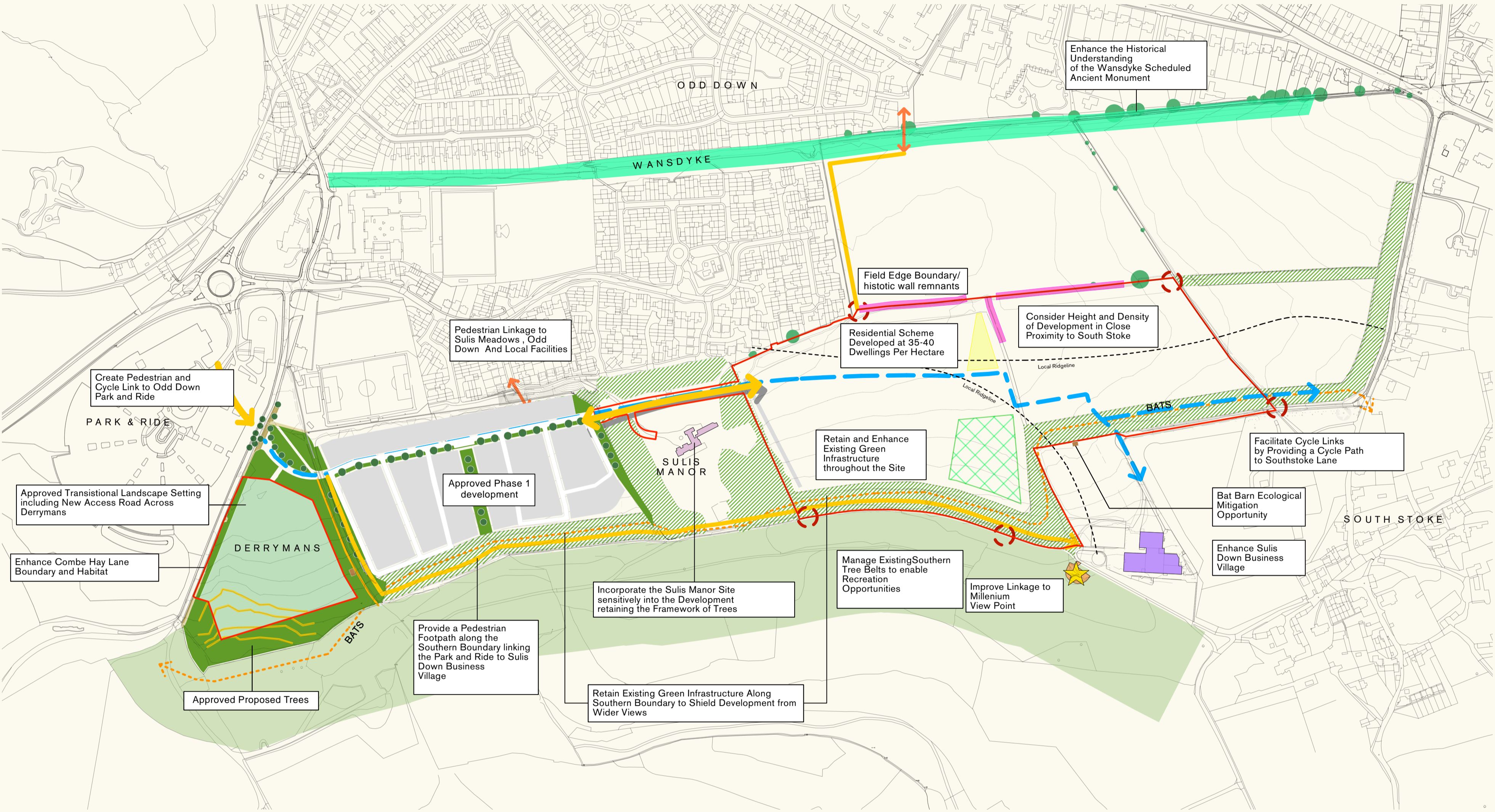
Following the analysis of the wider landscape, ecology and heritage features of the site and surrounding area, constraints and opportunities plans were prepared that inform the design approach of the development.

### Key Constraints of the Site

- The Site is located within a valued landscape area, within the Cotswold Area of Outstanding Natural Beauty (AONB) which means great weight should be given to conserving the landscape, its scenic beauty and views from the wider countryside, which also lies in the AONB;
- The proposed development must consider the impact on the setting of the Wansdyke Scheduled Monument and associated pedestrian and cycle linkages;
- Sulis Manor lies within the City of Bath World Heritage Site, and so great weight needs to be given to the conservation of this heritage asset;
- The trees within the Sulis Manor grounds are protected by a Tree Preservation Order (TPO);
- The existing trees on the southern boundary will be retained to:
  - Create a landscape screen to mitigate the visual impact of the development;
  - Maintain a dark corridor to protect the bat population;
  - Maintain flyways and bat foraging.
- The adjacent SNCI area to the south will require protection and restricted access;
- The existing Skylark breeding habitat should be retained or an alternative site provided; and
- Development on the eastern boundary needs to consider the World Heritage Site setting, South Stoke Conservation Area and the Listed Cross Keys public house.

