

approximately 15 ha overall. PPS3 (Housing, 2006) highlights the need for development to be in sustainable locations with good access to jobs, services and infrastructure, including public transport. PPS3 highlights the contribution that previously developed land can make to housing land supply and refers to a national annual target for at least 60 per cent of new housing to be provided on previously developed land. It also states that 30 dwellings per hectare (dph) net should be used as a national indicative minimum. PPS3 also refers to the need to provide rural areas with housing in villages in order to enhance or maintain their sustainability. There was significant discussion about housing numbers at the Local Plan Inquiry, which resulted in the Inspector identifying the need for additional greenfield housing allocations to be made. Even given the new allocations, B&NES has been set a very challenging housing completions target, which is inevitably difficult to deliver in an area where the main city is a World Heritage Site and much of the surrounding countryside is Green Belt. The Local Plan Inquiry also heard that there had been significant difficulties in bringing some brownfield allocations forward. The need for the Paulton Printing Works site to provide a mix of uses, including employment uses, is not contested. However, the 15 ha site (excluding the Barratts permission) has potential to deliver more than 200 dwellings. The precise mix of employment and housing (and other) uses should be determined through the development control process. However, the Local Plan should not place an overly conservative estimate of housing provision on the site which could be taken as an upper limit and may serve to restrict the delivery of housing on the site.

Proposed Changes

The Local Plan should state 200 dwellings as the minimum number to be provided on the site. We therefore suggest that proposed modification no. M/B9/55 clause 11 is amended to read:

At least 350 dwellings to be accommodated within the factory site, with no more than 150 to be constructed unless linked to a scheme for the development of

Modification: M/B9/60 - Addition of GDS.1/V10 - Land between Wellow Land & Peasedown Bypass

Ref:	90/J1	We wish to register our opposition to the proposed modification of the above plan which will allow the release of agricultural land for further house building in Wellow Lane.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives,	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John	At least 1400 houses have been built in this village in the past decade with no significant increase in core utilities. The village dentist, doctor's surgery and school are already over subscribed. There is only a small post office and a few little shops for a population of 6500+. There are frequent mini power cuts and low gas and water pressure where the systems cannot cope with the demand. There has been no significant job opportunities created leading to a massive increase in commuting to 1 and surrounding towns. The traffic on the A367 by-pass has increased four-fold in recent years, well in excess of original forecasts and will become much worse with the development of the Bath Business Park. It is proposed that children moving into any new development can go to schools outside the village thus increasing traffic pollution even more. Although the development proposal is in Wellow Lane, all the local traffic has to come along Wellow Mead. We will be sandwiched between two busy roads increasing pollution from exhaust		

fumes and making traffic noise intolerable.
Peasedown St John is no longer a "rural" village. It is more like an urban expansion with little green space left within its' boundaries. We need to save the untouched sites that are left, for future generations to enjoy and preserve.
There has been an excess of housing development in Peasedown St John and it has to stop or else we will just be living in a giant housing estate with a continued destruction of village life.
If this change in local plan is allowed where will it end? There is no guarantee that further developments will not be carried out. It has to stop now.
Amendments
The change in the Local Plan must be rejected and the land in Wellow Lane left as Agricultural land. No more land in the Peasedown area to be given over to housing developments.
Save Our Village!

sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 687/J12</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>The Parish Council objects to this proposal and use of the marginal land for housing for the following reasons:</p> <ol style="list-style-type: none"> 1. During the course of the original development of the new estates, Peasedown St John had to accept an additional 200 houses to that submitted in the plan, meaning that the final development was for 1400 houses not 1200. Therefore the Parish has already had 200 houses in addition to those planned. 2. The Inspector working for Wansdyke during the original development clearly stated in his report that he did not recommend any further development on the marginal land alongside Wellow Lane. We have to assume that the Inspector recommended this for good reason and subsequently placed the housing boundary at its current position, which now the planners are preparing to disregard. 3. The effect of a development of 100 houses in Wellow Lane and 13 additional houses in Sunset Close puts the micro-infrastructure of Braysdown Lane/Wellow Lane far beyond the ability of those roads to deal with anticipated extra traffic and seriously puts at risk the Safe Routes to School scheme which crosses Braysdown Lane at the top end. It has been suggested through telephone calls to B&NES planners that the additional use of Braysdown Lane would be discouraged but without any information as to how this would be carried out. It is perfectly obvious that should any additional school children be generated by the new housing development, a large proportion of those children will go to school via Braysdown Lane and in cars, which will in itself create further car parking problems in the centre of the village which is already far from satisfactory. 4. The village school is the largest Primary School in B&NES. We trust that B&NES Council agrees with the Government policy of local schools for local children and it is unlikely that any additional capital, which would need to be considerable, is going to be made available to accommodate any additional children from the proposed new estate. The Parish Council totally rejects the notion that additional children should be transported to Shoscombe or Camerton. 5. The Medical Centre at Hillcrest is already full and an additional population of 200-300 persons will place a tremendous strain on our Doctors, Sisters and other medical staff. Patients already have to park on Wellow Lane and Wellow Mead as there is insufficient space to accommodate cars on the surgery site. This is potentially an additional hazard. 6. Drainage and effluent will need major overhaul to cope with this proposed development; in addition the water pressure in this area is already low. 7. There is no indication of any major road engineering works that will be carried on in Peasedown St John to alleviate the extra traffic. The impact of the NRR. development and the possible development of 210 homes in Radstock needs to be borne in mind; many of the people who will live there will doubtless use the A367. The situation becomes even bleaker when this additional road use makes exiting from Peasedown St John onto the by-pass at the Radstock end of the village even more dangerous and hazardous than it is already. 8. It is assumed that any proposed development on the marginal land will mean the destruction of yet another ancient hedgerow and it seems somewhat ironical to the Parish Council that on the one hand B&NES professes to have green credentials and yet on the other hand it would appear to be encouraging extra car journeys, taking 	<p>site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric</p>	No change.

children to and from school and is prepared to ignore the removal of hedgerows and therefore habitat.

9. New building should be accompanied by new employment opportunities within the area; this proposal does not meet these standards set by the Council.

10. The Parish Council is under the impression, in common with many other Parish and Town Councils that adjustments and improvements to the infrastructure come before housing development. In this case it would appear that B&NES is putting the cart before the horse and hoping, against all the evidence, that this additional development will not make a significant difference in the village or to the villagers or even that no one would notice the proposed change in the housing boundary. Even one of our local B&NES Councillors was unaware of this proposal until advised by one of the Parish Councillors.

11. Moving the housing development boundary sets a dangerous precedent. If this goes ahead will it end with the creep of houses into the green fields?

FMB: 01.12.06

settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

<p>Ref: 2641/J33 /s</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>We strongly support the allocation of land at Wellow Lane, Peasedown St John for residential development in principle. This is a sustainable site on the edge of Peasedown and represents a logical 'rounding off' of the urban area. The bypass provides a defensible boundary between the urban area and the countryside beyond.</p> <p>We are, however concerned about the site area quoted in the policy as being 3.73ha. Our own calculations show the site to measure around 2.6ha. A plan is attached to show where we consider the site boundaries to be and we consider that the proposals map should reflect this plan. We request that this error be corrected.</p> <p>We also consider that the number of units to be accommodated at the site should be flexible. Whilst it may be possible to accommodate 100 units, the site is constrained by its awkward linear shape and a number of other factors. There may also be scope to provide larger units at this site to address a local shortfall. The number of units should be between 30 and 50 dwellings per hectare as per advice in PPG3 subject to detailed site specific considerations which will be resolved at planning application stage.</p>	<p>100 dwellings is the anticipated dwelling capacity but is it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The area of the proposed modification site reflects the fact that it includes Wellow Lane and a section of Braysdown as well as the buffer alongside the bypass. The site boundary does not have implications for the site's capacity or deliverability.</p> <p>Therefore, neither of these two issues warrant a further modification.</p>	<p>No change.</p>
<p>Ref: 3237/J29 /s</p> <p>Location Wellow Lane and By-pass, Land between</p>	<p>Extra dwellings to cater for expansion and utilise underused and Brown Field Land.</p>	<p>Support noted.</p>	<p>No change.</p>

Peasedown St. John

Ref:	3237/J41	REASON FOR OBJECTION: Extra dwellings to cater for expansion and utilise underused and Brown field land.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate a number of sites in order to the meet the identified shortfall in housing in the District. In respect of the two sites at Peasedown St John the concluded that land between Church Road and New Buildings performs an important function in maintaining the separation of New Buildings as an independent group of houses rather than an extension of the larger built up area into the countryside. Land east of Carlingcott Lane forms part of the open countryside and that any development would be a harmful intrusion of the built up area into the countryside. In rejecting these sites the Inspector has identified sufficient sequentially preferable options for the Council to investigate to meet the strategic housing land requirement without the need for the allocation of Greenfield sites in such locations.	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John	INTRODUCTION Representations for the proposed sites for inclusion in the B&NES Local Plan have previously been submitted by Healey and Baker, GVA Grimley, Hephher Dixon and ourselves. At the Public Local Inquiry held on the 5 April 2005, consideration was given to- > Whether the two sites should be allocated for housing within Policy GDS.1. > Whether the Housing Development Boundary should be amended to include both sites. > Wider housing issues concerning the adequacy of Brownfield Sites in the plan area. From the Public Inquiry it was understood — a. SETTLEMENT BOUNDARIES The drawn boundaries on plan did not take into account aspects such as recreation and leisure fields (cricket etc), which should be within the urban boundary, not on the outside of it; with the actual boundaries still being under consideration at that time. It was stated that the representation sites at Church Road and Carlingcott Lane should be part of the Village Envelope and not part of the Rural Hinterland. B. TRANSPORT The council agreed that the Public Transport and village shops were adequate to sustain the village life and that a bus stop exists on the edge of the sites, which would assist in parties travelling to work outside the village without the use of cars thereby assisting in reducing carbon dioxide emissions. The council admitted that the sites are 500m from the village centre, but most of the village is 500m from the village centre. C. HIGHWAYS The council stated that Church Road and the surrounding roads were too narrow; however, the site frontage could be widened; and the Inspector stated that could be dealt with at the planning stage. The Inspector also stated that at Carlingcott Lane, the complete lane did not require to be widened, just at the access point at one corner near the recreation ground where the lane had already been widened; and again it could be dealt with at the planning stage. D. ECOLOGY The Ecologists stated that the Sites should be of National Conservation Interest (SNCI). They had found Limestone Grass on both sites, and a Badger Set on the Church Road site, however; that would not stop development. The Church Road site was overgrown and had killed much of the Limestone Grass but Limestone Grass was growing well on the Carlingcott Site. The Ecologists requested that the site be grazed to encourage its growth and recommended that the Council should be content with some development on the Carlingcott site providing that an area of land was set aside for the grass to thrive; which was agreed. E. DEVELOPMENT The Council stated that Peasedown Belle Vue Farm was fully built out to 21 units and that there would be no more development in Peasedown until after the UDP period ending 2011. However, two other large sites had been forwarded as a consideration for development. The Council stated that Peasedown is an important R1 Settlement — a main area	The objection raises no new issues warranting a further modification.	

for habitation with infrastructure, public transport and shops to substantiate residential expansion; and that it was Peasedown Policy to develop Brownfield sites first, but admitted there were none at that time. The Bus garage was mentioned as a possibility but if it were developed it would lead to loss jobs; and the Inspector agreed that the new proposed employment zone would warrant in-migration and new housing.

F. THE INSPECTOR

The Inspector summed up by enquiring of the Council a suitable development density. It was agreed 8 dwellings to the acre, 20 dwellings to the hectare could be constructed on the sites.

