



SULIS DOWN

Welcome

Welcome to this exhibition and thank you for taking the time to come along and help us with the challenging job of designing a new community, which we are calling Sulis Down. This is a very important project for the South of Bath, and it is our objective to make it a very special place to live, raise a

family, work and play. Being situated on the edge of a world heritage city, and near to some beautiful conservation villages and countryside adds substantially to our responsibilities as well as presenting great opportunities to achieve an outcome of which we can be proud.

Land Ownership

Three landowners are involved in the allocation for development:

Hignett Family Trust

Odd Down Football Club

Sulis Manor

The Hignett Family Trust and Sulis Manor are working together towards a comprehensive masterplan.



The Project Team

The family are committed to very high quality design that will be worthy of this exceptional location, and will help to create a successful community at Sulis Down. They have studied completed similar projects elsewhere which respect both the adjacent communities and the surrounding landscape. After a careful selection process they have reached agreement with Bloor Homes who share their objectives and are committed to delivering a carefully designed bespoke scheme. Together they have appointed Bath based architects and urban designers Nash Partnership as the development's lead designer, and Savills as their project managers.

This will be supported by a team of specialist advisors covering, amongst others, the following areas:

- Movement and Transport Design
- Ecology
- Archaeology and Heritage Assets
- Utilities and Drainage
- Landscape Evaluation

Allocation of this land in the Core Strategy provides southern Bath with opportunity to explore how development here can benefit the economic, social and cultural life of the area. It is the next step in the evolution of the southern plateau of the City in the last three decades.

Central to the development of the Comprehensive Masterplan is the consultation process, through which the knowledge, experience and views of Odd Down residents and those of neighbouring

areas can be gathered, along with the experience and views of people who do not live in Bath, but wish to do so.

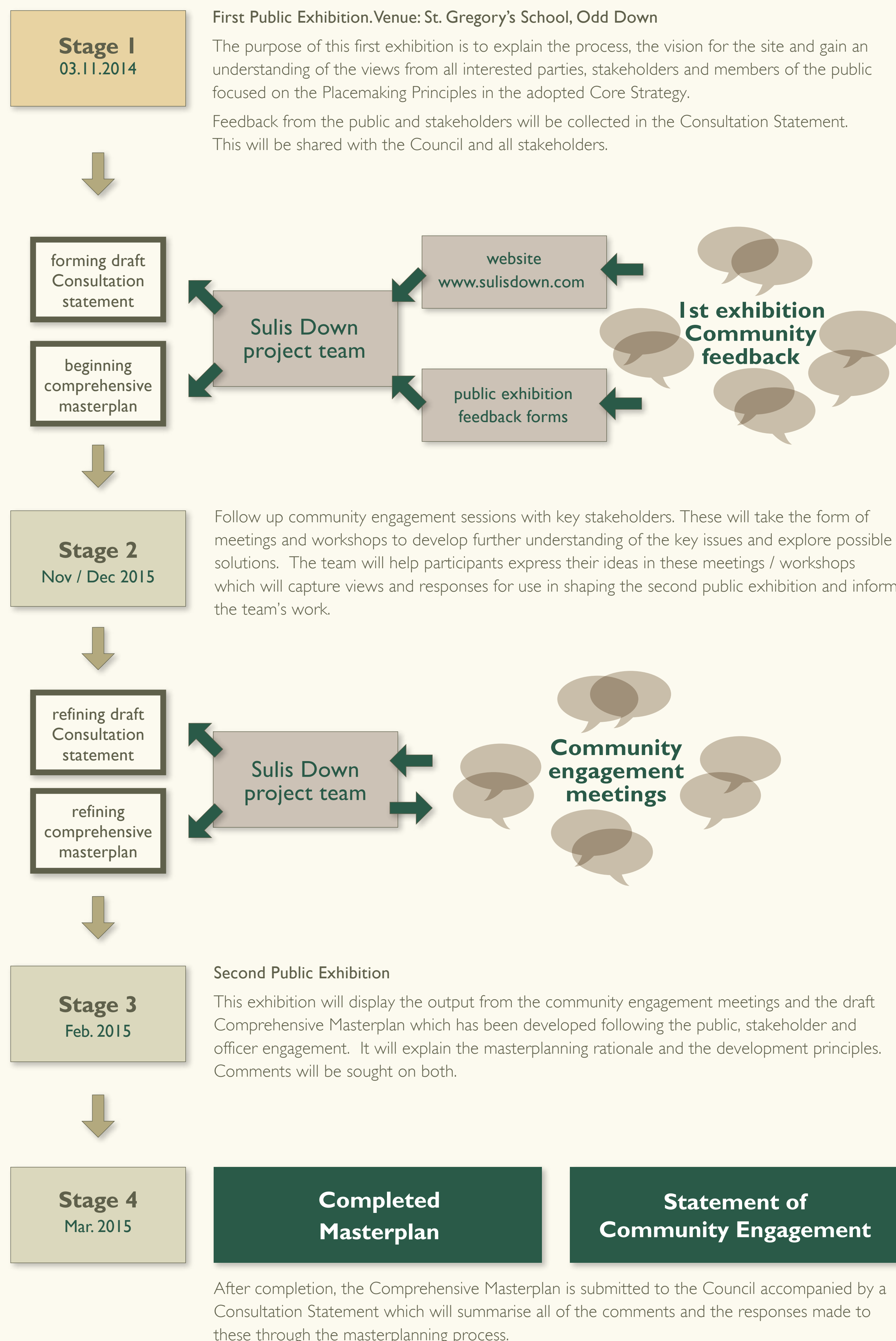
All the project partners are very well aware that this project will be a significant extension to the south of Britain's only World Heritage City, adjacent to the rich mixed agricultural and wooded landscape of the valley to the south and its far reaching views. They are all working to ensure this design will be worthy of such a situation.