# 4. SITE OPPORTUNITIES

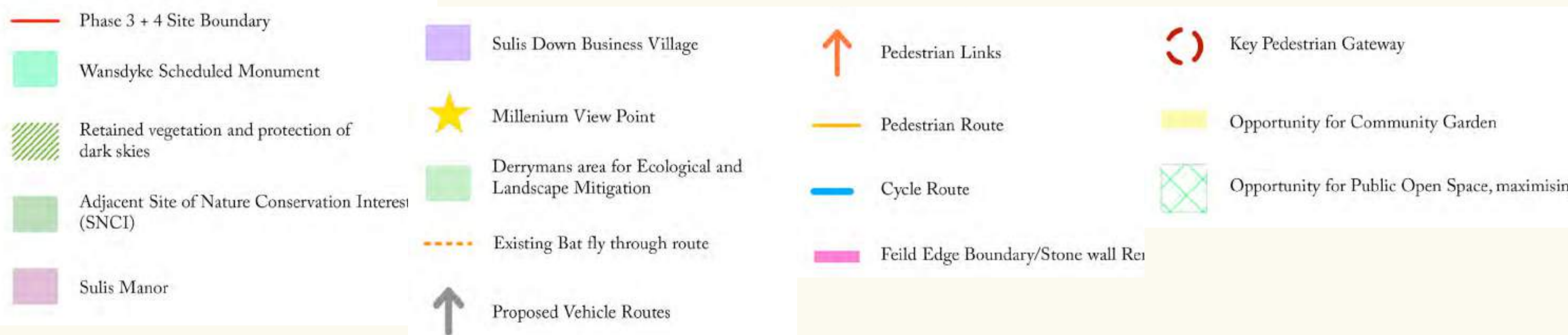
## Opportunities Plan

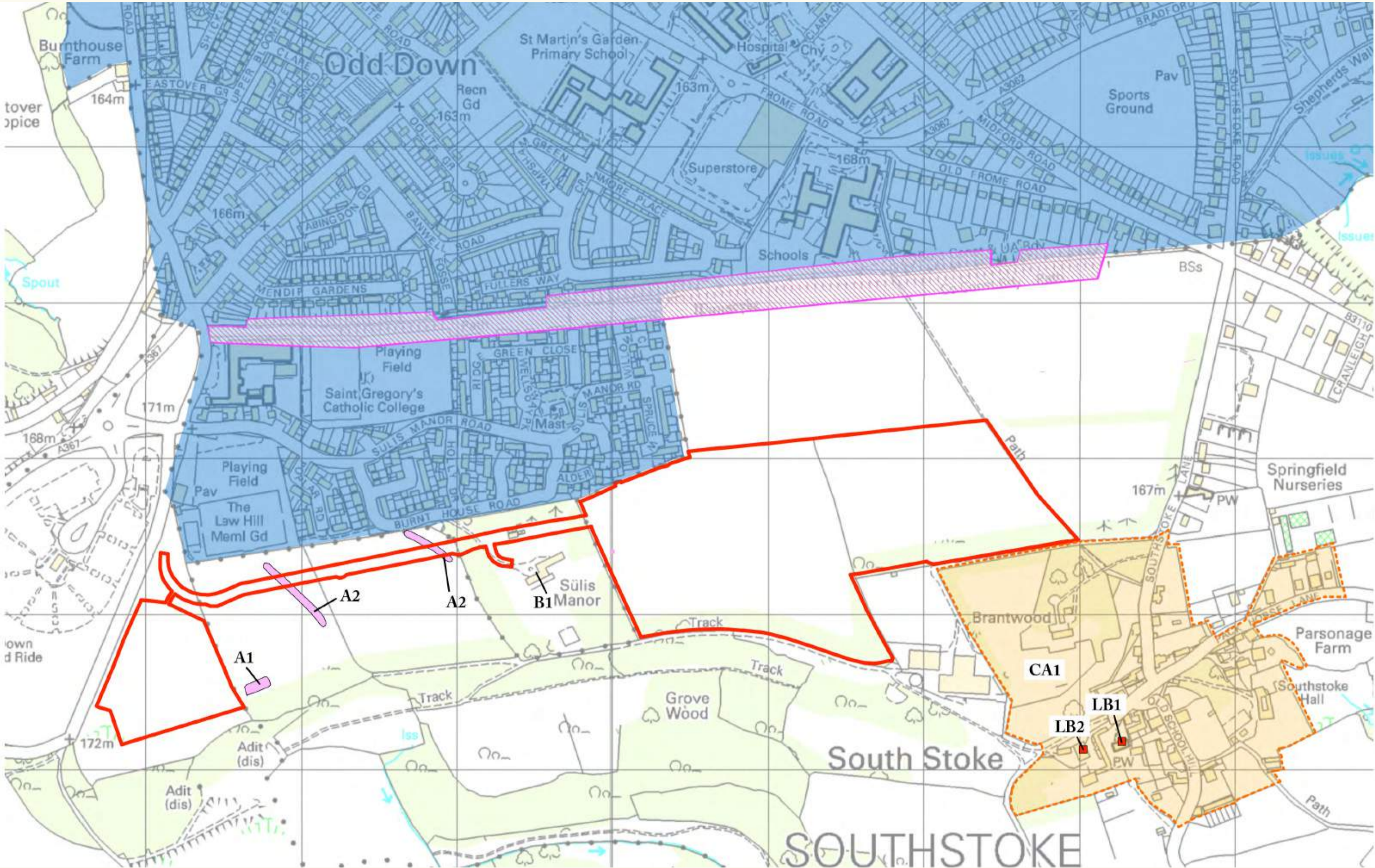


### Key Opportunities of the Site







- New pedestrian and cycle linkages can be provided connecting Sulis Meadows and Odd Down, the Park and Ride to the east and beyond, to the wider cycle and footpath network;
- The retention and enhancement of the southern woodland belt can be used to facilitate screening of the development, benefit wildlife, including safeguarding bat flyways and foraging habitat, and provide recreational value;
- Landscape led Masterplan design can enhance green infrastructure across the site;
- There is an opportunity to integrate Wansdyke Scheduled Monument into the development via an improved pedestrian crossing and provision of information to enhance the historical understanding; and
- The land at Derrymans creates the opportunity to deliver ecological mitigation, allotments and landscape enhancement, including tree planting.