<p>Ref: 3640/J3</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>1- Possibility of great increase in traffic to the north of Bath Road via Braysdown Lane add to this extra vehicles from the Sunset Close development off Braysdown Lane.</p> <p>2 - It will not help the green belt barrier between the bypass and the existing development (at present represented by Eckweek Green to the East).</p> <p>3- A relatively dense development is proposed in contrast to the private development to the west - so the rural character may well be lost.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate</p>	<p>No change.</p>
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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3721/J2</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>More traffic, far too many houses for size of land, loss of frontage to property, noise, change in road layout. There was no consultation with local residents. Access to property if new road layout goes ahead.</p>	<p>local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

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<p>Ref: 3737/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>This land was greenbelt land and lies next to the bypass. It is therefore unsuitable and undesirable for housing. Peasedown St John has already accommodated hundreds of new houses which threaten to overwhelm the infrastructure of the village. More houses would worsen this situation. It still has only one school, one doctor's surgery, one dentist, one veterinary surgeon and no sports facilities, or library. The amendments I would support to the local plan is for this land to revert to greenbelt and for the housing quota for this area to be built nearer local schools which need support from increased pupil numbers e.g. Camerton.</p>	<p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of</p>	<p>No change.</p>

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Ref: 3738/J1	<p>1. The Green Field site is not suitable for residential development, and has been refused planning permission on several previous occasions.</p> <p>2. The green filed site is a buffer zone between the by-pass, which produces a great deal of air pollution, and noise, and the existing properties in Wellow Lane.</p> <p>3. Destruction of the boundary hedgerows, and the subsequent loss of habitat for wildlife is not justified.</p> <p>4. The volume of traffic caused by further housing would create more problems on surrounding roads, particularly access onto the A367.</p> <p>5. The local school, and Doctor's would be unable to cope with a further influx of residents.</p> <p>6. Peasedown-St-John does not require further housing, having already accepted well over one thousand new houses in recent years.</p> <p>In conclusion it is sincerely hoped that the planning department will refuse to allow any development on this site.</p>	<p>any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity</p>	No change.
Location Wellow Lane and By-pass, Land between Peasedown St. John			

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The objection raises no new issues warranting a further modification.

<p>Ref: 3745/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Local Schools, doctors, dentists are over their capacity already and cannot take on any more, police have trouble now with what they police never mind any more houses, we are 5 bungalows where we are houses behind and this proposed modification we are just going to be sandwiched in the middle. It is going to bring more traffic into the village. Leave Peasedown alone, we have our fair share of new houses.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 `</p>	<p>No change.</p>
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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3745/J3</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>No to the boundary changes at Wellow Lane for the purpose of building houses.</p>	<p>Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement</p>	

that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 3755/J2

Location Wellow Lane and By-pass, Land between Peasedown St. John

We strongly disagree with the proposal of the redevelopment of Wellow Lane, in Peasedown-St-John; we feel this would have a detrimental affect on our green fields, hedgerows, wild life, traffic access, noise and pollution. This was a peaceful edge of the village which will be lost especially to our road and Wellow Lane. Braysdown Lane and Wellow Lane is now the only road to the centre of the village and this is used by the elderly and school children, the elderly to get to the surgery and school children being picked up by coaches. Whilst provisions have been made

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham,

No change.

to get local children to the school here, nothing would be worse than having more traffic and loss of our green areas. Coaches can stop in Wellow Lane easily and the green is one of the waiting areas for the school children and the elderly to take a breath and views before moving on. To move the village boundary out to the by-pass and make Wellow Lane wider would be devastating to all ages.

We moved here 34 years ago having small children, it was ideal for them growing up and now in our retirement years we were hoping for the same. We feel we have our quota of disruptions and we are proud and privileged to live in this area. We did not approve of the by-pass but have learnt to live with it. Our views from certain positions of our properties will be lost and not the green hills and fields we have been used to. We feel this would be an imbalance to prevailing housing.

then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3782/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>I object to the proposed new housing at the above location.</p> <p>Peasedown-St-John has had considerable expansion over the last 10 years and further Bath requirements should be built within its own immediate boundary. It appears easier to bump housing on outlying villages and local councils seem to have little impact against government targets! "Brownfield" sites should be favoured over Greenfield sites.</p>	<p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school</p>	No change.

are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 3783/J1

I wish to object to the proposal for the following reasons

Location Wellow Lane and By-pass, Land between **Peasedown St. John**

1. The green field area is a vital buffer between the by-pass which produces air pollution and a high volume of noise, and the existing properties in Wellow Lane.
2. Planning permission has been refused on several previous occasions, the area being deemed as unsuitable for housing.
3. Destruction of the boundary hedge rows and loss of wildlife is not justified.
4. Further residential development will increase the volume of traffic, causing problems on the surrounding roads. In particular, access onto the A367 which is already difficult.
5. The local school and doctors would be unable to deal with a further surge of residents.
6. Peasedown-St-John has already been subjected to the building of more than one thousand new houses, which is more than adequate.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been

No change.

In conclusion, it is sincerely hoped that the planning committee will refuse the request to develop this site, and leave the area as a pleasant green field site on the edge of the village.

investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the

Ref: 3784/J1

Location Wellow Lane and By-pass, Land between **Peasedown St. John**

I object to the proposed new housing at the above location. Local democracy no longer seems to matter and something deemed wrong 10 years ago, is now steam rolled through regardless of the wishes of the local Peasedown-St-John residents. Peasedown-St-John has had considerable expansion and further Bath requirements should be built within its own immediate boundary. It appears easier to bump housing on outlying villages. The council seems to have little teeth against government targets! "Brownfield" sites should be favoured over Greenfield sites.

surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

No change.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is

			<p>now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	3785/J1	Although I have no objection to building houses which will benefit Peasedown, I would not like the road along Wellow Lane or Tynning opened up for more traffic adding to congestion. Is it possible for the estate to exit into the part of Braysdown Lane, leading out to the main drag.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John			

development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3786/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>I object to the restructure of Wellow Lane in regards to the loss of green fields due to housing, the increase in traffic and the effect of extra pressure on Village facilities e.g. School and Doctors.</p> <p>I also object to the moving of the Parish boundary.</p> <p>I object to the allocation of this land for housing.</p>	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be</p>	<p>No change.</p>

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3848/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>We strongly object to not being informed previously of any plans concerning land development between Wellow Lane and the bypass. If this development goes ahead we can envisage more traffic and crime. Having one Policeman for the village and Radstock Police Station unavailable at night, it would be open season for criminals if this development is allowed to happen. This village does not have enough amenities for the people already living here, and certainly could not cater for a large influx. The surgery, dentists and vets would not be able to cope with all the extra patients.</p>	<p>considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also</p>	<p>No change.</p>

acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

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The objection raises no new issues warranting a further modification.

Ref: 3849/J2

Location Wellow Lane and By-pass, Land between

We strongly object to the proposed modifications suggested for the Wellow Lane area in Peasedown-St-John.
 We have lived at our present address for over 30 years and have seen many changes, some for good and others not so good.
 We have tolerated a by-pass just across the way from us and learned to live with it

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites

No change.

Peasedown St. John as a necessary evil so to speak. We say this as trying to cross over to walk with dogs is best described as dicing with death. Already 1000 plus dwellings have been added to the village over the years and we consider that another 100 houses would only add to an already overstretched school, shops, surgery and other amenities. The A367 into and out of Bath is one of the most congested roads in the area, not to mention the roads directly into the village itself. We want to keep this a rural area and keep Peasedown as a village. To do this we have to protect our remaining green belt and not becomes just another suburb of Bath. We always understood, right or wrongly so, that the village boundary was the Wellow Lane, so surely the other side is Green Belt.

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features,

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3850/J2</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>I object to the proposal to extend the housing development area to include land between Wellow Lane and the bypass. The site boundary should remain as shown on the proposal map. The reasons for this are;</p> <ol style="list-style-type: none"> 1. The inspector has failed to take account of RPG10 Policy SS2 - the proposal IS a planned expansion of a dormitory town and therefore is contrary to this policy. 2. Lack of a consistency by inspectors across the sub-region in their interpretation of RPG 10 3. The proposal is on a Greenfield Site - clearly there is an abundance of Brownfield Land at Radstock and therefore this site should fall way below this in the search sequence for housing land. 4. To build up to the by-pass creates an unacceptable hard urban form in a rural environment which shows a lack of understanding and sympathy for the organic growth of settlements. 5. Building close to the bypass would be an unacceptable environment for new residents in terms of noise/fumes. 6. Peasedown-St-John is not a sustainable settlement. Our commuting from the site would increase the need to travel by car, increase carbon dioxide emissions, congestion into Bath and do nothing to improve the imbalance between homes and jobs in this settlement 	<p>mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to</p>	No change.

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3851/J4</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Living in Wellow Lane, to get on the by-pass to Radstock, you can wait 5-10 minutes to do so. I have objection to the volume of traffic coming through Wellow Lane (Frederick Avenue, Albert Avenue to Braysdown Lane, Bottleneck into Braysdown Lane; half way up you have to wait for traffic coming down and also if there are people with or without babies and children, it is a problem)</p> <p>Water and sewage is also a problem and we have had to call out sewage people three times in the last two months owing to blockage. This blockage has not been from us but in the area.</p> <p>Schools - Peasedown full.</p> <p>Coaches picking up children going to other schools at least 5 coaches - 8.10am and dropping off at 3.50pm. If more houses are built this would make more children and would increase litter, noise etc. Often we cannot get in or out of our drive due</p>	<p>accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

to this.

Elderly people walking to the doctors is very dangerous. The doctors surgery is full and waiting time is approximately three days. Their carpark is full and cars park all along the road

We have an adult Son with learning difficulties who is picked up at our gate. This can be most difficult at times due to the traffic.

The dentist in Peasedown is full and means that people would have to travel.

If more houses are built in this area, the value of our property will be reduced.

It will also effect the nature, hedges, birds etc.

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

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The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

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<p>Ref: 3852/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Hillcrest Surgery object to the proposed plan as the extra housing will put undue strain on our capacity to deal with sick people. The surgery so not able to expand to meet this demand.</p>	<p>surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p>	
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		<p>The Council has sought to encourage and facilitate</p>	

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3853/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Don't you think that there are enough new buildings in Peasedown. I live at the bottom of Braysdown Lane in which I enjoy the views from my window across open fields.</p> <p>I have already given way to a by-pass which cuts across open fields. I am also concerned of the volume of traffic which will be using Braysdown Lane. There are lots of small children playing in the area. This may be classed as a rat run again. This will very seriously de-value my property and we will not get any compensation.</p>	<p>local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

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The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

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<p>Ref: 3854/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>We both strongly object to anymore redevelopment in Wellow Lane, Peasedown St John. Don't you think that the village has enough houses now, we already have 400 more on the new estate than was planned for.</p> <p>The village cannot take anymore volume of traffic. There is a section in Braysdown Lane for example;</p> <p>No pavement, which makes it difficult to pass-by cars etc if you meet pedestrians. That is why the by-pass was built; to keep traffic out of the village. It is very difficult to get out onto the main road early mornings and evening as it is. The doctor surgery cannot cope; if you need an appointment, you have to wait a week or so. The dentist are at their maximum.</p> <p>Also the water and sewage will be under pressure.</p> <p>The School is not big enough now, let alone more pupils.</p> <p>The inspector therefore did not recommend the allocation of the site for housing.</p>	<p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of</p>	No change.

Respondent Details	Summary of Comment	Proposed Response	Change
Ref: 3854/J2	<p>I strongly object to any more development in our village as there is already enough and there are more than 200 houses to what there should have been. Also the doctor's surgery , dentist, school are already at bursting point. It sometimes takes a week for an appointment at the Doctor's now. There is far more traffic than we need coming into the village as it is. Braysdown Lane is a great example, also the junction on to the Wells 367.</p> <p>When I take my wife to work at 8.00am peak time morning, I have to turn left to drive to the roundabout to get back to Radstock as I have to wait so long at the junction from the village.</p> <p>The water services is at its peak capacity now.</p> <p>Where we live there is talk of removing the hedges opposite us to build more houses.</p> <p>There will be no wildlife left soon.</p>	<p>any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 ` Archaeology and Planning`. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity</p>	No change.

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The objection raises no new issues warranting a further modification.