Process and Programme towards a Comprehensive Masterplan

This exhibition is the first stage of an engagement process which will inform the development of the Comprehensive Masterplan. The diagram below shows the key stages of this process.

In parallel with the public engagement, the HFT / Bloor team will be working hard to analyse the site's constraints and opportunities. Technical specialists with an understanding of archaeology, ecology, history, landscape, access and

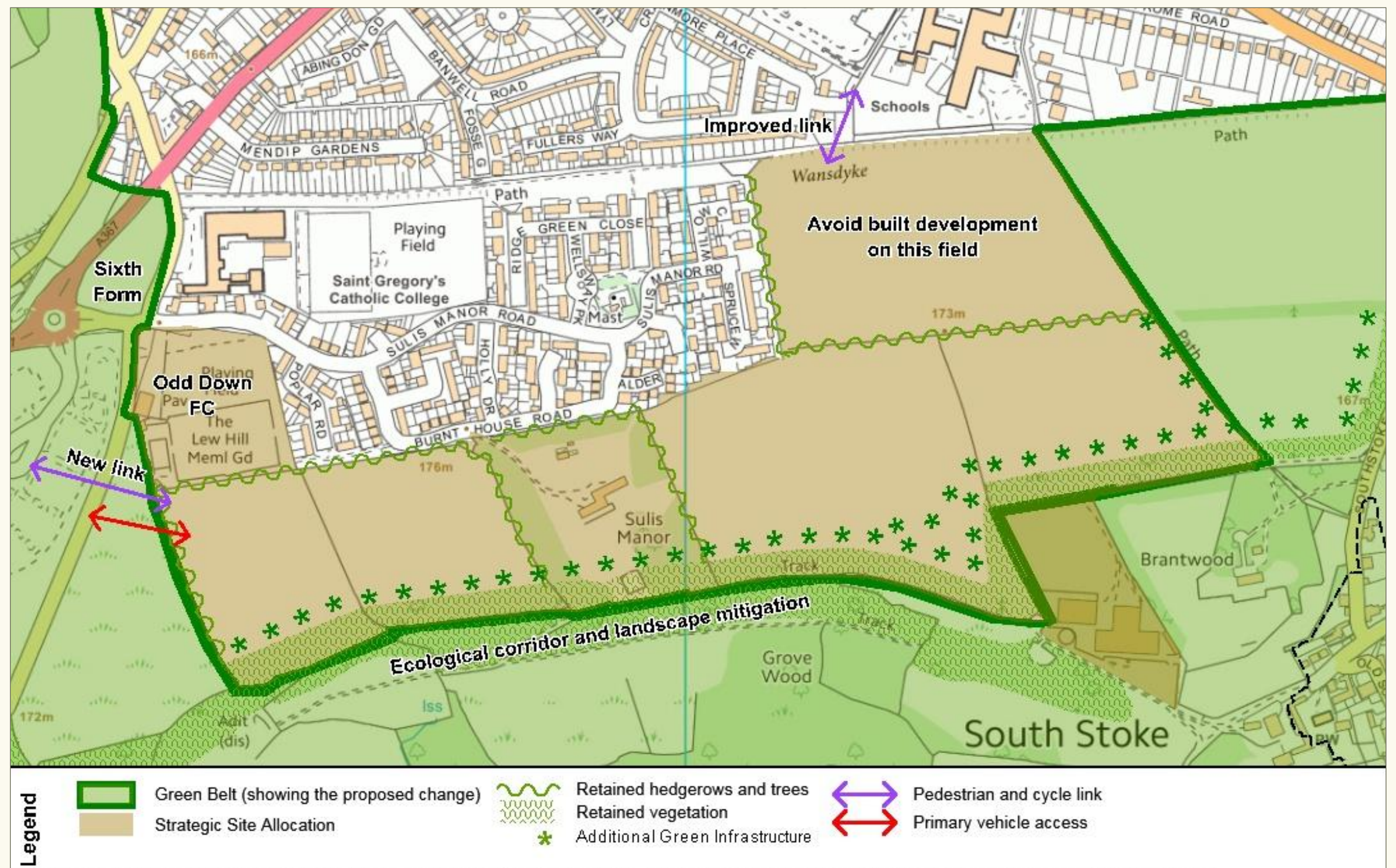
movement and many others, will all feed into this process, as will the previous studies and evidence which informed the Core Strategy.