### Key





Key

 Site boundary	 South Stoke Conservation Area
 Listed Buildings	 World Heritage Site
 Wansdyke Scheduled Monument	 Archaeological Receptors

Listed Buildings

- The nearest Listed buildings to the site are located in the village of South Stoke to the south and the Cross Keys public house to the north-east of the Site.

Sulis Manor

- Sulis Manor is a building that is of local interest. The main change to the setting of Sulis Manor as a result of the proposed development is limited to the removal of the trees to facilitate the access road.

The evolution of the development design has been informed by the analysis of the character, significance and the setting of the heritage assets identified below. The following design principles have been incorporated within the design to avoid any significant harm to the heritage assets associated with the site:

- Maintaining suitable building heights throughout the scheme;
- Carefully integrating the proposed built development into a landscape led design that strengthens the existing extensive tree belts, particularly towards the southern edge of the plateau, and new planting;
- Avoiding a high density of built form; and
- Using appropriate building materials.

The City of Bath World Heritage Site

- The majority of the site lies outside the World Heritage Site, with the small exception where the proposed new access road crosses the Sulis Manor grounds.

The West Wansdyke Scheduled Monument

- The setting of the Scheduled Monument is strongly related to its position on the high ground of the plateau, providing an outlook over the Avon Valley and has a wide setting comprising land both to the north and south of the linear earthwork. Phases 3 and 4 forms a small part of the setting of the monument.

South Stoke Conservation Area

- South Stoke Conservation Area lies to the south of the development. The village is a small, nucleated settlement, largely unaltered in its plan form since the seventeenth century. With narrow roads, and built form predominantly lining the back-of-pavement, the Conservation Area consists of a tightly-knit suburban form, whose character is largely defined by the steeply sloping landscape on which it sits.

Illustrative Landscape Plan



The Site is located within a valued landscape area within the Cotswold Area of Outstanding Natural Beauty and partly in the Bath World Heritage Site. The landscape proposals have been informed by these important landscape designations. The key aspects of the landscape design are set out below:

Key Landscape Elements:

- The access road alignment through Sulis Manor will be designed to retain as much of the tree belt in this location;
- Landscape and ecological buffers together with tree/ woodland belts will inform the location of the new homes;
- Green infrastructure including public open spaces will create routes through the development breaking up the built form on the site;
- A sensitive lighting strategy that minimises light spill and pollution will be incorporated in the detailed design;
- The retentions of key tree belts and woodlands, together with new tree planting;
- The streets will be tree lined;
- A core green corridor on a north-south orientation through the Site, will connect to the Millennium Viewpoint; and
- The Cotswold stone boundary walls will be retained and repaired.

Key



Ecology

A range of ecology surveys have been carried out across the site to inform the design process. The key features of ecological interest within the survey area are set out below:

- Greater and lesser horseshoe bat roosts in the outbuildings in the garden north of Sulis Manor house;
- Greater and lesser horseshoe bat flyways and foraging area through the tree plantations along the southern boundary of the site; these are important at a regional level because of their relationship to the Bath and Bradford on Avon bat SAC;
- Breeding skylarks recorded in the arable fields to the east of Sulis Manor;
- The woodland around Sulis Manor is an important habitat and is used by bats for foraging.

The following elements will be incorporated within the development to ensure delivery with minimum harm to the ecology of the site, and that overall, the development will enhance the biodiversity of the site.

- Replanting and enhancement of the southern protected tree belt;
- A buffer zone will be included between the development and the protected tree belts, to maintain a dark corridor;
- A site has been identified on high ground to the south of Sulis Down that will be managed specifically for skylarks;
- Tree planting and the creation of calcareous grassland within Derrymans will increase the amount of sheltered foraging for horseshoe bats, and will extend the reptile relocation zone alongside Combe Hay Lane; and
- A Biodiversity Net Gain will be demonstrated across the site.



Footpath through the southern tree belt



Stone walling suitable for habitat for reptiles



Attenuation ponds and swales



Mature tree in the north east corner of the site



Foul Drainage

- The Foul Water drainage will be discharged into existing sewers owned by Wessex Water, which will require pumping station(s). The location of connections will be as determined as part of the planning process, though advice has been provided by Wessex Water which will guide the forthcoming strategy.

Flood Risk

- Surface water runoff from the site itself will be managed on-site within a drainage network designed to accommodate storm events with an intensity of up to 1 in 100 years with an additional 40% allowance for climatic change.
- SuDS features will include soakaways, swales, bio retention areas (strategic implementation of soils, enhanced vegetation and filtration network) basins and will be designed to accommodate the impact of climate change over the lifetime of the development by increasing attenuation volumes in line with predicted increases in rainfall intensities in the future.