<p>Ref: 3871/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>1. Increase in traffic on an already busy junction with A367. Local amenities (school, doctors, dentists) are already stretched. Loss of Green Field.</p> <p>2. Retain housing development boundary as it is.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 `</p>	<p>No change.</p>
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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3871/J2</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>1. Increase in traffic on an already busy junction with A367. Local amenities (school, doctors, dentists) are already stretched. Loss of Green Field.</p> <p>2. Retain housing development boundary as it is.</p>	<p>Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
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<p>Ref: 3908/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>1. Reason for objecting to more housing along Wellow Lane - There will be more cars - traffic problems anyway and there is wildlife in hedged fields. It will affect peoples walks.</p> <p>2. Keep fields and public land. Less housing development.</p>		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham,</p>	<p>No change.</p>

then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3970/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Our reasons for objecting are as follows:</p> <ol style="list-style-type: none"> 1. Increased traffic along Wellow Lane. This road has a growing problem with speeding traffic and a speed trap has recently been installed. 2. Loss of rural views from our home and the potential impact on its value. 3. Lack of infrastructure to support a new housing development within the village. Peasedown school is already at maximum capacity. 	<p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school</p>	No change.

			<p>are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	3974/J1	<p>Having learnt of the rumour that approximately 100 more houses will be erected on land adjoining Wellow Lane, this gives cause for concern for those who live there and others that it will indirectly affect. Therefore, I feel it is necessary to put in an objection. If the houses are to be built in this field it would be directly opposite the properties and as the majority of the properties in Wellow Lane are bungalows, this would have effect on the day light coming into their homes. There would also be overlooked. It will also increase the traffic noise to these existing properties as the bunding cuts the noise levels of the by-pass. If the road 'Wellow Lane' is to be re-opened, it will raise the volume of traffic alongside the properties, also reducing the value of the existing properties. As this is currently the edge of the village, a number of people enjoy using this area for walking with children, dogs etc as it is a road that is used for access only.</p> <p>As for the increasing volume of people it would generate, the village struggles as it is without having to deal with yet more housing. It is difficult enough now trying to</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been</p>	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John			

get an appointment at the doctors or dentist, there's are no more shops than there were 15/20 years ago, the school is apparently full and everywhere in the village appears chaotic where more people are using cars, parking illegally with no penalty given! I think that we have had more than our share of new housing and it hasn't given any benefit to the existing property owners/tenants.

investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3975/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Since moving to Wellow Lane 13 years ago, a housing estate of 1,400 houses was built. This made our lane which is narrow, a traffic rat race. Some years later, the above way sealed off and a turning point put in place. This area, then became very popular with all village people, very active with toddlers and Mums, older people and cyclers. We live the far end of this lane which is quite narrow, 10 yards from house to hedge. Light factor; we are overlooked at the back with the same at the front. We already have cars backing up from the cottages. The volume of traffic in Braysdown Lane is much greater and is very narrow, with no pavements. A large number of village people use this Lane on a regular routine. Plus the size of School, Dentist, Surgery, Rainwater already a problem etc.</p>	<p>surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is</p>	<p>No change.</p>

now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 3976/J1

Location Wellow Lane and By-pass, Land between Peasedown St. John

I would like to object to the rumours of building 100 more houses along Wellow Lane. The infrastructure will struggle to support this extra load put upon it. I am sure, in heavy rain at the junction of Wellow Lane and Wellow Tynning, we get a flood situation with a 12 inch fountain in the middle of the road rising from a road gully. It is approximately ten yards from my property to the proposed field for building. I live in a bungalow so if houses are built there, it could affect the light. We are already overlooked by houses at the rear into our bedrooms. There could well be another 150 cars to parks. More traffic would be using Braysdown Lane. A road that narrows halfway up for 100 yards with no pavement either side.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential

No change.

development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3977/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>1. No need for more houses in Peasedown. 2. Keep it rural as it is the edge of a village. 3. Traffic is already bad on A road going into Bath. 4. No job prospects in this area. 5. Peak times to get onto the bypass is near impossible. Could do with roundabout Radstock end.</p> <p>Amendments 1. Keep it green fields.</p>	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be</p>	No change.

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 3978/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>1. Keep it rural as it is the edge of a field. 2. No need for more houses. 3. Traffic is already bad on the A367 going into Bath. 4. No job prospects in the area. 5. Peak times to get onto the by-pass Radstock way is awful and needs a roundabout.</p> <p>Amendments 1. Keep it green fields for the wildlife.</p>	<p>considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also</p>	

acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 3979/J1

Location Wellow Lane
and By-pass,
Land between

Do not require any more building in Peasedown, especially here. Access onto the by-pass at peak times at the Red Post is poor. School is overcrowded, parking in the village is horrendous.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites

No change.

Peasedown St. John

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features,

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4038/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>I think that Wellow Lane does not need 200 more houses. Also it is going to block the bungalows view. It is fine as it is. The traffic is very fast there and you will only make it worse.</p>	<p>mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to</p>	

			<p>accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	4044/J1	Peasedown doesn't need 200 more houses. My in-laws live in Wellow Lane and it will spoil the outlook from their home. The traffic is already very fast along Wellow Lane and it will only get a lot worse. Lots of people walk to the doctors and it will not be safe anymore for adults or for children. The school is at bursting point and trying to park to take my children into school is a nightmare. If more classrooms keep being built there will not be a playground left for the children which means no running around and no exercise for the children. The Village is at bursting point.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be</p>	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John			

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

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The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

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Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or

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<p>Ref: 4045/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>My parents live in Wellow Lane and I feel that Peasedown is big enough already. The school is already at bursting point and if they keep on building more classrooms, there will not be any playground left. The parking at school time is dreadful, as there is just no where to park. When ever you ring the doctors, you cannot get an appointment, unless it is an emergency. You need to book your appointment before you get ill. The whole village is at bursting point, we just do no need another 200 houses. There will be more teenagers hanging around the village, which as you know has already caused lots of problems.</p>	<p>surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p>	
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		<p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p>	
		<p>The Council has sought to encourage and facilitate</p>	

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4047/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>My reasons for objecting to the proposed modification to allocate land between Wellow Lane and the bypass for housing development under policy GDS.1, is because of the increased dangers it would cause to the local school children that walk the narrow lanes and elderly people that walk to the local doctors surgery.</p>	<p>local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4048/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>This end of the village will lose the peaceful environment and if these houses are built, we will have traffic problems in Wellow Mead with cars causing roads to be dangerous. This end of the village has always had a noise from the bypass and will suffer with more noise and cars up and down Wellow Mead and Wellow Lane. It will be bad for children to go to schools in other villages. I believe that 100 houses will cause this end of the village to have a lot of problems, i.e. more vandalism, traffic and children could be harmed having to go to other villages. I am against these proposals.</p>	<p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of</p>	<p>No change.</p>

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4049/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>My reasons for objecting to the proposed modification to allocate land between Wellow Lane and the bypass for housing development under the policy GDS.1 are because of the extra traffic it would generate with the obvious pollution and congestion to the already busy and narrow lanes of the village, and to the roads leading to the nearby towns and cities.</p>	<p>any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity</p>	

of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

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The objection raises no new issues warranting a further modification.

<p>Ref: 4050/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Increase in traffic causing more noise, more speeding in Wellow Mead/Lane, as well as increased pollution.</p> <p>Extra Strain on Medical Centre.</p> <p>Danger of boundary creep i.e. moving into other green fields.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 `</p>	<p>No change.</p>
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<p>Ref: 4051/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>We enjoy the quiet edge of the village. Wellow Mead however, already suffers over use with its connection with Albert Road and Franklin Avenue.</p> <p>Another hundred dwellings equals at least another 100 vehicles and will over stretch even further, this over used road.</p>	<p>Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
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Ref:	4052/J1	The loss of green fields and what we enjoy as a peaceful edge of village location will be lost. Plus the effects that this will have on the local environment.	<p>that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John		The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham,	

then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

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The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4053/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>As the owner of a property on Wellow Lane, I strongly object to the development of yet another green field site. Having grown up in Peasedown St John and witnessed the 'new' estates development, I consider further building in the village to be inappropriate. The village now is one of two halves and most 'new' villagers commute to their places of work. The extra cars, traffic and pollution by this development would be considerable with no direct benefits to the village. The infrastructure of the village (schools, doctors etc) is unable to cope with this 'extra' influx of people with the added problems (environmental) previously mentioned. I also fail to see how the extra traffic will be safely accommodated at the junctions of Wellow/Braysdown Lane.</p>	<p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school</p>	No change.

			<p>are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	4054/J1	Not a big enough school. Not a big enough Doctors.		
Location	Wellow Lane and By-pass, Land between Peasedown St. John	Increase in traffic.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been</p>	No change.

investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

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The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4055/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<ol style="list-style-type: none"> 1. Infrastructure in Peasedown St John is not capable of accepting any major further development, bearing in mind it has already had 1400 extra houses completely changing the ethos of the village, with only minimal improvements as a result. 2. The existing junctions to the by-pass are completely dangerous and further traffic will result in unacceptable risk to life and limb of residents. 3. Maximum use of brown field sites should be exhausted before any development of agricultural land. 4. If this area is developed then there will be no area locally at Wellow Lane with any open space. 5. The Red Post Inn of Wellow Lane is already having a major car park for the Doctor's Surgery, which is already over subscribed. It is unacceptable to allow further congestion of cars parking on and around an already dangerous junction. 6. There are already plans to develop in Radstock with a further 200+ houses, which are/will impact on transport and commuting to Bath. 7. The impact to local residents health, quality of life and safety would suffer as a result of any further major development. 	<p>surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p>	No change.
		<p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p>	
		<p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p>	
		<p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is</p>	

			<p>now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	4056/J1	It is too far and dangerous due to lack of proper pavements for the young and the elderly to walk to the village facilities. Education, leisure and health facilities are already inadequate for such a rise in this local community.	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential</p>	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John			

development. There is no previous planning history relating to this site.

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<p>Ref: 4057/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<ol style="list-style-type: none"> 1. Overwhelmed traffic on Wellow Mead onto the A367. Dangerous at junction with accidents and DEATHS! 2. Overwhelmed capacity on surgery. 3. Overwhelmed capacity on schools in the Village. 4. Breaking lack of existing facilities. 5. Wansdyke rejection for any further development "it would not be appropriate to allocate this site!" Wellow Lane is a Green Field site. 6. We are already 6,500 people with 200 houses built over and above 1200 houses on a final development of 1200. We are breaking at the seams! - 1400 houses. 7. Altering existing boundaries in order to allocate land for building purposes, which have previously been rejected. 8. Yet more noise pollution from traffic, extra to existing with no other exit out of Wellow Mead. 9. Yet more fume pollution. 10. Insufficient infrastructure to sustain. 	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be</p>	No change.

		<p>considered and reflects national advice in PPG16 ` Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<p>Ref: 4058/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<ol style="list-style-type: none"> 1. Overwhelmed traffic on Wellow Mead onto the A367. Dangerous at junction with accidents and DEATHS! 2. Overwhelmed capacity on surgery. 3. Overwhelmed capacity on schools in the Village. 4. Breaking lack of existing facilities. 5. Wansdyke rejection for any further development "it would not be appropriate to allocate this site!" Wellow Lane is a Green Field site. 6. We are already 6,500 people with 200 houses built over a final development. 1400 against a final of 1200. We are creaking at the seams. 7. Altering existing boundaries in order to allocate land for building purposes, which have previously been rejected. 8. Yet more noise pollution from traffic, extra to existing with no other exit out of Wellow Mead. 9. Yet more fume pollution. 10. Insufficient infrastructure to sustain. 	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also</p>	<p>No change.</p>

acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 4059/J2

Location Wellow Lane and By-pass, Land between

Education, leisure, recreation and general basic facilities are inadequate in Peasedown, and additional housing in the proposed area would exacerbate this situation. There is no need for additional housing so close to the very noisy bypass.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites

No change.

Peasedown St. John

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features,

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4060/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<ol style="list-style-type: none"> 1. Movement of development boundary. 2. Extra traffic that housing will bring to an already busy lane. 3. Loss of Green Field and hedgerow which act as a buffer lane to the already congested A367. 4. The extra demand on our village high street with extra traffic. 	<p>mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to</p>	No change.