Placemaking Principles

In adopting the Core Strategy, the Council also adopted a set of “Placemaking Principles” which apply specifically to the Sulis Down development area. These are intended to guide the preparation of a Comprehensive Masterplan, and are quoted in full below and on the following panel.

In accordance with the second placemaking principle, the Project Team will be progressing the Masterplan following the guidance in “By Design”, with a programme of wide ranging consultation and a well-researched understanding of the issues raised by the site and the opportunities it presents.



The Core Strategy Constraints Plan

Policy B3A - Placemaking Principles:

The following text is taken from the Council's Core Strategy.

1. Residential led mixed use development (to include 40% affordable housing) of around 300 dwellings, in the plan period. The site should be developed at an average if all the placemaking principles can be met.
2. Preparation of a comprehensive masterplan, through public consultation, and to be agreed by the Council, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas.
3. Provision of Green infrastructure including multifunctional green space (formal, natural and allotments); well integrated Sustainable Urban Drainage Systems and habitat, pedestrian and cycle connectivity within the site and to the surrounding area.
4. Include the new Public Rights of Way and provide enhanced public access within the suite and connecting well to the surrounding area.
5. A Landscape and Ecological Mitigation Strategy and Management Plan is required, as part of the Masterplan, to ensure satisfactory mitigation and protection to include.

Ecological Requirements

- Protection of dark skies to the south and east of the location including zones of no artificial light adjacent to the protected tree belt and other ecological features retained or created within the site and in adjacent grazing lands. Light spill should be limited to no more than 1 lux (equivalent to a moonlit night).
- Retention and cultivation of planting features and off-site habitat including the retention of hedgerows and tree belts, as indicated on the Concept Diagram.
- Safeguard skylark interest, through adequate mitigation or off-site compensation.

- New woodland planting along the southern boundary of the plateau, particularly to the east of Sulis Manor (i) within the site and (ii) off-site within the plateau in order to strengthen bar foraging and flight links with Horsecombe Vale.
- A recreational strategy to minimise harm to adjacent grazing regimes and habitats.

Particular attention is to be given to ensure satisfactory mitigation and or compensation as appropriate of protected species and their habitat (including Priority species).

Landscape Requirements

- Retention and protection of existing trees and significant hedgerows by inclusion within public open space and enhance hedgerows by provision of additional planting.
- Protect the tree belt on the southern edge of the site and enhance with additional planting to ensure visual screening of the site from views to the south.
- Avoid or minimise detrimental impacts on (and provide enhancements to important landscape features and significant views):
 - The Cotswolds AONB
 - South Stoke conservation area and its setting
 - The character of South Stoke and Combe Hay Lanes
 - Midford Road and the Cross Keys junction including maintaining open rural views over the plateau
 - The Wansdyke Scheduled Monument
 - Medium and long distance views such as Upper Twinhoe and Baggridge Hill.

6. Seek to conserve the significance of heritage asses. As part of the Masterplan the following should be addressed:

World Heritage Site

- The Southern boundary of the site should remain undeveloped to limit the visibility of development in wider views. An acceptable southerly extend of development and appropriate building heights will need to be established as part of the Masterplan.
- The Easterly extent of development and appropriate Eastern boundary treatment should be established as part of the Masterplan.
- Control light pollution to protect the visual screening of the site from views to the south.

Wansdyke Scheduled Monument

- Within the allocation, avoid built development in the field immediately to the south of the Wansdyke. To mitigate impacts, tree planting should be retained as indicated on the Concept Diagram.
- A Management Plan setting out a strategy for the long-term and effective management of the monument including detailed measures of for its positive enhancement will be developed in consultation with English Heritage and form part of any development proposals. This should include a recreational and movement solution which serves the new community and minimises harm to the Scheduled Monument.
- Limit development height and density in more prominent areas, such as higher ground and development edges.

Continued on next panel

SULIS DOWN

Continued from previous panel

- Limit lighting column heights to that of the development to minimise vertical features within the view from the Wansdyke.

South Stoke Conservation Area

- Limit the height and/or density of development closest to south Stoke Conservation Area to avoid harm to its setting.