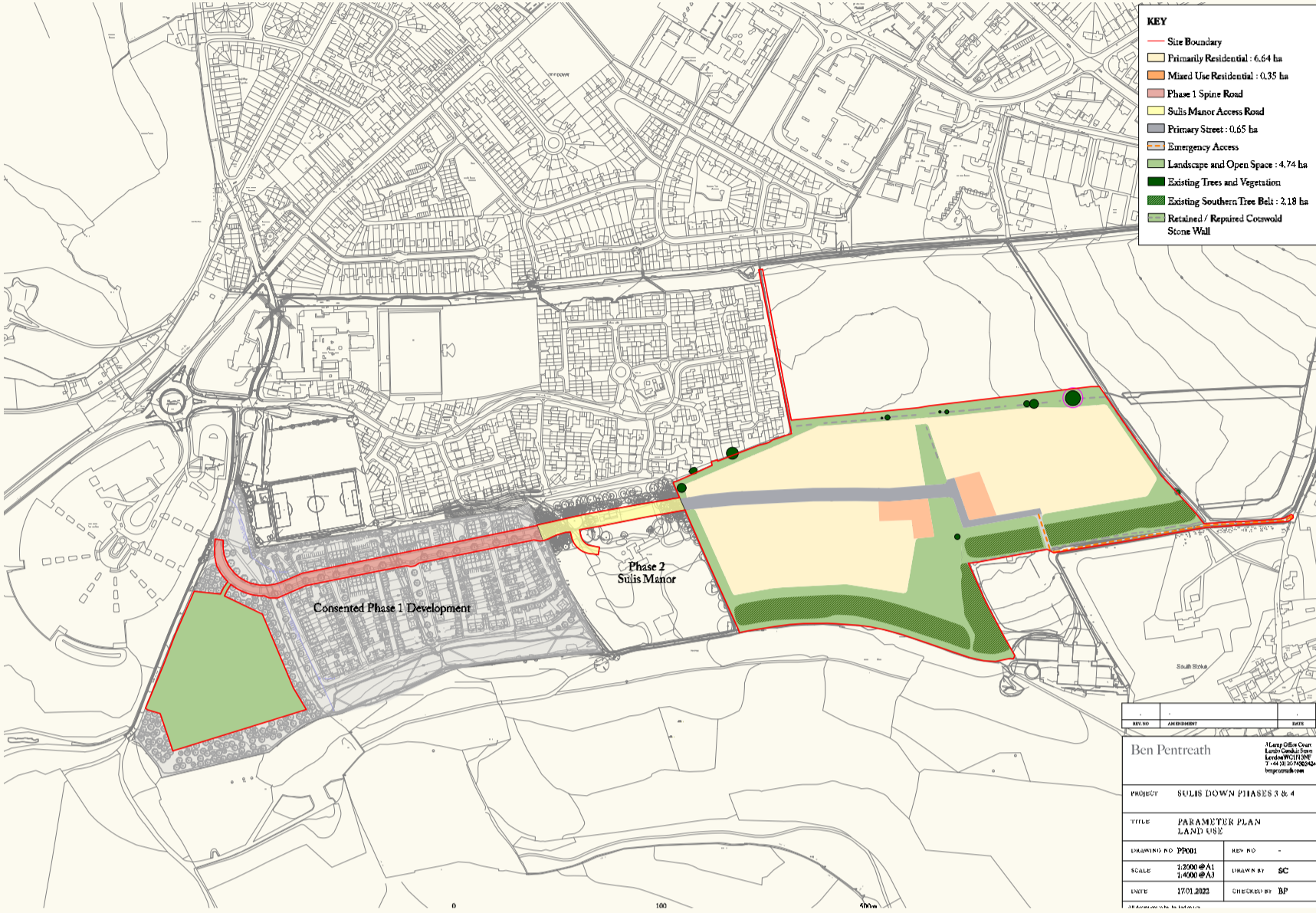
The Approach to Climate Change

- Bath and North East Somerset Council declared a climate change emergency in March 2019 and has committed to providing the leadership for the District to be carbon neutral by 2030. The Local Plan acknowledges the need to tackle the causes and effects of climate change through lower carbon lifestyles.
- The Core Strategy sets out measures to achieve its objectives relating to combating climate change. The adjacent table sets out how Phases 3 and 4 responds to these objectives.
- In order to reduce the energy demand and greenhouse gas emissions of the building, the approach to the design of the dwellings will be based on the ‘fabric first’ approach, followed by an assessment of the most efficient approach to reducing greenhouse gas emissions further, by the incorporation of renewable energy provision.