			<p>accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	4061/J1	Moving of the boundary. Loss of Green Fields. Hedgerows, loss of wildlife. Extra traffic in Wellow and Braysdown Lanes. Bypass was developed to ease traffic - now it will not be useful.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John	Doctors at present are over subscribe. Housing does not bring employment to the area. Extra pollution in areas - Wellow/Braysdown Lane and Village high street. Peasedown already over subscribed with housing of 1400; we have 400 above the original plan. I whole heartedly agree with our organiser, stating, "what a legacy to leave our off springs."		

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4062/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>My reasons for objecting to the proposed modification to allocate land between Wellow Lane and the bypass for housing development under policy GDS.1 is because of the destruction of this part of Wellow Lane and its hedgerows and the environmental damage and stress it would cause to the area wildlife, agricultural land and to the local residents, properties and gardens, not only whilst the work is in progress, but for many years to come.</p>	<p>surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate</p>	<p>No change.</p>

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4063/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Peasedown St John has already contributed a large proportion of the housing requirement to comply with Policy HG.1 and it was suggested by BANES that the "village would benefit from a period of consolidation following its recent considerable growth."</p> <p>Peasedown St John is already over-developed — the initial development of St Johns Park was for 1200 houses but the completed development totalled 1400 houses. There has been, as a result, an imbalance between residential development and local employment — local jobs for local people has not been achieved</p> <p>Peasedown St John has already contributed a large proportion of the housing requirement to comply with Policy HG.1 and it was suggested by B&NES that the "village would benefit from a period of consolidation following its recent considerable growth"</p> <p>I do not believe that the proposal site qualifies as suitable for residential development under Policy HG.4 because it does not satisfy the category requirements:</p> <p>Residential development in Bath, Keynsham, Norton-Radstock and those villages defined in Policy 50.1 as R.1 settlements will be permitted if:</p> <ul style="list-style-type: none"> it is on previously developed land; and it lies within the built up area of Bath or within the defined housing development 	<p>local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

boundary; or
 iii. it forms an element of a comprehensive scheme for a major mixed-use site defined in Policy GDS.1
 Development in Peasedown St John would not be in line with the Government's policy of providing residential housing within urban areas, to help minimize traffic flow and congestion; due to the lack of local employment residents would be forced to commute to Bath and Bristol
 Development of land at Wellow Lane would result in increased traffic onto Wellow Lane and then on to the Peasedown St John bypass — the scene of several serious/fatal road traffic accidents in recent years.
 Access from the development is suggested to be onto Wellow Lane with no direct access to the bypass — this will direct traffic onto the bypass from the Wellow Mead junction - already a difficult access point for existing traffic
 It would also result in increased traffic travelling into the village via Braysdown Lane which is part of the "Safe Routes to School" scheme which will seriously put at risk the health and safety of small children and parents
 There would inevitably be an increase in rush hour commuting traffic on the A367 into Bath which is already a heavily over-used route which will be exacerbated by the development already consented to of over 200 houses in Radstock
 This will lead to increased rush hour commuting traffic diverting through country lanes through surrounding villages to avoid the congestion on the A367 and also on routes to Bristol
 If all the development proposed for the Peasedown St John area including the commercial/industrial development on the other side of the bypass went ahead then the bypass would no longer be a bypass but would become what the Bath Road used to be — a main road through a village
 There is an increasing lack of green land and public open spaces resulting in a shortage of areas where children can play and dogs can be walked. The St Johns Park development provided residents with some amenity space between the development and the bypass plus Beacon Field, but the centre/older parts of the village have been left with very little green space" and the proposed development at Wellow Lane would remove the last open space on this side of the village suitable for dog walking, resulting in residents having to cross the bypass to access "green space"
 Part of the proposal site was designated on the 1991 Local Plan as "Ancient Monument/Area of Archaeological or Historic Interest" — this does not appear to be the case on the 2002 Local Plan — yet another example of greenfield land being "redefined" to make it "suitable" for development
 > There has been no increase in amenities for the residents of Peasedown St John — for example, the Beacon Hall can only accommodate a maximum of 150 people with a village population of over 6,000
 There is a real lack of infrastructure within Peasedown St John —
 • school places — the school is already over-stocked — the suggestion that children should be taken to Camerton or Shoscombe will only serve to increase the movement of traffic at peak times — local schools for local children will not be achieved;
 • health surgery — again this surgery located on Wellow Mead is already over-stocked and an increase in patient numbers would result in extra pressure on doctors, nurses and medical staff;
 • the same is true of the dental practice in Peasedown St John;

Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

- Wellow Lane is not on the route of regular public transport services

If there were to be development of the proposal site the residents would be subjected to high levels of traffic noise from the bypass which will increase heavily over the next few years — this has been stated to be detrimental to public health. Development of the proposal site would have a detrimental affect on the water supply to residents of Wellow Lane and adjoining streets as water pressure is already low.

The site was not considered suitable for residential housing by the former Wansdyke Inspector when previously reviewing the Local Plan :-

- The Wansdyke Inspector did not recommend the allocation of the site for housing because "it would exacerbate the prevailing housing/jobs imbalance contrary to government objectives"

since that time there has been further development at Belle Vue Farm in the centre of Peasedown St John village, of approximately 29 houses.

Prior to the appointment of Inspector Wendy Burden the case for B&NES was set out as:

+ The Council is satisfied that the Plan's required level of housing provision can be met without the need for additional provision in or adjacent to Peasedown St John. Hence there is considered to be no need for this site to be allocated for housing. The Council also considers such an allocation to be inappropriate for more local reasons.

- It is considered that the village would benefit from a period of consolidation following its recent considerable growth. As an example of the strain which this growth has placed on local services, the primary school is already operating over capacity. The provision of additional housing would only increase the difficulties of providing necessary services to the village population.

+ The site is in Noise Exposure Category C where planning permission for development should not normally be granted. The Council has major concerns about accepting development of Category C sites because of the likely effects on human health of residents exposed to continuously high levels of road traffic noise. It is likely that traffic movements on the by-pass have increased since this assessment was made.

+ There are no grounds for breaching the present development boundary.

+ The Structure Plan policy clearly gives much higher priority to development in other locations, and/or brownfield sites, ahead of greenfield sites in rural areas.

+ Allocation of additional greenfield sites would be contrary to the locational strategy.

+ The fact that the bypass provides a logical edge to the developed area does not mean that all land within the bypass should be built up.

+ On the highway issues there have been serious accidents recorded in the general area and some concerns arising relating to junction capacity.

+ Wellow Lane is a greenfield site in a rural part of the District and the Plan is concerned to maximize provision of non-greenfield land.

- The 2003 Urban Capacity Study identified brownfield land in the District to meet the Plan's housing requirement.

+ The Council is satisfied that the required level of provision can be met without the need to allocate additional housing sites at Peasedown St John.

- The Wansdyke Inspector's overall arguments for rejecting the development of this site in 2000 also still apply today.

+ In conclusion the Council believes that the Wellow Lane site is not needed to meet the Plan's housing requirements. As a greenfield site this site should not be

The objection raises no new issues warranting a further modification.

favoured for housing development. The situation has not changed materially since the Wansdyke Local Plan Inspector concluded that "it would not be appropriate to allocate this site at the moment". The Council believes that the same balance of argument applies today and that the same conclusion should therefore be reached now as was reached by the previous Local Plan Inspector

- Local Plan Locational Strategy -

- + Key principles are that development should:

- (Be located in places which reduce the need to travel

- ' Be located where it is accessible to facilities

- Improve local character/distinctiveness

- "Use brownfield sites as far as possible

- + New development should be steered primarily to accessible, brownfield sites in urban areas where it will benefit the local economy and community

- + The locational strategy is to encourage development within Bath with only limited residential development in rural settlements.

Given all the above arguments I cannot see what has changed materially that would cause the Inspector's Recommendation to be accepted. If anything the situation has become worse strengthening the argument against the proposed modification and I would strenuously urge the Council to reconsider and leave the proposal site as "greenfield" and ideally, offer further protection to residents by allocating the land as amenity land for the benefit of the residents of Peasedown St John.

Ref: 4064/J3

Location Wellow Lane
and By-pass,
Land between
Peasedown St. John

Peasedown St John is already over-developed — the initial development of St Johns Park was for 1200 houses but the completed development totalled 1400 houses. There has been, as a result, an imbalance between residential development and local employment — local jobs for local people has not been achieved. Peasedown St John has already contributed a large proportion of the housing requirement to comply with Policy HG.1 and it was suggested by B&NES that the "village would benefit from a period of consolidation following its recent considerable growth"

I do not believe that the proposal site qualifies as suitable for residential development under Policy HG.4 because it does not satisfy the category requirements:

Residential development in Bath, Keynsham, Norton-Radstock and those villages defined in Policy 50.1 as R.1 settlements will be permitted if:

it is on previously developed land; and

it lies within the built up area of Bath or within the defined housing development boundary; or

iii. It forms an element of a comprehensive scheme for a major mixed-use site defined in Policy GDS.1

Development in Peasedown St John would not be in line with the Government's policy of providing residential housing within urban areas, to help minimize traffic flow and congestion; due to the lack of local employment residents would be forced to commute to Bath and Bristol

Development of land at Wellow Lane would result in increased traffic onto Wellow Lane and then on to the Peasedown St John bypass — the scene of several serious/fatal road traffic accidents in recent years.

Access from the development is suggested to be onto Wellow Lane with no direct access to the bypass — this will direct traffic onto the bypass from the Wellow Mead junction - already a difficult access point for existing traffic

It would also result in increased traffic travelling into the village via Braysdown

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement

No change.

Lane which is part of the "Safe Routes to School" scheme which will seriously put at risk the health and safety of small children and parents

There would inevitably be an increase in rush hour commuting traffic on the A367 into Bath which is already a heavily over-used route which will be exacerbated by the development already consented to of over 200 houses in Radstock This will lead to increased rush hour commuting traffic diverting through country lanes through surrounding villages to avoid the congestion on the A367 and also on routes to Bristol

If all the development proposed for the Peasedown St John area including the commercial/industrial development on the other side of the bypass went ahead then the bypass would no longer be a bypass but would become what the Bath Road used to be — a main road through a village.

There is an increasing lack of green land and public open spaces resulting in a shortage of areas where children can play and dogs can be walked. The St Johns Park development provided residents with some amenity space between the development and the bypass plus Beacon Field, but the centre/older parts of the village have been left with very little green space" and the proposed development at Wellow Lane would remove the last open space on this side of the village suitable for dog walking, resulting in residents having to cross the bypass to access "green space"

Part of the proposal site was designated on the 1991 Local Plan as "Ancient Monument/Area of Archaeological or Historic Interest" — this does not appear to be the case on the 2002 Local Plan — yet another example of greenfield land being "redefined" to make it "suitable" for development

> There has been no increase in amenities for the residents of Peasedown St John — for example, the Beacon Hall can only accommodate a maximum of 150 people with a village population of over 6,000

There is a real lack of infrastructure within Peasedown St John —

- school places — the school is already over-stocked — the suggestion that children should be taken to Camerton or Shoscombe will only serve to increase the movement of traffic at peak times — local schools for local children will not be achieved;
- health surgery — again this surgery located on Wellow Mead is already over-stocked and an increase in patient numbers would result in extra pressure on doctors, nurses and medical staff;
- the same is true of the dental practice in Peasedown St John;
- Wellow Lane is not on the route of regular public transport services

If there were to be development of the proposal site the residents would be subjected to high levels of traffic noise from the bypass which will increase heavily over the next few years — this has been stated to be detrimental to public health Development of the proposal site would have a detrimental affect on the water supply to residents of Wellow Lane and adjoining streets as water pressure is already low

The site was not considered suitable for residential housing by the former Wansdyke Inspector when previously reviewing the Local Plan :-

- The Wansdyke Inspector did not recommend the allocation of the site for housing because "it would exacerbate the prevailing housing/jobs imbalance contrary to government objectives"

since that time there has been further development at Belle Vue Farm in the centre of Peasedown St John village, of approximately 29 houses

Prior to the appointment of Inspector Wendy Burden the case for B&NES was set

that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

out as:

+ The Council is satisfied that the Plan's required level of housing provision can be met without the need for additional provision in or adjacent to Peasedown St John. Hence there is considered to be no need for this site to be allocated for housing. The Council also considers such an allocation to be inappropriate for more local reasons.

