

Schedule of comments: The design principles consultees think should be added

Representation ID Number: 102 / 1

This Concept Statement is too prescriptive. Invite architects to present their own Concept Statements.
Housing density is too high, risking creation of a ghetto.
Standards should be laid down for minimum internal space.
Levies to pay for infrastructure should be made clear before developers are asked to bid.

Representation ID Number: 224 / 1

It is very important that development has a sense of place and character areas, but this must strongly reflect the character and OUV's of Bath.

Representation ID Number: 904 / 1

B&NES could have a unique offer of large development sites being handled in a novel way – becoming a beacon for other authorities across the country. Grant Shapps is currently seeking a British equivalent of Almere to show we can do it too.

The DCLG expects councils to establish the demand for custom building and to take positive steps to meet the demand. Recent research indicates that around 50% of people want a custom built house. Recent examples of group self build initial public meetings were attended by 200 and 300 people wanting to join in sites of less than 20 houses. Over 400 people currently on a rural council's housing waiting list are keen to self build – the council asked them and is now working with them to make it happen.

CIL payments can be built into the pricing so there is no added CIL needed for individuals who buy plots – it's all incorporated into their plot prices.

Air and ground source heat pumps installed in individual houses are expensive and not particularly effective. It is better to have community heat and power. Suggest using a borehole for this, with one set of pumps for the whole site. Use wind and solar technology in addition, but not as primary energy sources. The whole site then becomes zero carbon, even though individual houses never could be. N.b custom built houses are always better insulated than volume developers ever attempt to achieve.

Self built houses should not just be in a tiny enclave on each site, but, along with self finished units, be used as a method of delivery for all the housing.

The DCLG is heavily promoting custom build houses – their definition is “Homes built or commissioned by individuals or groups of individuals for their own use, either by building the house on their own or working with builders.” The DCLG recognises that custom building adds £33bn of value to the national economy, is an important contributor to housing supply, gives market diversification, provides local jobs and a local construction supply chain. Custom building gives local choice and better value for money – especially it gives scope for housing to be more affordable for a new generation. Custom building is localism in action.

Some niche developers are starting to offer serviced plots when they cannot raise sufficient funding to build houses out, in the current climate. Two developers have recently stated that they found demand to be unprecedented, and say they will continue to sell serviced plots, with the option of doing as much or as little of the construction work as is required of them. Their clients fund their projects with staged mortgages, savings, and sweat equity, as appropriate. The developers then don't have to borrow the money themselves to finish off the houses, they make their profit much faster and it helps their cash flow.

Representation ID Number: 2673 / 1

The developments should follow the principles set out in the Urban Design Compendium and should eschew the Essex Design Guide style of layouts.

Representation ID Number: 2777 / 1

The design of the development should not be on the assumption that it will eventually subsume the Royal High School and Kingswood School playing fields

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Representation ID Number: 2784 / 1

Lots more trees, the sketch proposal is too flimsy

Sustainable development - This amounts to concreting over the area, dressed up in techno-speech

If this HAS to be dumped on Ensleigh, set FAR back (30+ metres)

NO to all community facilities

NO to possible expansion into potential sites to the North and West of the MoD site

Representation ID Number: 2786 / 1

Height limits to preserve views from a distance

Some retail provision

Representation ID Number: 2787 / 1

The access to the top of Lansdown is one main road out of Bath. From the top, there are only narrow lanes used by horse riders and walkers. The further lanes to the motorway are small and narrow and very attractive. One does not want to cut into fields to create wider or more roads on approaching or exiting Bath. Freezing Hill is a historic site of the civil war era.

Representation ID Number: 2788 / 1

Possible expansion to north and west of MoD site "No, Never!"

Representation ID Number: 2796 / 1

Look harder at mixed use potential

Better integrated of main road to slow down traffic - have more connections, not fewer.

Must be code 5 but lots of code 6 housing

High quality, low water use landscaping

Shops, facilities, workplaces are needed

Make sure dwellings are long life style

At least 35% affordable

*Additional notes on the following boxes

'Innovative... sustainable homes' "But you really do have to work hard at this"

'Have a sensitive relationship with lansdown Road...' "No, no, no, quite the opposite! Being the main road into 20/30mph zone and connect with several entrances - to avoid beoming a suburban cul de sac.

'Maximise... existing bus services' "No, provide additional bus services - more, more, more!"

Representation ID Number: 2841 / 1

Be aware of maintaining views from surrounding properties.

Preserve green belt at all costs.

Representation ID Number: 2842 / 1

The avoidance as far as possible of generation of additional traffic exiting onto Lansdown Road.