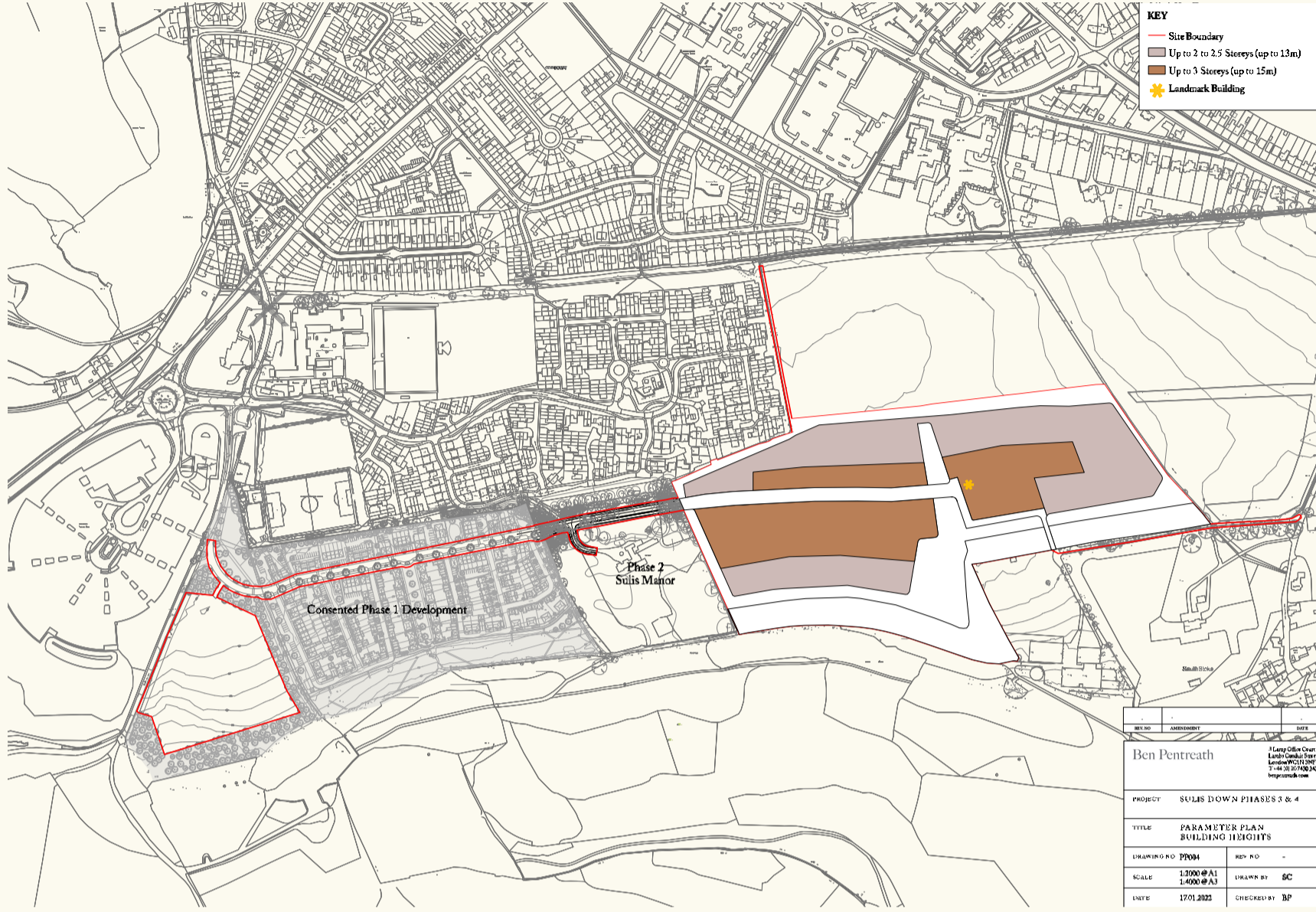


Measures set out in Objective 1 SCS Driver: Climate Change	Sulis Down Phases 3 & 4 Design Response
Reducing the need to travel by achieving closer alignment of homes, jobs, infrastructure and services.	<p>The proposals for Phases 3 &amp; 4 will include allowance for mixed use which could include a local café, shop or community facilities. Sulis Down is within walking distance of St Martin’s Garden Primary School, Sainsburys food store and the other services and facilities within the Odd Down area.</p> <p>Connection to Bath City Centre is provided via the Park and Ride located adjacent to the site.</p>
Ensuring the location and layout of new development enables and encourages people to make the fullest possible use of public transport, walking and cycling.	<p>The proposal include the retention and enhancement of existing pedestrian and cycle links which shall link into Phases 3 &amp; 4.</p> <p>The adjacent Park and Ride facility encourages use of public transport.</p>
Encouraging and supporting the increased generation and use of renewable and low carbon energy, including through the delivery of community led schemes.	<p>A sustainability strategy will be included as part of the Phases 3 &amp; 4 application. The provision of renewable and low carbon energy as part of the Phases 3 &amp; 4 proposals shall be assessed as part of the detailed design work and will meet or exceed policy.</p>
Promoting sustainable and energy efficient design and construction.	<p>The design of the dwellings will be based on the ‘fabric first’ approach. A strategy for further reducing greenhouse gas emission through renewable energy sources will be submit at the outline stage and detailed at the Reserved Matters stage.</p>
Shaping places so as to minimise vulnerability and provide resilience to impacts arising from climate change including increased flood risk.	<p>A full flood, drainage and SUDs strategy will be developed considering climate change impacts. Streets shall be designed to be lined with trees to provide shading and cooling.</p>
Facilitating the prudent use and reduced consumption of key natural resources such as undeveloped land, energy, water and minerals.	<p>A sustainability strategy will be included as part of the Phases 3 &amp; 4 application to include proposals for energy use, water usage and soil enrichment.</p>
Maintaining and enhancing a network of connected and multifunctional green spaces for people and wildlife serving climate change adaptation and mitigation purposes.	<p>The proposals for Phases 3 &amp; 4 will include a green infrastructure strategy and achieve a biodiversity net gain.</p>