- It is considered that the village would benefit from a period of consolidation following its recent considerable growth. As an example of the strain which this growth has placed on local services, the primary school is already operating over capacity. The provision of additional housing would only increase the difficulties of providing necessary services to the village population

+ The site is in Noise Exposure Category C where planning permission for development should not normally be granted. The Council has major concerns about accepting development of Category C sites because of the likely effects on human health of residents exposed to continuously high levels of road traffic noise. It is likely that traffic movements on the by-pass have increased since this assessment was made

+ There are no grounds for breaching the present development boundary

+ The Structure Plan policy clearly gives much higher priority to development in other locations, and/or brownfield sites, ahead of greenfield sites in rural areas

+ Allocation of additional greenfield sites would be contrary to the locational strategy

+ The fact that the bypass provides a logical edge to the developed area does not mean that all land within the bypass should be built up

+ On the highway issues there have been serious accidents recorded in the general area and some concerns arising relating to junction capacity

+ Wellow Lane is a greenfield site in a rural part of the District and the Plan is concerned to maximize provision of non-greenfield land

- The 2003 Urban Capacity Study identified brownfield land in the District to meet the Plan's housing requirement

+ The Council is satisfied that the required level of provision can be met without the need to allocate additional housing sites at Peasedown St John

- The Wansdyke Inspector's overall arguments for rejecting the development of this site in 2000 also still apply today

+ In conclusion the Council believes that the Wellow Lane site is not needed to meet the Plan's housing requirements. As a greenfield site this site should not be favoured for housing development. The situation has not changed materially since the Wansdyke Local Plan Inspector concluded that "it would not be appropriate to allocate this site at the moment". The Council believes that the same balance of argument applies today and that the same conclusion should therefore be reached now as was reached by the previous Local Plan Inspector

- Local Plan Locational Strategy -

+ Key principles are that development should:

- (Be located in places which reduce the need to travel

- ' Be located where it is accessible to facilities

- Improve local character/distinctiveness

- "Use brownfield sites as far as possible

+ New development should be steered primarily to accessible, brownfield sites in urban areas where it will benefit the local economy and community

+ The locational strategy is to encourage development within Bath with only limited residential development in rural settlements.

Given all the above arguments I cannot see what has changed materially that would cause the Inspector's Recommendation to be accepted. If anything the situation has become worse strengthening the argument against the proposed modification and I would strenuously urge the Council to reconsider and leave the proposal site as "greenfield" and ideally, offer further protection to residents by allocating the land as amenity land for the benefit of the residents of Peasedown St John.

Ref: 4065/J1

Location Wellow Lane and By-pass, Land between Peasedown St. John

By moving the Village boundary to accommodate more housing in an over populated village. It will add extra traffic in Wellow and Braysdown Lanes, and the A367 which are all ready at very heavy congested state. The local schools cannot cope with any more children or more demand on local services. The loss of natural habitat for lots of wildlife. How long before our small village becomes a small TOWN?

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

No change.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

		<p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<p>Ref: 4066/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>I am objecting to the boundary move as this would mean the loss of views for the residents of Wellow Lane and others in the vicinity. Loss of wildlife and hedgerows which form a large part of village and country living would disappear if the boundary is moved. Village boundaries were set for reasons and should not be subject to change for expansion to accommodate nearby towns overflow, especially if this boundary move makes the village the size of a small town with no infrastructure changes, new schools, doctors, dentist, road systems, mains drainage and work prospects, all of which are overstretched already.</p> <p>OBJECTIONS CONTINUED In brief:</p> <ul style="list-style-type: none"> • Loss of wild life, birds nesting and hedgerows — detrimental to the environment • Loss of the views - devaluing the property for some • Ruin of our country side — we want decent air to breath and places walk • Pollution levels — increase of pollution levels will affect the health of many of the residents. • The added noise and volume of traffic will increase to an uncomfortable level for residents in the immediate area, also affecting their health. (no amount of financial reward for noise of inconvenience will make health problems decline) • Environments will not be in keeping with country and village life if this goes ahead. • Wellow lane, Wellow Mead and Braysdown Lane will become even more dangerous to existing residents. 	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history</p>	<p>No change.</p>

- Residents of Peasedown St. John Will find it even more hazardous to drive out of the village safely.
- The traffic on the by-pass already is a problem to residents, extending the boundary would only serve to make the area more unsafe to villagers, as traffic has no other way to exit out onto the by-pass.
- The increased traffic will make all the roads surrounding the proposal far more dangerous to cross on foot than they all ready are.

Why are the Councillors of Bath trying to turn a village into a town out of town? We in Peasedown St. John should not be forced to give up our village for a town that nobody wants.

Being a resident of Wellow Mead, I feel I have every right to object to the boundary move as if this goes ahead and even more homes are built, it will be like living between two heavily used by-passes, damaging my health with both fuel and noise pollution. This is a village and the boundaries that are currently in place should remain.

To think that moving the boundary only affects residents in Wellow Lane is extremely narrow visioned as it affects the entire VILLAGE of PEASEDOWN ST. JOHN.

relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

<p>Ref: 4067/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>I think extending the boundaries of the Village of Peasedown St John would be a great mistake. I am told the schools, doctors and dentists are already overloaded, also too many cars and almost no where to park. The Village is full. Trying to find room for 200 more houses means 100 more families and could mean 200 cars. The pollution will be most unhealthy. I moved here for the peace and open country, not to look out at houses instead of farm land. If you let builders take more land, they will keep going, taking more, even the other side of the bypass. We need to look after our wildlife, not keep taking their habitat away.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 `</p>	<p>No change.</p>
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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4068/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Far too much traffic to and fro. Already a problem with speed and noise</p>	<p>Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement</p>	

Ref:	4069/J1	I object on the reasons that there would be too many houses in one place and would cause extra traffic along Wellow Mead. It is ridiculous now. Speeding ad the number of cars etc using this road would be adding more danger to this area. It would also take away the Village aspect, becoming more of a town. This would be another Village lost and crowded.	<p>that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 ' Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John		The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham,	

then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4070/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>1. During the course of the original development of the new estates, Peasedown St John had to accept an additional 200 houses to that submitted in the plan, meaning that the final development was for 1400 houses not 1200. Therefore the Parish has already had 200 houses in addition to those planned.</p> <p>2. The Inspector working for Wansdyke during the original development clearly stated in his report that he did not recommend any further development on the marginal land alongside Wellow Lane. We have to assume that the Inspector recommended this for good reason and subsequently placed the housing boundary at its current position, which now the planners are preparing to disregard,</p> <p>3. The effect of a development of 100 houses in Wellow Lane and 13 additional houses in Sunset Close puts the micro-infrastructure of Braysdown Lane/Wellow Lane far beyond the ability of those roads to deal with anticipated extra traffic and seriously puts at risk the Safe Routes to School scheme which crosses Braysdown Lane at the top end. It has been suggested through telephone calls to B&NES planners that the additional use of Braysdown Lane would be discouraged but without any information as to how this would be carried out. It is perfectly obvious that should any additional school children be generated by the new housing development, a large proportion of those children will go to school via Braysdown Lane and in cars, which will in itself create further car parking problems in the centre of the village which is already far from satisfactory.</p> <p>4. The village school is the largest Primary School in B&NES. We trust that B&NES Council agrees with the Government policy of local schools for local children and it is unlikely that any additional capital, which would need to be considerable, is going to be made available to accommodate any additional children from the proposed new estate. The Parish Council totally rejects the notion that additional children should be transported to Shoscombe or Camerton.</p> <p>5. The Medical Centre at Hillcrest is already full and an additional population of 200-300 persons will place a tremendous strain on our Doctors, Sisters and other medical staff. Patients already have to park on Wellow Lane and Wellow Mead as there is insufficient space to accommodate cars on the surgery site. This is potentially an additional hazard.</p> <p>6. Drainage and effluent will need major overhaul to cope with this proposed development; in addition the water pressure in this area is already low.</p> <p>7. There is no indication of any major road engineering works that will be carried on in Peasedown St John to alleviate the extra traffic. The impact of the NRR. development and the possible development of 210 homes in Radstock needs to be</p>	<p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school</p>	No change.

borne in mind; many of the people who will live there will doubtless use the A367. The situation becomes even bleaker when this additional road use makes exiting from Peasedown St John onto the by-pass at the Radstock end of the village even more dangerous and hazardous than it is already.

8. It is assumed that any proposed development on the marginal land will mean the destruction of yet another ancient hedgerow and it seems somewhat ironical to the Parish Council that on the one hand B&NES professes to have green credentials and yet on the other hand it would appear to be encouraging extra car journeys, taking children to and from school and is prepared to ignore the removal of hedgerows and therefore habitat.

9. New building should be accompanied by new employment opportunities within the area; this proposal does not meet these standards set by the Council.

10. The Parish Council is under the impression, in common with many other Parish and Town Councils that adjustments and improvements to the infrastructure come before housing development. In this case it would appear that B&NES is putting the cart before the horse and hoping, against all the evidence, that this additional development will not make a significant difference in the village or to the villagers or even that no one would notice the proposed change in the housing boundary. Even one of our local B&NES Councillors was unaware of this proposal until advised by one of the Parish Councillors.

11. Moving the housing development boundary sets a dangerous precedent. If this goes ahead will it end with the creep of houses into the green fields?

are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 ' Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 4071/J1

Location Wellow Lane and By-pass, Land between **Peasedown St. John**

1. During the course of the original development of the new estates, Peasedown St John had to accept an additional 200 houses to that submitted in the plan, meaning that the final development was for 1400 houses not 1200. Therefore the Parish has already had 200 houses in addition to those planned.

2. The Inspector working for Wansdyke during the original development clearly stated in his report that he did not recommend any further development on the marginal land alongside Wellow Lane. We have to assume that the Inspector recommended this for good reason and subsequently placed the housing boundary at its current position, which now the planners are preparing to disregard,

3. The effect of a development of 100 houses in Wellow Lane and 13 additional houses in Sunset Close puts the micro-infrastructure of Braysdown Lane/Wellow Lane far beyond the ability of those roads to deal with anticipated extra traffic and seriously puts at risk the Safe Routes to School scheme which crosses Braysdown Lane at the top end. It has been suggested through telephone calls to B&NES

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been

No change.

planners that the additional use of Braysdown Lane would be discouraged but without any information as to how this would be carried out. It is perfectly obvious that should any additional school children be generated by the new housing development, a large proportion of those children will go to school via Braysdown Lane and in cars, which will in itself create further car parking problems in the centre of the village which is already far from satisfactory.

4. The village school is the largest Primary School in B&NES. We trust that B&NES Council agrees with the Government policy of local schools for local children and it is unlikely that any additional capital, which would need to be considerable, is going to be made available to accommodate any additional children from the proposed new estate. The Parish Council totally rejects the notion that additional children should be transported to Shoscombe or Camerton.

5. The Medical Centre at Hillcrest is already full and an additional population of 200-300 persons will place a tremendous strain on our Doctors, Sisters and other medical staff. Patients already have to park on Wellow Lane and Wellow Mead as there is insufficient space to accommodate cars on the surgery site. This is potentially an additional hazard.

6. Drainage and effluent will need major overhaul to cope with this proposed development; in addition the water pressure in this area is already low.

7. There is no indication of any major road engineering works that will be carried on in Peasedown St John to alleviate the extra traffic. The impact of the NRR development and the possible development of 210 homes in Radstock needs to be borne in mind; many of the people who will live there will doubtless use the A367. The situation becomes even bleaker when this additional road use makes exiting from Peasedown St John onto the by-pass at the Radstock end of the village even more dangerous and hazardous than it is already.

8. It is assumed that any proposed development on the marginal land will mean the destruction of yet another ancient hedgerow and it seems somewhat ironical to the Parish Council that on the one hand B&NES professes to have green credentials and yet on the other hand it would appear to be encouraging extra car journeys, taking children to and from school and is prepared to ignore the removal of hedgerows and therefore habitat.

9. New building should be accompanied by new employment opportunities within the area; this proposal does not meet these standards set by the Council.