Representation ID Number: 2843 / 1

I strongly feel that the development should be limited to the present MoD site at Ensleigh

NO possible expansion

NO increase of potential devt. Area

Representation ID Number: 2843 / 2

Use a high quality developer I.e. not a Barratts type development

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Do not extend onto surrounding playing fields

NO to '...possible expansion...north and west...' and 'Increase potential development area...'

Representation ID Number: 2846 / 1

Redirect traffic movements?? Through locally provided facilities - shops which need not be large) recycling facilities

Representation ID Number: 2847 / 1

Retail units -include home produce, possible fresh food mart

Representation ID Number: 2852 / 1

Do not allow development principles to be driven by the achievement of inappropriate budgets.

Representation ID Number: 2864 / 1

It is important to control the increased traffic flow, which will result from your development

Representation ID Number: 2866 / 1

Surely the background to the sale of the land to the MOD (in 1942/3 ish) should be fully explored? We understand that there was, possibly, a sale only on the condition that the land be returned to agricultural use when no longer needed for (emergency?) MOD office purposes. This land would surely have otherwise been green belt land and have consequent protection from development? This point needs determination most urgently.

'Design strategies to save energy...' "There is already a problem with flooding in Charlcombe during time of heavy rain (as in the last week or so). Further area under concrete probably not a very good idea. Prob best to REDUCE CONCRETED AREA ON THE SITE in question and REDUCE HABITABLE BUILT SPACE. Perhaps just retain creche as a special school for delicate children

'Possible expansion...north and west...' "I would suggest perhaps a partially subterranean UNESCO visitor centre (and hostel) which would complement the existing park and ride.

Representation ID Number: 2867 / 1

Need for PO/shop and community centre, possibility of surgery.

*NO to possible expansion north and west

Representation ID Number: 2892 / 1

Positive action to discourage the use of Colliers Lane

Water pressure in this area is very poor. Has consideration been given to the possible need for another water tower?

Consideration for the people who have to use Granville Road while this development takes place.

le All construction vehicles should be accommodated on site and not on the double yellow lines and pavement. The development that is currently taking place on Granville Road is causing daily hazards by flouting the parking laws.

Representation ID Number: 2893 / 1

Adequate parking for vehicles on house footprint and not on roads

Representation ID Number: 2899 / 1

Adequate parking for vehicles on house footprint and not on roads

Representation ID Number: 2909 / 1

The site should be cleared of MoD buildings and returned to a natural forest (country) to create a wildlife reserve for recreational walks, school study visits etc

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Representation ID Number: 2914 / 1

The development along Lansdown Road should be, if possible, one storey bungalow style housing, set behind trees and stone walls. There should be a strict limit to the height of buildings further back - ideally 2 storey only and no 4 storey buildings.

*No to 'increase potential development area...'

No to 'facilitate possible expansion...'

35% is too high a percentage for affordable housing

Representation ID Number: 2923 / 1

Consideration of impact additional street and other lighting arising expanded development on night skies

Consideration of the impact of additional traffic, mainly domestic, and traffic routes

Retain the existing rural nature of Colliers Lane which forms the boundary of the green belt and AONB

Community facilities to include local post office, shop and chemist, to reduce vehicle trips into other local shopping centres eg Larkhall and Julian Road

Representation ID Number: 2927 /

The impact of increased traffic on the already congested Colliers Lane & Granville Road must be dealt with. Also it is very important that the new buildings be kept low in order to minimize their affect on Bath's skyline. This site is highly visible within the region.

Representation ID Number: 2950 / 1

A high percentage allocated for self build housing

100% of housing to be code 6 sustainable houses

100% of architects, consultants and contractors to be local and based within 20 miles of Bath

All buildings to be modern and contemporary designs of 'our time'

Representation ID Number: 2956 / 1

Construction traffic should not be allowed to use the Lansdown Road (in either direction) south of the Granville Road junction.

Representation ID Number: 2957 /

Landscaping/planting 'green' areas to provide 'park' environment

Community meeting areas eg children's playground

Provide new nursery school for working mothers

Improve internet services

Representation ID Number: 2965 /

Local community integration is essential. Many shops and health facilities are only accessed in the city centre.

Considerable strengthening of concept of tree planting to soften the visual impact.

Representation ID Number: 2967 /

Avoid any disturbance and scarring of existing Area of Outstanding Natural beauty around site

Representation ID Number: 2975 /

Provision of utilities, especially waste water. Will this affect the water table?

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Representation ID Number: 2981 /

Traffic calming on Lansdown Road

Provision of a shop with postal services

Improved public transport especially in the evenings

Representation ID Number: 3066 / 1

Protect adjacent existing 'green field' sites.

Protect sky line.

No mix of residential with commercial/business activities.

Representation ID Number: 3066 / 2

Protection against the polluting glare of street lighting at night.