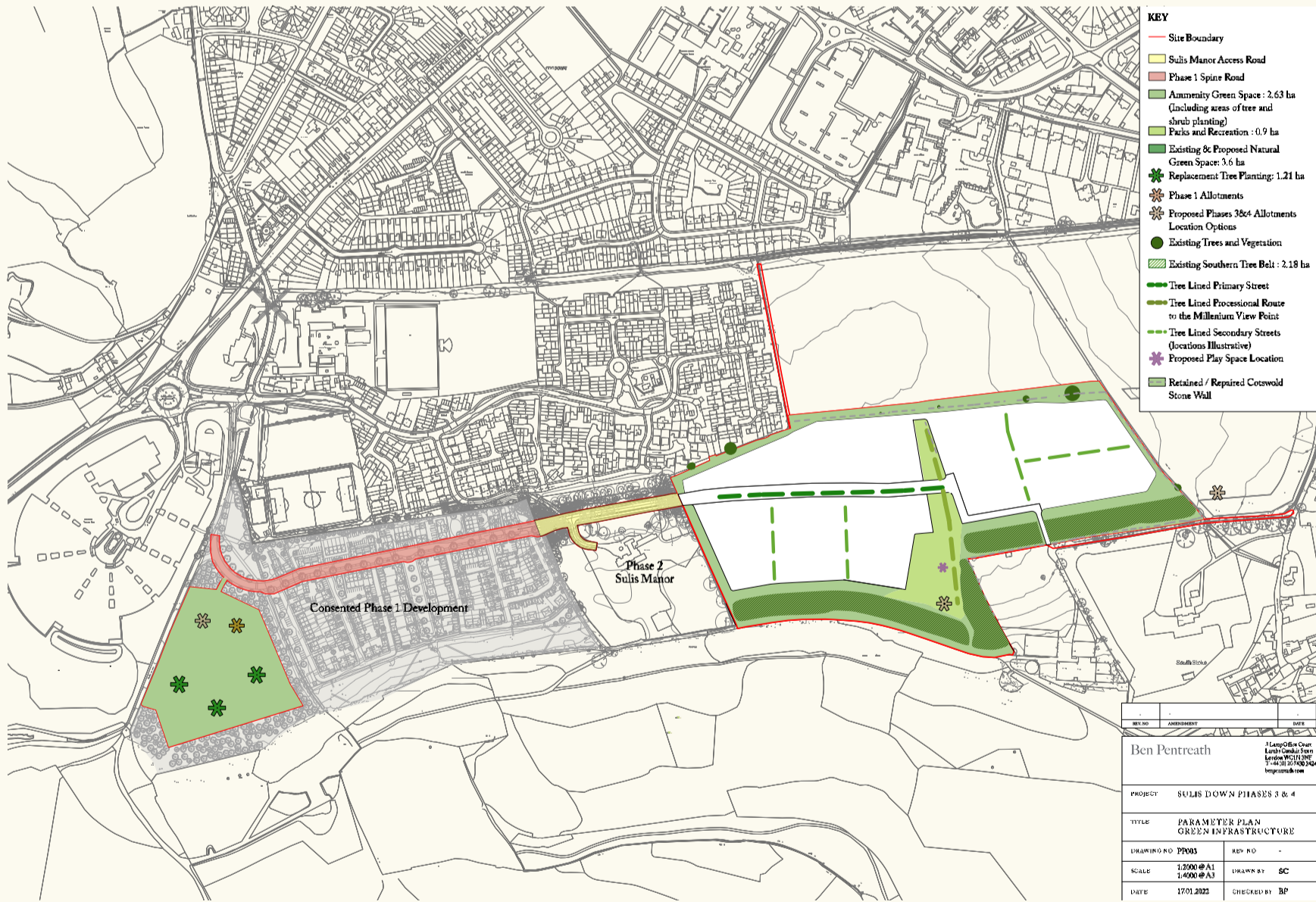
- The Planning Application will be a ‘hybrid’ application, that is to say the roadway through Sulis Manor from Phase 1 to Phases 3 & 4 and the Green Infrastructure on Derrymans, will be in detail. The proposed residential phases, Phases 3 & 4, will be in outline and be accompanied by a series of Parameter Plans. The Parameter Plan set out the design principles that will underpin the detailed design that will be subject to future Reserved Matters applications.