Sulis Manor

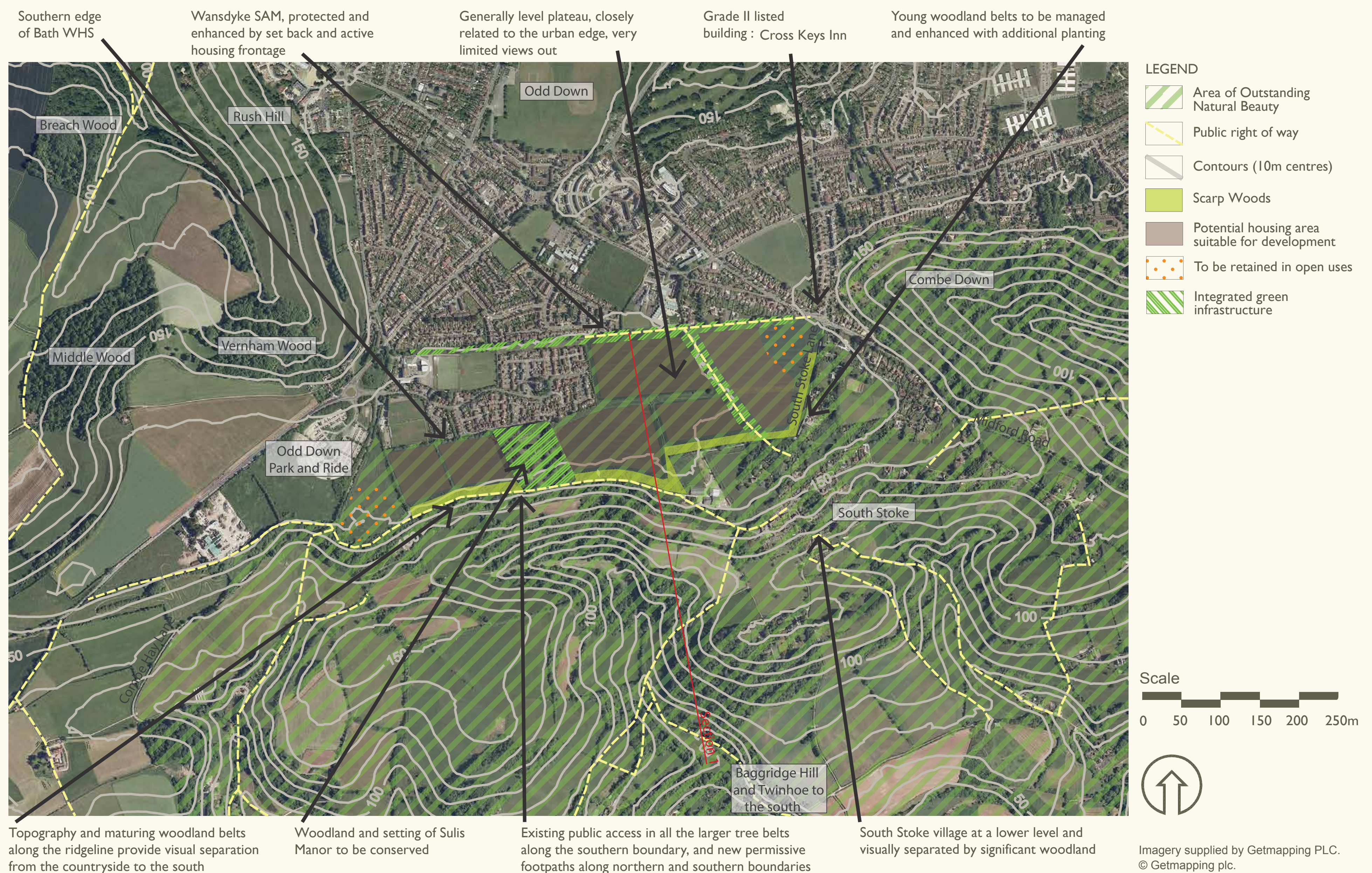
- Incorporate Sulis Manor and garden into development sensitivity, retaining the framework of trees, and considering the conversion/retention of the Manor House and/or a low density development.

7. In relation to transport, the following apply:

- Provide vehicular access, and junction enhancement, to facilitate access to the site from Combe Hay Lane.
- Provide an additional access for emergency vehicles.
- Provide pedestrian and cycle links with Sulis Meadows Estate and Sulis Manor; limited vehicular access from the estate is acceptable (subject to detailed design and location) but is not a requirement.
- Links to the National Cycle Route 244 and Two tunnels should be facilitated.
- Provide a sensitively designed and improved pedestrian/cycle link, following the desire line to Cranmore Place/Frome Road to allow access to Threeways School and Supermarket.
- Provide a safe and attractive pedestrian/cycle link to the Odd Down Park and Ride from the site.