10. The Parish Council is under the impression, in common with many other Parish and Town Councils that adjustments and improvements to the infrastructure come before housing development. In this case it would appear that B&NES is putting the cart before the horse and hoping, against all the evidence, that this additional development will not make a significant difference in the village or to the villagers or even that no one would notice the proposed change in the housing boundary. Even one of our local B&NES Councillors was unaware of this proposal until advised by one of the Parish Councillors.

11. Moving the housing development boundary sets a dangerous precedent. If this goes ahead will it end with the creep of houses into the green fields?

investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4072/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>We do not need more houses. We had 200 more than planned last time. It would be at least 150 more cars. We don't have enough parking on the old A367 now for shopping. We have enough shops for our needs. The school is full, also Shoscombe and Wellow's Hillcrest medical centre has enough to cope with now. We do not want to lose the hedgerows.</p>	<p>surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p>	
		<p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p>	
		<p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p>	
		<p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is</p>	

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4073/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>1. During the course of the original development of the new estates, Peasedown St John had to accept an additional 200 houses to that submitted in the plan, meaning that the final development was for 1400 houses not 1200. Therefore the Parish has already had 200 houses in addition to those planned.</p> <p>2. The Inspector working for Wansdyke during the original development clearly stated in his report that he did not recommend any further development on the marginal land alongside Wellow Lane. We have to assume that the Inspector recommended this for good reason and subsequently placed the housing boundary at its current position, which now the planners are preparing to disregard,</p> <p>3. The effect of a development of 100 houses in Wellow Lane and 13 additional houses in Sunset Close puts the micro-infrastructure of Braysdown Lane/Wellow Lane far beyond the ability of those roads to deal with anticipated extra traffic and seriously puts at risk the Safe Routes to School scheme which crosses Braysdown Lane at the top end. It has been suggested through telephone calls to B&NES planners that the additional use of Braysdown Lane would be discouraged but without any information as to how this would be carried out. It is perfectly obvious that should any additional school children be generated by the new housing development, a large proportion of those children will go to school via Braysdown Lane and in cars, which will in itself create further car parking problems in the centre of the village which is already far from satisfactory.</p> <p>4. The village school is the largest Primary School in B&NES. We trust that B&NES</p>	<p>now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	No change.

Council agrees with the Government policy of local schools for local children and it is unlikely that any additional capital, which would need to be considerable, is going to be made available to accommodate any additional children from the proposed new estate. The Parish Council totally rejects the notion that additional children should be transported to Shoscombe or Camerton.

5. The Medical Centre at Hillcrest is already full and an additional population of 200-300 persons will place a tremendous strain on our Doctors, Sisters and other medical staff. Patients already have to park on Wellow Lane and Wellow Mead as there is insufficient space to accommodate cars on the surgery site. This is potentially an additional hazard.

6. Drainage and effluent will need major overhaul to cope with this proposed development; in addition the water pressure in this area is already low.

7. There is no indication of any major road engineering works that will be carried on in Peasedown St John to alleviate the extra traffic. The impact of the NRR development and the possible development of 210 homes in Radstock needs to be borne in mind; many of the people who will live there will doubtless use the A367. The situation becomes even bleaker when this additional road use makes exiting from Peasedown St John onto the by-pass at the Radstock end of the village even more dangerous and hazardous than it is already.

8. It is assumed that any proposed development on the marginal land will mean the destruction of yet another ancient hedgerow and it seems somewhat ironical to the Parish Council that on the one hand B&NES professes to have green credentials and yet on the other hand it would appear to be encouraging extra car journeys, taking children to and from school and is prepared to ignore the removal of hedgerows and therefore habitat.

9. New building should be accompanied by new employment opportunities within the area; this proposal does not meet these standards set by the Council.

10. The Parish Council is under the impression, in common with many other Parish and Town Councils that adjustments and improvements to the infrastructure come before housing development. In this case it would appear that B&NES is putting the cart before the horse and hoping, against all the evidence, that this additional development will not make a significant difference in the village or to the villagers or even that no one would notice the proposed change in the housing boundary. Even one of our local B&NES Councillors was unaware of this proposal until advised by one of the Parish Councillors.

11. Moving the housing development boundary sets a dangerous precedent. If this goes ahead will it end with the creep of houses into the green fields?

development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4074/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>This land is not considered suitable for such a development of 100 dwellings. Any further development on this land was NOT recommended by the Inspector working for Wansdyke when the land to the rear of the bungalows was developed. The final development agreed at that time for 1400 not the original 1200. An additional 200 was therefore built to that agreed by that Parish. The Wansdyke inspector clearly stated that the infrastructure would not cope with any further development. The safe route to school scheme would be completely discouraged. The village school is already over subscribed and the largest primary school in BANES. The suggestion that the children could be accommodated as Shoscombe Church school is more than ridiculous as this already causes nightmare traffic problems on the lanes to be negotiated at school times. The medical centre at Hillcrest has totally inadequate parking available at busy illness period. The medical staff cannot cope now and additional patients would not therefore be possible. Drainage after heavy storms is unsatisfactory now. Flooding would be likely with less soak away field area. The already dangerous road from Peasedown St John onto the bypass at the bypass end would become impossible. The bypass would cease to be a bypass. Car parking in the village is already hopeless due to the public car park being utilised by the business premises adjacent to the Post Office. Where are the employment opportunities within the area to meet the standards set by the BANES council.</p>	<p>further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be</p>	<p>No change.</p>

		<p>considered and reflects national advice in PPG16 `Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
<p>Ref: 4075/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>A) Excessive increase in traffic without the infrastructure to cope. B) Increase in fumes pollution and noise pollution from vehicles. C) Destruction of Green Belt Lands. D) Schools already overloaded and cannot cope. E) Surgery already overlook and cannot cope. F) Maximum housing allocation already exceeded by 200+houses. G) Police already over stretched - 200/300 more people will break the camels back!!</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also</p>	<p>No change.</p>

Ref:	4076/J1	We do not need any more houses. There is no spaces for schools, doctors and dentists. Too much traffic will not help the environment. It will effect our green belt. I want to see fields not houses.	acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass. The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients. The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development. As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application. Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane. The objection raises no new issues warranting a further modification.	No change.
Location	Wellow Lane and By-pass, Land between		The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites	

Peasedown St. John

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

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As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features,

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4077/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<ol style="list-style-type: none"> 1. Movement of development boundary. 2. Severe increase of traffic in already busy lane. 3. Extra demands on the infrastructure of our village. 4. The danger this poses to school children - some areas have no pavement. 5. The school is already full to capacity. Unfair to send them to other villages, such as Shoscombe and give them traffic problem. 6. Extra demands on Doctor, Dentist, Pharmacy. 7. Loss of Green Field and hedgerow, that has supported wildlife for many years. 	<p>mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to</p>	No change.

			<p>accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	4078/J1	I strongly object to the moving of the development boundary. Peasedown St John would lose yet another greenfield site and hedgerow. The increase in traffic in both Wellow and Braysdown Lane would be unacceptable. More pollution for the whole village. The village school is full to capacity. The doctors surgery and dentist are also oversubscribed. More housing in this village will not bring any employment, just more traffic on the already congested A367.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John			

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

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Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4079/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Increased traffic along Wellow Mead. Building on Green Field site contrary to all government guidelines. No jobs etc to support more people. More commuting traffic to Bath/Bristol/Radstock etc. Destruction of wildlife habitat - particularly nesting birds. It is quite clear from the recommendations that Peasedown does not need and cannot support all this additional housing. The authority has to abide by these recommendations else there is no point in having them. The authority also has to recognise that it is elected to serve the people of the area. If the people are opposed to the recommendation then it should not be given approval.</p>	<p>surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
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		<p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p>	
		<p>The Council has sought to encourage and facilitate</p>	

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4080/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>My wife and I have lived in the village for 20 years and during this time witnessed the expansion with interest. The size of the village has now started to make a major impact on the character of the area. The proposed development in Wellow Lane is of great concern because of the effect on the visual nature of the area (village ---> countryside), the increase in traffic (200 cars?) increase in pressure on the doctors surgery, schools and other transport links.</p> <p>We do understand the requirement for "affordable" housing but the infrastructure of this part of the village CANNOT sustain this. We already have traffic problems along Wellow Mead/Lane and the rural nature of the village will gradually be destroyed with this and the BBP development. Urban sprawl awaits!</p>	<p>local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 ' Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>

Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4081/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Already road congestion at by-pass. School already making roads congested, without more children in cars attending it.</p>	<p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of</p>	<p>No change.</p>

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4082/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>There are not enough facilities in Peasedown for the number of houses already. The school is already over subscribed and one of the largest in the area. It is already a problem pulling out onto the by-pass, with more traffic this will increase.</p>	<p>any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity</p>	

of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

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The objection raises no new issues warranting a further modification.

<p>Ref: 4083/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Too many houses in the area already for the schools and doctors to cope.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 `</p>	<p>No change.</p>
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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4084/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>Wellow Mead/Lane was closed at the end to the new estate originally to eliminate excessive traffic. This proposal will cause excessive traffic for an already busy road servicing the new smaller estate, doctors surgery, Fredrick and Albert Avenue. The Doctors surgery is already to capacity and also the village school. The new larger estate is more than enough additional housing in Peasedown St John. Pollution and road traffic noise are already too high in Peasedown St John. This area should be put to better use for a child's play area, nearer to the houses already there or left for the natural nature area it already is.</p>	<p>Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement</p>	

			<p>that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	4085/J1	Over subscribed school. Over subscribed Doctors surgery.		
Location	Wellow Lane and By-pass, Land between Peasedown St. John	Increase of traffic - Wellow Lane and Braysdown Lane. Not enough facilities in Village to cope with extra houses.		No change.
			<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham,</p>	

then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

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The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4086/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>There are already too many houses in Peasedown St John for the facilities now. Takes too long to get an appointment at the Doctors now without having more patients. Road already dangerous when children are being brought in cars to school.</p>	<p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school</p>	

			<p>are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	4087/J1	Peasedown St John is already over-developed — the initial development of St Johns Park was for 1200 houses but the completed development totalled 1400 houses. There has been, as a result, an imbalance between residential development and local employment — local jobs for local people has not been achieved	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John	Peasedown St John has already contributed a large proportion of the housing requirement to comply with Policy HG.1 and it was suggested by B&NES that the "village would benefit from a period of consolidation following its recent considerable growth" I do not believe that the proposal site qualifies as suitable for residential development under Policy HG.4 because it does not satisfy the category requirements: Residential development in Bath, Keynsham, Norton-Radstock and those villages defined in Policy 50.1 as R.1 settlements will be permitted if: it is on previously developed land; and		

it lies within the built up area of Bath or within the defined housing development boundary; or

iii. it forms an element of a comprehensive scheme for a major mixed-use site defined in Policy

GDS.1

Development in Peasedown St John would not be in line with the Government's policy of providing residential housing within urban areas, to help minimize traffic flow and congestion; due to the lack of local employment residents would be forced to commute to Bath and Bristol

Development of land at Wellow Lane would result in increased traffic onto Wellow Lane and then on to the Peasedown St John bypass — the scene of several serious/fatal road traffic accidents in recent years.