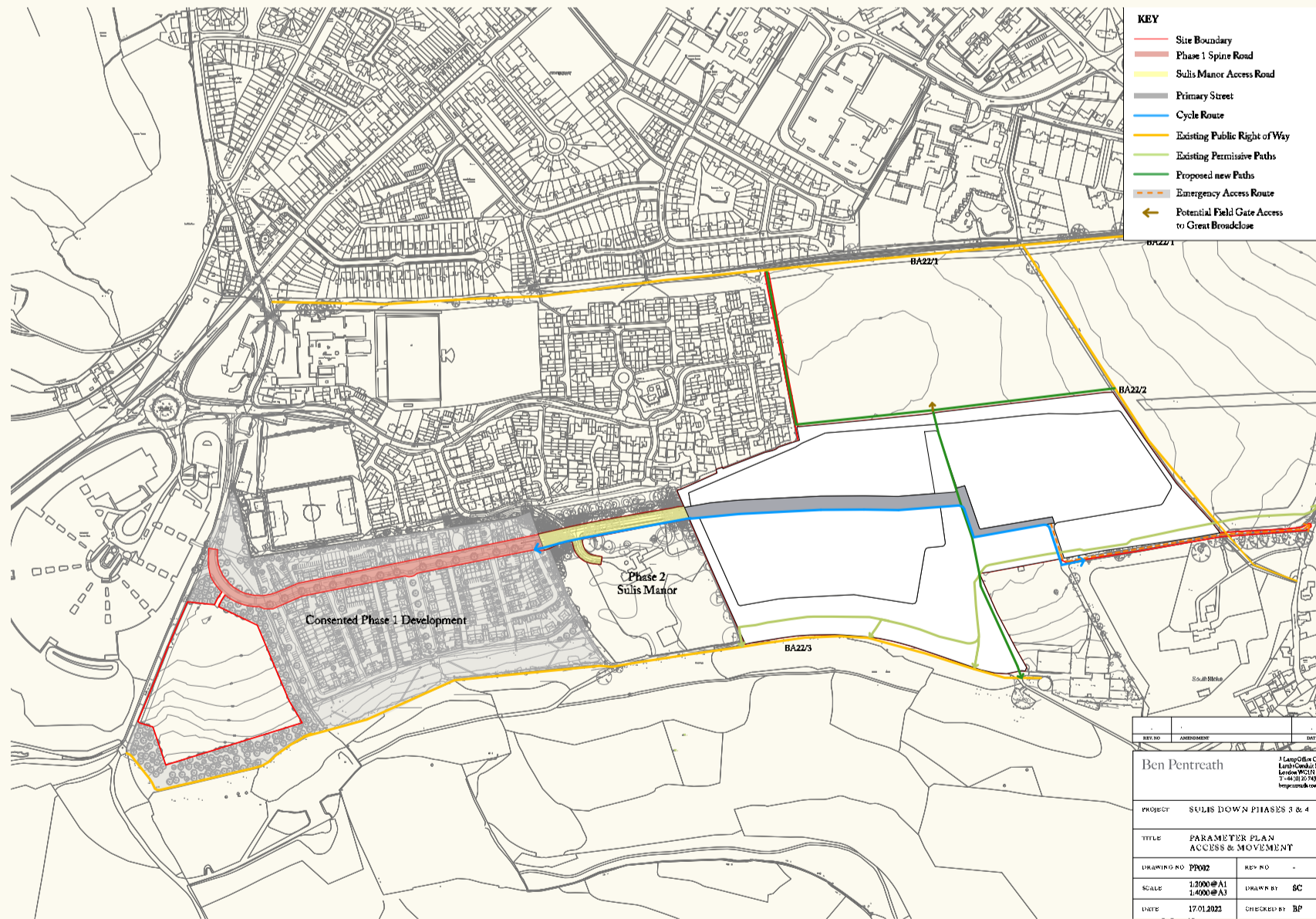
**Parameters Plan: Land Use**  
The land use plan sets out the proposed different land uses across the site.