- Ensure sufficient car parking in the vicinity of St Gregory's School to meet the school's needs.
8. Contributions will be required to facilitate the expansion of St Martin's Garden Primary School.
9. The provision of additional local employment will be supported at Manor Farm, through building, conversion and redevelopment.
10. Retain and/or enhance the Odd Down Football Club (Football Pitches, Clubhouse and changing facilities, play area, local market and car park) wither:
- In its current location; or
 - By re-providing the Football Club with an equivalent facility within the area
11. Localised areas of land instability must be either avoided or addressed with appropriate remediation.

Landscape



The project's Landscape Architects SLR Consulting, have been commissioned to undertake many different types of landscape analysis in summer and winter to understand the characteristics of the Green Belt and AONB. This information in conjunction with 3D modelling will guide where the built development should go, how it should be

orientated, landscape designs and how high it should be in various parts of the site.

Nash Partnership has prepared studies of how Bath's developed area presents itself to its surrounding landscape. Some of these urban edge settings already demonstrate qualities worthy of a World Heritage City, but others, fall

very far short of the standards of integrated building and landscape design that such a city merits.

Improving the relationship of Odd Down's development edge with the landscape below the southern escarpment is one of the opportunities the design process will aim for, and rightly be tested by.

The Development History of South Bath

Three maps below illustrate the history of development that has created urban Bath south of the River Avon.

1887

The 1887 map shows southern Bath is largely a 20th Century phenomenon although all of the primary roads that now serve it, Wellsway, Bloomfield Road, Midford Road, Englishcombe Lane and the roads that pass from Combe Down through Odd Down to Newton St Loe, were all then in place. There were small clusters of dwellings around Odd Down crossroads and Rush Hill but Bath Union Workhouse (which later became St Martins Hospital) stood isolated on a triangle of roads on the plateau. Combe Down and Southstoke Villages then, as now, hung at the edge of the southern escarpment with well-formed village centres. Englishcombe, in contrast, is more of a scattering of cottages in the valley.



The 1887 plan



Church Road Combe Down No. 1 c. 1930s

1933

The 1933 map shows the dense Edwardian development of Lower Oldfield Park and later Southdown, the Oval and Englishcombe Lane. Odd Down has filled out but quarry sites remained; development has encroached in on St Martin's.

Recent maps of the area and the aerial photograph view on panel 7 show how areas still undeveloped in the 1930's infilled with suburban housing, to standard models paying no heed to the development patterns of village centres. Development form was clearly constrained to avoid the wooded slopes of Lyncombe, Widcombe, Fosseway and Bloomfield. The large area of fields of Odd Down remains undeveloped.



The 1933 Plan



Midford Road, Combe Down c. 1930s

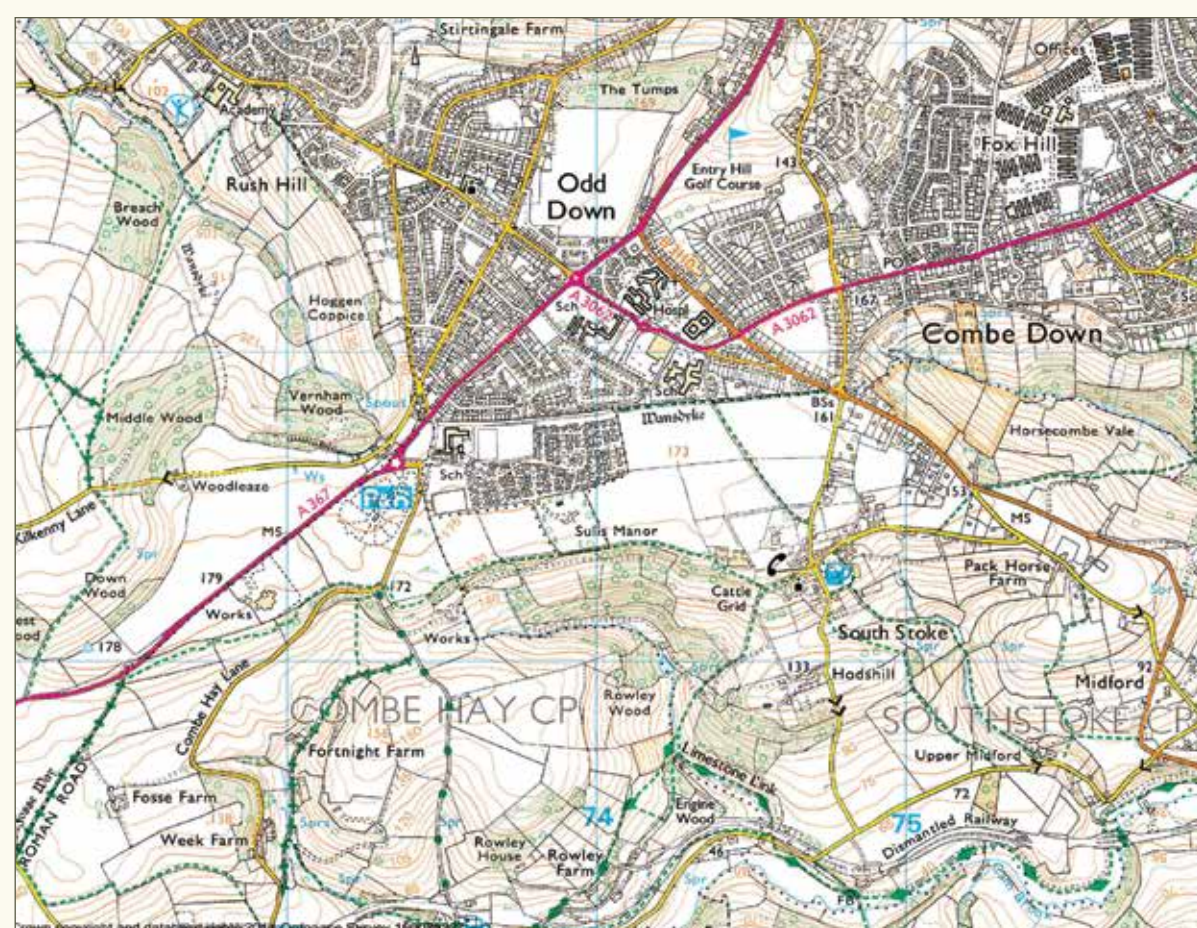
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In recent years, south Bath has been heavily influenced by growth of the universities, healthcare and education, and commuting to the employment centre of Bristol. Odd Down has a strong identity of its own but not the urban village centre character of Combe Down.