Access from the development is suggested to be onto Wellow Lane with no direct access to the bypass — this will direct traffic onto the bypass from the Wellow Mead junction - already a difficult access point for existing traffic

It would also result in increased traffic travelling into the village via Braysdown Lane which is part of the "Safe Routes to School" scheme which will seriously put at risk the health and safety of small children and parents

There would inevitably be an increase in rush hour commuting traffic on the A367 into Bath which is already a heavily over-used route which will be exacerbated by the development already consented to of over 200 houses in Radstock

This will lead to increased rush hour commuting traffic diverting through country lanes through surrounding villages to avoid the congestion on the A367 and also on routes to Bristol

If all the development proposed for the Peasedown St John area including the commercial/industrial development on the other side of the bypass went ahead then the bypass would no longer be a bypass but would become what the Bath Road used to be — a main road through a village

There is an increasing lack of green land and public open spaces resulting in a shortage of areas where children can play and dogs can be walked. The St Johns Park development provided residents with some amenity space between the development and the bypass plus Beacon Field, but the centre/older parts of the village have been left with very little green space" and the proposed development at Wellow Lane would remove the last open space on this side of the village suitable for dog walking, resulting in residents having to cross the bypass to access "green space"

Part of the proposal site was designated on the 1991 Local Plan as "Ancient Monument/Area of Archaeological or Historic Interest" — this does not appear to be the case on the 2002 Local Plan — yet another example of greenfield land being "redefined" to make it "suitable" for development

> There has been no increase in amenities for the residents of Peasedown St John — for example, the Beacon Hall can only accommodate a maximum of 150 people with a village population of over 6,000

There is a real lack of infrastructure within Peasedown St John —

- school places — the school is already over-stocked — the suggestion that children should be taken to Camerton or Shoscombe will only serve to increase the movement of traffic at peak times — local schools for local children will not be achieved;

- health surgery — again this surgery located on Wellow Mead is already over-stocked and an increase in patient numbers would result in extra pressure on doctors, nurses and medical staff;

investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

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Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the

- the same is true of the dental practice in Peasedown St John;
- Wellow Lane is not on the route of regular public transport services

If there were to be development of the proposal site the residents would be subjected to high levels of traffic noise from the bypass which will increase heavily over the next few years — this has been stated to be detrimental to public health

Development of the proposal site would have a detrimental affect on the water supply to residents of Wellow Lane and adjoining streets as water pressure is already low

The site was not considered suitable for residential housing by the former Wansdyke Inspector when previously reviewing the Local Plan :-

- The Wansdyke Inspector did not recommend the allocation of the site for housing because “it would exacerbate the prevailing housing/jobs imbalance contrary to government objectives”

since that time there has been further development at Belle Vue Farm in the centre of Peasedown St John village, of approximately 29 houses

Prior to the appointment of Inspector Wendy Burden the case for B&NES was set out as:

- + The Council is satisfied that the Plan’s required level of housing provision can be met without the need for additional provision in or adjacent to Peasedown St John. Hence there is considered to be no need for this site to be allocated for housing. The Council also considers such an allocation to be inappropriate for more local reasons.
- It is considered that the village would benefit from a period of consolidation following its recent considerable growth. As an example of the strain which this growth has placed on local services, the primary school is already operating over capacity. The provision of additional housing would only increase the difficulties of providing necessary services to the village population
- + The site is in Noise Exposure Category C where planning permission for development should not normally be granted. The Council has major concerns about accepting development of Category C sites because of the likely effects on human health of residents exposed to continuously high levels of road traffic noise. It is likely that traffic movements on the by-pass have increased since this assessment was made
- + There are no grounds for breaching the present development boundary
- + The Structure Plan policy clearly gives much higher priority to development in other locations, and/or brownfield sites, ahead of greenfield sites in rural areas
- + Allocation of additional greenfield sites would be contrary to the locational strategy
- + The fact that the bypass provides a logical edge to the developed area does not mean that all land within the bypass should be built up
- + On the highway issues there have been serious accidents recorded in the general area and some concerns arising relating to junction capacity
- + Wellow Lane is a greenfield site in a rural part of the District and the Plan is concerned to maximize provision of non-greenfield land
- The 2003 Urban Capacity Study identified brownfield land in the District to meet the Plan’s housing requirement
- + The Council is satisfied that the required level of provision can be met without the need to allocate additional housing sites at Peasedown St John
- The Wansdyke Inspector’s overall arguments for rejecting the development of this site in 2000 also still apply today
- + In conclusion the Council believes that the Wellow Lane site is not needed to

surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

meet the Plan’s housing requirements. As a greenfield site this site should not be favoured for housing development. The situation has not changed materially since the Wansdyke Local Plan Inspector concluded that “it would not be appropriate to allocate this site at the moment”. The Council believes that the same balance of argument applies today and that the same conclusion should therefore be reached now as was reached by the previous Local Plan Inspector

- Local Plan Locational Strategy -
- + Key principles are that development should:
 - (Be located in places which reduce the need to travel
 - / Be located where it is accessible to facilities
 - Improve local character/distinctiveness
 - “Use brownfield sites as far as possible
- + New development should be steered primarily to accessible, brownfield sites in urban areas where it will benefit the local economy and community
- + The locational strategy is to encourage development within Bath with only limited residential development in rural settlements.

Given all the above arguments I cannot see what has changed materially that would cause the Inspector’s Recommendation to be accepted. If anything the situation has become worse strengthening the argument against the proposed modification and I would strenuously urge the Council to reconsider and leave the proposal site as “greenfield” and ideally, offer further protection to residents by allocating the land as amenity land for the benefit of the residents of Peasedown St John.

Ref: 4088/J1

Location Wellow Lane and By-pass, Land between Peasedown St. John

- The increase of traffic to Wellow Mead.
- The School and Doctors are flooded already! Not enough local amenities to cope with that increase in residents.
- The type of people housing authority housing attracted in a quiet, private, residential area.
- The affect on wildlife and pollution to the village.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government’s priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector’s reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council’s investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

No change.

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The objection raises no new issues warranting a further modification.

Ref: 4089/J1

Location Wellow Lane and By-pass, Land between

The inspector made a recommendation 10 years ago that further building should not take place. Do not spoil the village and the amenities. We cannot accept further building.

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites

No change.

Peasedown St. John

reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4089/J2</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>The inspector made a recommendation 10 years ago that further building should not take place. Do not spoil the village and the amenities. We cannot accept further building.</p>	<p>mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to</p>	<p>No change.</p>

accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 4090/J1

Location Wellow Lane and By-pass, Land between Peasedown St. John

I object to the proposed modification for two reasons.
 1. Building on greenbelt land damages the world just as cutting down old forest does, yet we feel self-righteous contempt for people of other countries who destroy their countryside.
 2. Everyone has to be somewhere but we must not all be in the same place. There is a critical mass for population: beyond that, the problems caused by isolation and anonymity begin.
 Peasedown is almost too large to manage already: please do not make our social problems worse by forcing another population increase on us.

Amendments sought:
 The amendments I seek to the proposed modification are that the housing

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be

No change.

development boundary should not be moved and therefore no greenbelt land taken up for building.

both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4091/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>The Parish Council objects to this proposal and use of the marginal land for housing for the following reasons:</p> <ol style="list-style-type: none"> 1. During the course of the original development of the new estates, Peasedown St John had to accept an additional 200 houses to that submitted in the plan, meaning that the final development was for 1400 houses not 1200. Therefore the Parish has already had 200 houses in addition to those planned. 2. The Inspector working for Wansdyke during the original development clearly stated in his report that he did not recommend any further development on the marginal land alongside Wellow Lane. We have to assume that the Inspector recommended this for good reason and subsequently placed the housing boundary at its current position, which now the planners are preparing to disregard, 3. The effect of a development of 100 houses in Wellow Lane and 13 additional houses in Sunset Close puts the micro-infrastructure of Braysdown Lane/Wellow Lane far beyond the ability of those roads to deal with anticipated extra traffic and seriously puts at risk the Safe Routes to School scheme which crosses Braysdown Lane at the top end. It has been suggested through telephone calls to B&NES planners that the additional use of Braysdown Lane would be discouraged but without any information as to how this would be carried out. It is perfectly obvious that should any additional school children be generated by the new housing development, a large proportion of those children will go to school via Braysdown Lane and in cars, which will in itself create further car parking problems in the centre of the village which is already far from satisfactory. 4. The village school is the largest Primary School in B&NES. We trust that B&NES Council agrees with the Government policy of local schools for local children and it is unlikely that any additional capital, which would need to be considerable, is going to be made available to accommodate any additional children from the proposed new estate. The Parish Council totally rejects the notion that additional children should be transported to Shoscombe or Camerton. 5. The Medical Centre at Hillcrest is already full and an additional population of 200-300 persons will place a tremendous strain on our Doctors, Sisters and other medical staff. Patients already have to park on Wellow Lane and Wellow Mead as there is insufficient space to accommodate cars on the surgery site. This is potentially an additional hazard. 6. Drainage and effluent will need major overhaul to cope with this proposed development; in addition the water pressure in this area is already low. 7. There is no indication of any major road engineering works that will be carried on in Peasedown St John to alleviate the extra traffic. The impact of the NRR. development and the possible development of 210 homes in Radstock needs to be borne in mind; many of the people who will live there will doubtless use the A367. The situation becomes even bleaker when this additional road use makes exiting from Peasedown St John onto the by-pass at the Radstock end of the village even 	<p>surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate</p>	No change.

more dangerous and hazardous than it is already.
 8. It is assumed that any proposed development on the marginal land will mean the destruction of yet another ancient hedgerow and it seems somewhat ironical to the Parish Council that on the one hand B&NES professes to have green credentials and yet on the other hand it would appear to be encouraging extra car journeys, taking children to and from school and is prepared to ignore the removal of hedgerows and therefore habitat.
 9. New building should be accompanied by new employment opportunities within the area; this proposal does not meet these standards set by the Council.
 10. The Parish Council is under the impression, in common with many other Parish and Town Councils that adjustments and improvements to the infrastructure come before housing development. In this case it would appear that B&NES is putting the cart before the horse and hoping, against all the evidence, that this additional development will not make a significant difference in the village or to the villagers or even that no one would notice the proposed change in the housing boundary. Even one of our local B&NES Councillors was unaware of this proposal until advised by one of the Parish Councillors.
 11. Moving the housing development boundary sets a dangerous precedent. If this goes ahead will it end with the creep of houses into the green fields?

local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 4092/J1

Location Wellow Lane and By-pass, Land between Peasedown St. John

We wish to register our opposition to the proposed modification of the above plan which will allow the release of agricultural land For further house building in Wellow Lane.
 At least 1400 houses have been built in this village in the past decade with no significant increase in core utilities.
 The village dentist, doctor's surgery and school are already over subscribed. There is only a small post office and a few little shops for a population of 6500+
 There are frequent mini power cuts and low gas and water pressure where the systems cannot cope with the demand
 There has been no significant job opportunities created leading to a massive increase in commuting to 1 and surrounding towns. The traffic on the A367 by-pass has increased four-fold in recent years, well in excess of original forecasts and will become much worse with the development of the Bath Business Park. It is proposed that children moving into any new development can go to schools outside the village thus increasing traffic pollution even more. Although the development proposal is in Wellow Lane, all the local traffic has to come Along Wellow Mead. We will be sandwiched between two busy roads increasing pollution from exhaust fumes and making traffic noise intolerable.
 Peasedown St John is no longer a "rural" village. It is more like an urban expansion

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the

No change.

with little green space left within its' boundaries. We need to save the untouched sites that are left, for future generations to enjoy and preserve.
There has been an excess of housing development in Peasedown St John and it has to stop or else we will just be living in a giant housing estate with a continued destruction of village life.
If this change in local plan is allowed where will it end? There is no guarantee that further developments will not be carried out. It has to stop now.
Amendments
The change in the Local Plan must be rejected and the land in Wellow Lane left as Agricultural land. No more land in the Peasedown area to be given over to housing developments.
Save Our Village!

Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

Ref:	4093/J1	The objection raises no new issues warranting a further modification.		
Location	Wellow Lane and By-pass, Land between Peasedown St. John	The Parish Council objects to this proposal and use of the marginal land for housing for the following reasons: 1. During the course of the original development of the new estates, Peasedown St John had to accept an additional 200 houses to that submitted in the plan, meaning that the final development was for 1400 houses not 1200. Therefore the Parish has already had 200 houses in addition to those planned. 2. The Inspector working for Wansdyke during the original development clearly stated in his report that he did not recommend any further development on the marginal land alongside Wellow Lane. We have to assume that the Inspector recommended this for good reason and subsequently placed the housing boundary at its current position, which now the planners are preparing to disregard, 3. The effect of a development of 100 houses in Wellow Lane and 13 additional houses in Sunset Close puts the micro-infrastructure of Braysdown Lane/Wellow Lane far beyond the ability of those roads to deal with anticipated extra traffic and seriously puts at risk the Safe Routes to School scheme which crosses Braysdown Lane at the top end. It has been suggested through telephone calls to B&NES planners that the additional use of Braysdown Lane would be discouraged but without any information as to how this would be carried out. It is perfectly obvious that should any additional school children be generated by the new housing development, a large proportion of those children will go to school via Braysdown Lane and in cars, which will in itself create further car parking problems in the centre of the village which is already far from satisfactory. 4. The village school is the largest Primary School in B&NES. We trust that B&NES Council agrees with the Government policy of local schools for local children and it is unlikely that any additional capital, which would need to be considerable, is going to be made available to accommodate any additional children from the proposed new estate. The Parish Council totally rejects the notion that additional children should be transported to Shoscombe or Camerton. 5. The Medical Centre at Hillcrest is already full and an additional population of 200-300 persons will place a tremendous strain on our Doctors, Sisters and other medical staff. Patients already have to park on Wellow Lane and Wellow Mead as there is insufficient space to accommodate cars on the surgery site. This is potentially an additional hazard. 6. Drainage and effluent will need major overhaul to cope with this proposed development; in addition the water pressure in this area is already low. 7. There is no indication of any major road engineering works that will be carried on in Peasedown St John to alleviate the extra traffic. The impact of the NRR. development and the possible development of 210 homes in Radstock needs to be borne in mind; many of the people who will live there will doubtless use the A367. The situation becomes even bleaker when this additional road use makes exiting from Peasedown St John onto the by-pass at the Radstock end of the village even more dangerous and hazardous than it is already. 8. It is assumed that any proposed development on the marginal land will mean the destruction of yet another ancient hedgerow and it seems somewhat ironical to the Parish Council that on the one hand B&NES professes to have green credentials and yet on the other hand it would appear to be encouraging extra car journeys, taking children to and from school and is prepared to ignore the removal of hedgerows and therefore habitat.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site. 100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass. The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients. The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development. As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of	No change.

9. New building should be accompanied by new employment opportunities within the area; this proposal does not meet these standards set by the Council.

10. The Parish Council is under the impression, in common with many other Parish and Town Councils that adjustments and improvements to the infrastructure come before housing development. In this case it would appear that B&NES is putting the cart before the horse and hoping, against all the evidence, that this additional development will not make a significant difference in the village or to the villagers or even that no one would notice the proposed change in the housing boundary. Even one of our local B&NES Councillors was unaware of this proposal until advised by one of the Parish Councillors.

11. Moving the housing development boundary sets a dangerous precedent. If this goes ahead will it end with the creep of houses into the green fields?

any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 4094/J1

Location Wellow Lane
and By-pass,
Land between
Peasedown St. John

The Parish Council objects to this proposal and use of the marginal land for housing for the following reasons:

1. During the course of the original development of the new estates, Peasedown St John had to accept an additional 200 houses to that submitted in the plan, meaning that the final development was for 1400 houses not 1200. Therefore the Parish has already had 200 houses in addition to those planned.
2. The Inspector working for Wansdyke during the original development clearly stated in his report that he did not recommend any further development on the marginal land alongside Wellow Lane. We have to assume that the Inspector recommended this for good reason and subsequently placed the housing boundary at its current position, which now the planners are preparing to disregard,
3. The effect of a development of 100 houses in Wellow Lane and 13 additional houses in Sunset Close puts the micro-infrastructure of Braysdown Lane/Wellow Lane far beyond the ability of those roads to deal with anticipated extra traffic and seriously puts at risk the Safe Routes to School scheme which crosses Braysdown Lane at the top end. It has been suggested through telephone calls to B&NES planners that the additional use of Braysdown Lane would be discouraged but without any information as to how this would be carried out. It is perfectly obvious that should any additional school children be generated by the new housing development, a large proportion of those children will go to school via Braysdown Lane and in cars, which will in itself create further car parking problems in the centre of the village which is already far from satisfactory.
4. The village school is the largest Primary School in B&NES. We trust that B&NES Council agrees with the Government policy of local schools for local children and it is unlikely that any additional capital, which would need to be considerable, is going to be made available to accommodate any additional children from the proposed

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity

No change.

new estate. The Parish Council totally rejects the notion that additional children should be transported to Shoscombe or Camerton.

5. The Medical Centre at Hillcrest is already full and an additional population of 200-300 persons will place a tremendous strain on our Doctors, Sisters and other medical staff. Patients already have to park on Wellow Lane and Wellow Mead as there is insufficient space to accommodate cars on the surgery site. This is potentially an additional hazard.

6. Drainage and effluent will need major overhaul to cope with this proposed development; in addition the water pressure in this area is already low.

7. There is no indication of any major road engineering works that will be carried on in Peasedown St John to alleviate the extra traffic. The impact of the NRR development and the possible development of 210 homes in Radstock needs to be borne in mind; many of the people who will live there will doubtless use the A367. The situation becomes even bleaker when this additional road use makes exiting from Peasedown St John onto the by-pass at the Radstock end of the village even more dangerous and hazardous than it is already.

8. It is assumed that any proposed development on the marginal land will mean the destruction of yet another ancient hedgerow and it seems somewhat ironical to the Parish Council that on the one hand B&NES professes to have green credentials and yet on the other hand it would appear to be encouraging extra car journeys, taking children to and from school and is prepared to ignore the removal of hedgerows and therefore habitat.

9. New building should be accompanied by new employment opportunities within the area; this proposal does not meet these standards set by the Council.

10. The Parish Council is under the impression, in common with many other Parish and Town Councils that adjustments and improvements to the infrastructure come before housing development. In this case it would appear that B&NES is putting the cart before the horse and hoping, against all the evidence, that this additional development will not make a significant difference in the village or to the villagers or even that no one would notice the proposed change in the housing boundary. Even one of our local B&NES Councillors was unaware of this proposal until advised by one of the Parish Councillors.

11. Moving the housing development boundary sets a dangerous precedent. If this goes ahead will it end with the creep of houses into the green fields?

of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

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Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 4095/J1	These plans do not specify which type of houses are being built i.e. council or private.	The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages.	No change.
Location Wellow Lane and By-pass, Land between Peasedown St. John	<p>The road on Wellow Mead is not properly looked after - it is like a patchwork quilt, no white lines in the middle of the road. Too much traffic on this road already.</p> <p>The roads to Bath from Peasedown in the morning at commuter time is horrendous - this will only add to the problem.</p> <p>I do not wish for any more houses or other building to be put on this land. Leave the countryside alone on this side of Bath. Why not encroach on the 'richer' side of Bath?</p>	<p>Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 `</p>	

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4278/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>The effect on traffic of a further 200 houses would be both dangerous and disruptive. Wellow Mead is not designed as a 'B' road, which the increased traffic would indicate and the access onto the A367 would incur long traffic queues and encourage risk taking in order to join the flow.</p>	<p>Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement</p>	

that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.

The objection raises no new issues warranting a further modification.

Ref: 4279/J1

The increase in traffic would be both dangerous and disruptive to both children and other road users.

Location Wellow Lane
and By-pass,
Land between
Peasedown St. John

The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham,

No change.

then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

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Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4280/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>My objection is the volume of traffic which is already becoming awful to when we first moved here. Speed is never the 30mph which it should be and sooner or later there will be a fatality. Not only do drivers speed anything up to 50mph along here it goes on through the night too. We have already had one head on collision here on the bend this year.</p>	<p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	<p>No change.</p>
		<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school</p>	

			<p>are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.</p> <p>As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.</p> <p>Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p>	
Ref:	4281/J1	<p>A Over subscribed facilities: doctors, dentists, schools etc.</p> <p>B More traffic movements - potentially 100 cars initially.</p> <p>C Difficulty joining by pass now at Radstock end without more cars cluttering up the roads.</p> <p>D Traffic parking problems at doctors and dentists.</p> <p>E Houses beings proposed are too near bypass pollution.</p> <p>F School run hazard from extra vehicles, very dangerous for Mothers and children walking to School.</p>	<p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to the meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been</p>	No change.
Location	Wellow Lane and By-pass, Land between Peasedown St. John			

investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.

100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.

The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.

The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

Any planning application will need to comply with Policy ES.5 which will ensure that adequate provision is made for sustainable foul and surface water sewerage infrastructure and that foul or surface water problems on or off site are resolved. Other issues such as design, layout, impact on the

Respondent Details	Summary of Comment	Proposed Response	Change
<p>Ref: 4282/J1</p> <p>Location Wellow Lane and By-pass, Land between Peasedown St. John</p>	<p>A Site too close to Bypass, noise, pollution etc. B Extra traffic in Wellow Lane/Wellow Mead. C Rush hour traffic on A367 is bad at present. D Extra pressures on school places available. E Doctors and Dentists are over subscribed at present. F Each house would probably add an extra car or more to traffic movements within the area. G Concerns re 'safe routes to school' scheme.</p>	<p>surroundings, dwelling type and noise mitigation will also be addressed in detail at the planning application stage. However, the buffer between the site and the bypass will be retained as will the existing grass verges south of Wellow Lane.</p> <p>The objection raises no new issues warranting a further modification.</p> <p>The Inspector considered the issues of housing supply again in detail at the Local Plan Inquiry and recommended that the Council should reinvestigate this site in order to meet the identified shortfall in housing in the District. The identification of sites reflects the locational sequence established in the Structure Plan: that is first Bath, then Keynsham, then Norton-Radstock and then the larger villages. Account has already been taken of the Brownfield site redevelopment opportunities. In light of the Government's priority on deliverability, the Inspector has emphasized that the sites should be both suitable for development and able to deliver housing by 2011. These options have been investigated taking into account the inspector's reasoning and recommendations, site constraints, the local plan strategy, corporate objectives, sustainability criteria and national planning advice, demand for alternative uses etc. As a result of the Council's investigations it was concluded that land Wellow Lane should be allocated for residential development. There is no previous planning history relating to this site.</p> <p>100 dwellings is the anticipated dwelling capacity but it is accepted that the actual dwelling capacity of the site will be determined through a planning application. The proposed allocation is also acceptable in highway terms with a requirement that vehicular access should be gained from Wellow Lane with no direct link to the Bypass.</p> <p>The Council's education department has confirmed that the primary school has the capacity to accommodate pupils generated through the new development providing contributions to the school are secured through a legal agreement. The existing surgery in Wellow Lane also has the capacity to receive new clients.</p> <p>The Council has sought to encourage and facilitate local employment opportunities in Peasedown St John by allocating the Bath Business Park which is</p>	<p>No change.</p>

now under development.

As the site lies adjacent to discoveries of prehistoric settlement the results of an archaeological field evaluation will be expected to be provided as part of any planning application. This will allow options for minimising or avoiding damage to the remains to be considered and reflects national advice in PPG16 'Archaeology and Planning'. Policy NE.12 seeks to protect natural features such as trees, hedgerows, stone walls and watercourses from the adverse effects of development. Should the proposal potentially cause harm to such natural features, mitigation and compensatory measures would be determined as part of any planning application.

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The objection raises no new issues warranting a further modification.

Chapter C1. Green Belt

Modification: M/C1/2 - Green Belt

Ref:	3948/J5	(1) Green Belt land is provided with statutory protection and the legislation provides strict controls on when development is permitted on Green Belt land. The inspector's report specifically states that "Land should only be removed from the Green Belt where there are exceptional circumstance to justify its release". This is done at the planning stage and not as a matter of policy before the University Masterplan is prepared and has been subjected to public scrutiny. The Inspector's report should have objected to this statement of policy of removing Green Belt land without a cast-iron guarantee of using it only for a purpose that is clearly an exceptional circumstance, since neither the council nor the inspector has the authority to ignore the current legislation; nor do Government education targets repeal extant legislation (regardless of how inconvenient that might be), or provide exceptional circumstances ahead of any Masterplan. The inspector's acceptance of building on open land outside the current green belt boundary to avoid building on land currently inside the green belt boundary is both perverse and open to ridicule.	Disagree. The issue of redefining the Green Belt boundary at the University of Bath to allow expansion to accommodate the University's estimated spatial requirements was discussed fully at the Local Plan Inquiry. The Inspector's overall conclusion was that circumstances are sufficiently exceptional to justify the removal of land from the Green Belt (north of The Avenue and west of Norwood Avenue). A full and detailed assessment of the appropriate development capacity of the campus, including the land to be excluded from the Green Belt, will be undertaken a part of a Masterplan which will developed within the scope of Policy GDS.1/B11.	No change.
Location	University of Bath Bath			