**Parameters Plan: Building Heights**  
The building height plan sets out the maximum building height across the site.

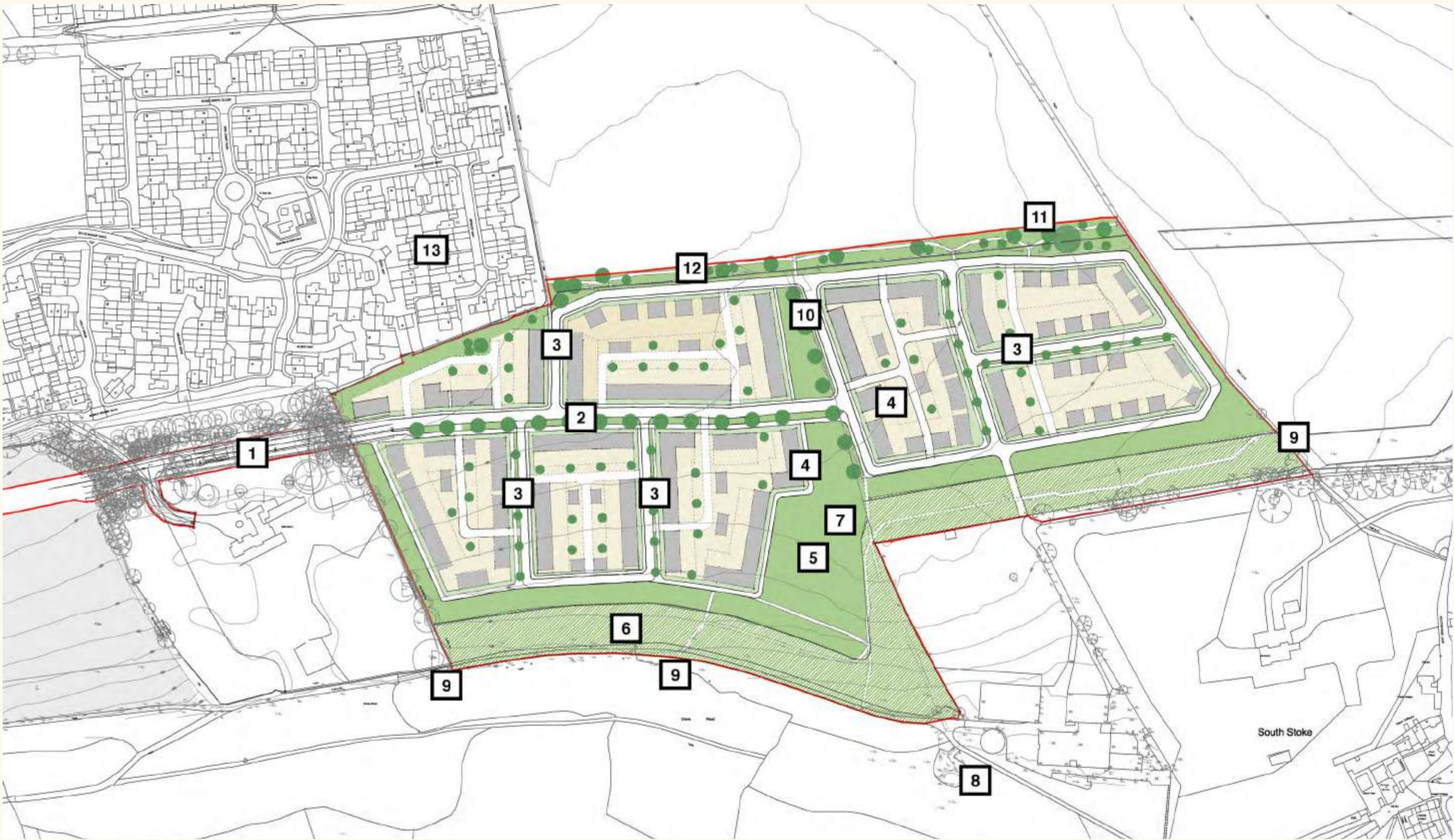


**Parameters Plan: Green Infrastructure**  
The green infrastructure plan sets out the proposed opens space typologies and how they will be distributed across the site.



**Parameters Plan: Access and Movement**  
The access and movement plan sets out the strategy for vehicle pedestrian and cycle movements across the site. The plan demonstrates how the site will connect to existing Public Right of Ways.

## Illustrative Masterplan



### Key

1. Sulis Manor Access Road

2. Primary Street lined with trees

3. Secondary Street lined with trees

4. Focal Buildings

5. Play area

6. Southern Tree Belt with landscape buffer

7. Open green space - A 'processional' route connecting the communities from the north to the escarpment edge and the Millennium Viewpoint.

8. The Millennium View Point

9. Recreational paths providing links to and from the new development to the wider community and natural spaces.

10. Tree lined to central green space

11. Retained existing specimen trees along the northern boundary, supplemented with additional scattered tree planting to 'soften' the development edge.

12. Protected and restored existing Cotswold stone walls and new walls to enhance the character of the AONB.

The illustrative Site Masterplan reflects the planned settlement approach popularised by the Garden City movement as approved for Phase 1. The key design principles that underpin the layout are set out below.

- A layout that is landscape-led which will conserve natural beauty and important habitats, whilst integrating successfully with neighbouring areas;
- Protecting views from the south by substantial landscaping screening, mitigating the impact on the Cotswolds AONB;
- Integrating the southern tree belt into the development, to ensure it is an attractive and valuable recreational and ecological feature;
- Retention, protection and management of existing trees and significant hedgerows and where possible, including them within an extensive public open space setting;
- Establishing tree-lined corridors both on the main east-west route and to the central green space;
- Secondary streets will be tree lined with smaller species, front gardens and hedgerow planting;
- A broken roof-line, with varied heights will help to mitigate long distance views of the site; and,
- A central green public space provides a focal point for the development.

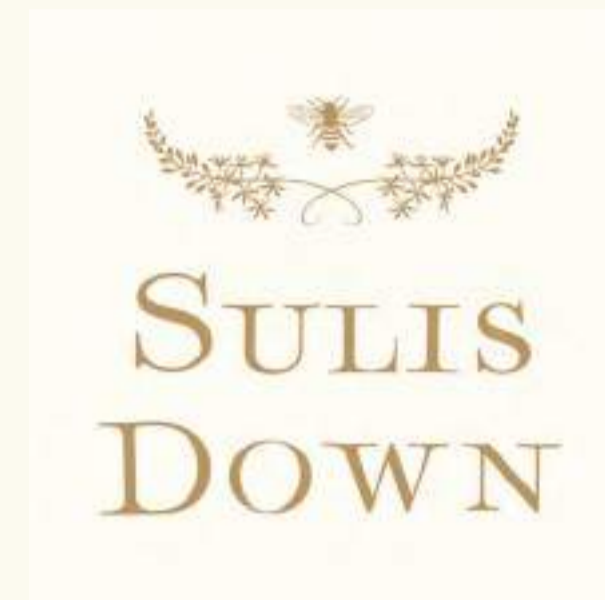
# 11. ARCHITECTURE



An Arts and Crafts architectural style is proposed for the design of the buildings, drawing on the architecture of nearby houses, such as Brantwood and Sulis Manor, and the approach taken for Phase 1. The architectural approach is set out below:

- A clarity of form and structure with carefully composed roofs, gables and chimneys;
- Soft landscaping, hedge and tree planting which are integral features of street scenes and to which architecture is designed to respond directly;
- Relatively steeply pitched roofs, in a Cotswold stone tile material; this finish is dark and recessive, reducing longer-distance visual impact;
- Materials will be traditional and utilised in a way that demonstrates craftsmanship. This palette of materials, which sit comfortably within an Arts and Crafts architectural language, is consistent with the Cotswolds AONB.





Thank you for viewing this virtual consultation, we hope that it has been of interest to you.

We welcome your views on the proposals and would ask that you submit your comments on line. If you would prefer, please download the feedback form and Free Post label and post to our office at:

Frampton Town Planning  
Oriel House  
42 North Bar  
Banbury  
Oxfordshire  
OX16 0TH

Tel: 01295 672310

We anticipate that a planning application will be submitted to Bath and North East Somerset Council in Spring 2022.

The Planning Application will be a 'hybrid' application, that is to say the roadway through Sulis Manor from Phase 1 to Phases 3 & 4 and the Green Infrastructure on Derrymans, will be in detail.

The proposed residential phases, Phases 3 & 4, will be in outline with the detailed design subject of a future Reserved Matters Planning Application.

Your comments will be incorporated into the Statement of Community Engagement that will accompany the Planning Application.