Change in the last three decades has included the Wessex Water Headquarters, Bath Clinic, major investments in the Monkton Combe, Ralph Allen, Prior Park and Three Ways Schools. There has been the conversion and development of St Martin's, the new St Martin's primary school, Sainsbury's Supermarket, growth at St Gregory's School, the southern Park and Ride and now the replacement of MoD Fox Hill with mixed use development. Also the redevelopment of the Rush Hill factories with housing and offices.

The universities on Claverton Down and at Newton Park have grown and south Bath's significance and status has been raised considerably by all these investments.

Now the significance of the south city area to the economic, social and cultural identity of Bath and the B&NES district are enhanced by how the Fosseway links Bath to the economic activity of the Somer Valley, the city centre and the economic powerhouse of Bath's two universities.



The Current Plan



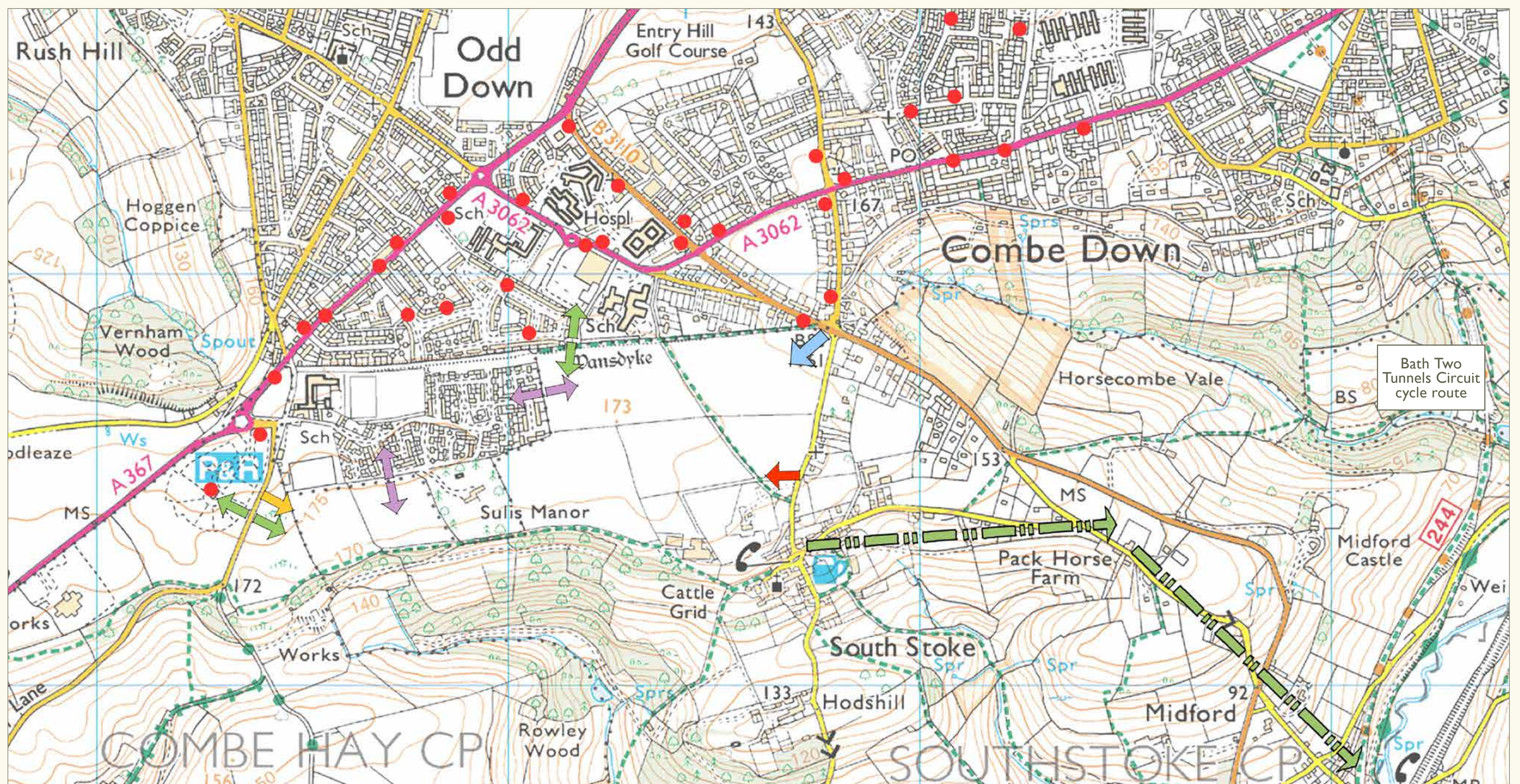
Historic Photograph: The Fullers Earth Union Pre Second World War

It is important to the success of southern urban extension that it develops a strong well integrated identity and distinctive character for itself.

The flat plateaux of Bath's many hills, such as Claverton Down are individually named. The Roman name for Bath was Aquae Sulis (literally; waters of the sun) and the local goddess was Sulis Minerva, derived from the hot springs. Sulis is well established in the naming of Sulis Manor and Meadows, and so Sulis Down (or sunlit uplands) is the name underwriting the ambition of the project.

The development brings the opportunity to acknowledge and celebrate aspects of its history and give it fresh significance as part of creating the strength of character and identity any good neighbourhood deserves. Such stories include enhancing the understanding and significance of the Wansdyke, part of an ancient earthwork that stretched for many miles. Part of the area's story too is a long history of mining for Fullers earth still evident in the unevenly settled terrain beside the Combe Hay Lane and the remaining buildings from the substantial Fullers Earth Union Mining Works, adjacent to the Fosseway.

Moving Through South Bath



Introduction

The overriding objective for the Comprehensive Masterplan is to ensure that new development is well integrated into neighbouring areas, including through transport and access. The Placemaking Principles provide guidance on how this might be achieved and this is expressed in the diagram above and on the Concept Plan.

This is a useful starting place, however one of the most important aspects of urban design will be an understanding how existing residents, visitors, employees and school children currently move around, both on foot and bicycle, on public transport and by car. The Comprehensive Masterplan will then consider how 300 new homes and a similar number of jobs will successfully integrate into these movement patterns.

Therefore through community consultation, we would like to hear your views.

Walking and Cycling

At Sulis Down the topography is largely flat and through existing public and permissive footpaths, good connections on foot can be made to nearby facilities, like St Martin's School, the Sainsbury's store and to the various bus routes, including the Odd Down Park and Ride.

Placemaking Principles 4 & 7 recommend that more could be done to make these routes more attractive, including provision for cycle use along certain desire lines to the north, into Odd Down, west to the Park and Ride and east, to link with the Two Tunnels.

Existing routes, such as the public footpath beside the Wansdyke, will become more actively used and deserve higher significance in the public realm.

Additional links into Sulis Meadows Estate, via Sulis Manor or elsewhere, should be explored through the preparation of the Comprehensive Masterplan.

The extended role of footpaths and cycleways as part of the Green Infrastructure provision will also be developed, as guided by Placemaking Principle 3. The existing use of public and permissive footpaths at Sulis Down for recreational use is significant for a wider community. A strategy for integrating these recreational uses, whilst at the same time minimizing harm to adjacent farmland and to habitats, will be part of the masterplanning exercise.

Public Transport

Located alongside the Odd Down Park and Ride, Sulis Down has access to a high frequency bus service to a variety of important destinations. Consequently Placemaking Principle 7 guides the Comprehensive Masterplan towards safer and attractive pedestrian and cycle links to and from the Park and Ride.



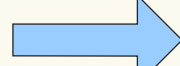




Understanding important desire lines to the Park and Ride from the existing communities, as well as from the new housing and employment, will form part of the evidence.

Finally linking Sulis Down to the wider bus network, including a strategy for directing bus routes through the development and for better connectivity to the Manor Farm Buildings employment area, will form part of the Comprehensive Masterplan.

Designing for Vehicles

Placemaking Principle 7 confirms that a vehicular access can be delivered via Combe Hay Lane to the west. The Project Team will engage with the Highway Authority to understand the capacity of the existing road network, the junction with Sulis Manor Road and the roundabout on the A367.

The existing community of Sulis Meadows, together with the recently enlarged St Gregory's School are also served from the same road layout, resulting in potential higher vehicle flows at peak times on Sulis Manor Road. Existing overflow car parking for St Gregory's School and the Doctor's Surgery is currently provided alongside, on part of the Odd Down Football Club.

-  Proposed western vehicular access
-  Potential for accessibility through Sulis Meadows
-  Potential connections to the east
-  Potential improved pedestrian routes and access
-  Potential link with cycle network route 224 Bath Two Tunnels Circuit
-  Existing access to Manor Farm buildings
-  Bus stops

The Comprehensive Masterplan will need to ensure sufficient car parking is provided in the vicinity, to meet these needs and to ensure safe movement of pedestrians, cyclist and traffic.

Placemaking Principle 7 also recommends an alternative emergency access where new development is served through a cul-de-sac, as well as the possibility of limited vehicular links through Sulis Meadows itself.

Existing employment use at Manor Farm Buildings to the east, currently accesses the public highway off South Stoke Lane. Placemaking Principle 9 confirms that further local employment will be supported through conversion and redevelopment of the farm buildings.

The overall scale and distribution of traffic will be determined as part of the Comprehensive Masterplan, however the strategy will encourage as much movement as possible on foot or bicycle, excellent links to the public transport system and highway circulation that defuses traffic into the surrounding area, allowing a variety of routes to be used when, (in the peak traffic movement conditions at the start and end of the working or school day) junctions are at risk of congestion.

Design Ambition, Principles and Character



Some of the historic street schemes nearby or close to Bath.

The photograph below shows how much of the 20th Century housing in the vicinity consists of dwellings of uniform size built for family use.

Now the new housing the Core Strategy supports should be designed to meet a wide range of occupier needs, sizes and types. Much is likely to be occupied by growing employment created by Bath's successful Universities and new office based activity in the river corridor regeneration area. Some will be attractive to people working in the Royal United Hospital who benefit from the convenient Park and Ride bus service. Some to older people seeking smaller houses linking a location with good city links and convenient access to country footpaths for exercise and dog walking.

The existing villages both within southern Bath's footprint, or nearby, such as Combe Down, Combe Hay, Wellow, South Stoke and Newton St Loe all show how settlements of great character with variety in scale, status, type and tenure of housing met such a range of needs over centuries. These places have much to teach us and the studies we have

made of them have created the design brief to which the landowner, developer and the design team are working. The housing and buildings for other uses will be purpose designed at Sulis Down. They will combine the knowledge Bloor Homes have of how all kinds of occupiers wish to live with what such long established settlements have to teach us.

Lessons can also be learnt from the best of Bath's mature residential streets and other mature housing schemes in Britain that have stood the test of time. This land does lie on the fringe of the city and other city districts that relate well with the rural fringe are being studied to help us to create a settlement worthy of the World Heritage city. Places like Widcombe, Lyncombe, Bathwick and Lansdown all developed to celebrate their relationship with a high quality landscape and the views it offered.

In such areas how elements that contribute to the visible character of streets and roads (what we call the Public Realm) is particularly important. Streets and garden trees, how garden boundaries are formed, what garden space

houses have to the front as well as the rear, how visible cars are, and how visible trees are, the width and generosity of streets etc all make a great difference to how each is perceived.

Throughout Britain the diverse geology and our history has created settlements of considerable variety. In the Bath area it is the vernacular building traditions and the use of limestone, of rubble and ashlar with roofs of slate of clay pantile that is so evident. In the villages, vernacular building skills sit alongside the visual sophistication of the constructions of the 18th Century.

Creating a development that is faithful to what has made this part of the country distinctive is one of the strongest principles of the design brief set by Hignett Family Trust in their partnering with Bloor Homes.

The appointed urban designers and architects, Nash Partnership and Bloor Homes have each worked on many projects across the south and centre of England seeking to recognise local distinctiveness appropriate to each location.



Your Feedback



Your views are extremely important to us.

We will use this information, alongside the technical evidence, to develop a broad understanding of the constraints and opportunities presented by the site. This will feed into the next stages of consultation and help us develop a draft Comprehensive Masterplan. Once we have produced a draft Masterplan we will hold another exhibition and will again seek your views.

In order to inform this process we strongly encourage you to complete a feedback form and give us your views. The feedback forms can be completed and posted in the box available or, if you would prefer, these can be taken away and posted back to us at:

Freepost, Meeting Place Communications.

The information from the exhibition boards and the feedback form are also available on the dedicated website:

www.sulisdown.com

