

Schedule of comments: What changes would consultees make to the vision?

Representation ID Number: 102 / 2

If this is the alternative to an Urban Extension under the Core Strategy then housing, etc, on the MoD sites is preferable.

Representation ID Number: 904 / 2

Meet current government requirements by making the whole site custom build and self finish, for both groups and individuals. This enables better quality, better insulated, more sustainable housing, that suits the purchasers and their families and lifestyles, enhances socialising, and reducing fear of crime. Custom builder/occupiers can thus include live-work units, disability friendly, future-proofed designs, and a degree of interest and Individuality within an overall design framework.

More money will be spent locally, the local construction industry and employment will be enhanced. Self builders and self finishers learn many skills, making themselves more employable. Less money from B&NES' local economy goes to off-shore share holders.

Truly affordable houses can be built with sweat equity, paying rent to the housing authority.

Best of all, they build communities of people who know and trust one another, making happier places to live, for generations to come.

Include whole site zero cost, zero carbon waste processing, producing energy and building materials, providing an income for inhabitants and landlords.

Representation ID Number: 2620 / 1

A split site primary school.
Infant on the current Combe Down site, junior on the MOD site.

Representation ID Number: 2621 / 1

I feel that the addition of leisure facilities i.e. swimming pool would be of great benefit to the area. Industry not just empty office space

Representation ID Number: 2622 / 1

It's difficult to choose three above - integrated communities is also important - the MOD site should feel like it's always been there, and not a modern estate. It should continue a village theme, and not feel like a city complex.

Representation ID Number: 2625 / 1

Shops within the developments.

Representation ID Number: 2626 / 1

- Primary Schools / Secondary - childrens areas / schools / play
- Open spaces - woodland / wild flower meadows
- Spaces for community engagement - leisure facilities e.g. pools.

Representation ID Number: 2629 / 1

Extra land provided for purchase by Combe Down Rugby Club at heart of community.

Representation ID Number: 2631 / 1

Much stronger green buffer on the north side of the site.

Representation ID Number: 2632 / 1

I'd like to see a good school retained in Combe Down village (probably Infant section) with a new junior school on the MOD site - so that people still connect to the WHOLE community not just one bit.

Schedule of comments: What changes would consultees make to the vision?

Also build a pub / community centre.

Representation ID Number: 2633 / 1

Less houses - 500 better quality ones is enough.
Provision for shops.
Public transport into new development

Representation ID Number: 2634 / 1

Keep Combe Down School and change to an Infant section. Build new junior school on Fox Hill site to give more open space to older children.

Representation ID Number: 2635 / 1

By all means increase school provision, but integrate this with the existing Combe Down primary school - to prevent two primary schools with a 'them' and 'us' being formed.

Representation ID Number: 2637 / 1

More information needed on how the proposed 'developers' would deal with the increased level of traffic that at present is at a very high level of tolerance to locals.

Representation ID Number: 2638 / 1

No new school. Have a split site with Combe Down school.

Representation ID Number: 2639 / 1

Work related buildings with low rent
School to be limited to CD as Junior School

Representation ID Number: 2640 / 1

Youth provision on site - not off site.
It is long overdue!

Representation ID Number: 2641 / 1

Proposed access to the site is USELESS. Needs a new access road downhill AND / OR access to Ralph Allen Drive

Representation ID Number: 2642 / 1

Dog friendly areas.
To build more of a community atmosphere.

Representation ID Number: 2643 / 1

I think 700 homes is a little too many. 500 - 600 will more green space would be a better option. This will improve life for those in the area.

Representation ID Number: 2644 / 1

The proposed walking route along the North end of the site shows trees being removed to allow views. This will have a dramatic negative effect on us as residents of Fersfield, the houses below this. It would allow walkers to look into our home and will change a quiet secluded naturally beautiful tree-lined area into a public walkway, and our house and privacy will be negatively affected!

Representation ID Number: 2646 / 1

Perhaps small sports facilities for adults and children.

Representation ID Number: 2647 / 1

Schedule of comments: What changes would consultees make to the vision?

A village hall - not connected to a church.

Representation ID Number: 2648 / 1

Provision of jobs

Representation ID Number: 2649 / 1

Minimum amount traffic congestion, by careful planning of the layout of houses and roads.

Representation ID Number: 2650 / 1

1) More integration with existing local communities on Foxhill estate side (shows only a pedestrian link, steps?) and the Trinity Road side. It should be possible to walk / drive / cycle through as an alternative to Bradford Road and so that the new houses and facilities are fully accessible to existing residents.

2) Park and play space for children

3) Local shops

Representation ID Number: 2652 / 1

Avoid a mass council-type housing estate with no soul.

Representation ID Number: 2653 / 1

More social housing

Sports centre

Places to encourage children to use

Representation ID Number: 2656 / 1

To listen to local people

Much of this language means little to ordinary folk - what does it mean? E.g. low carbon sustainable development

Representation ID Number: 2657 / 1

"Family" housing - not flats

Representation ID Number: 2694 / 1

Increase the Combe Down/Odd Down infrastructure internally and externally,

Representation ID Number: 2696 / 1

See comments about the school

Representation ID Number: 2699 / 1

Higher Density Housing (700 seems ridiculously low given demand.)

Representation ID Number: 2702 / 1

Careful application of the principle of Bath stone for elevations facing the public realm. As a minimum reconstituted Bath stone dominant on other elevations. It must look like part of Bath.

Representation ID Number: 2703 / 1

*added note to

'Green Spaces...' "but also a dog walking green"

'Accessible...' "and wheel chair."

Big shop so that people with disabilities can get into them.

Representation ID Number: 2704 / 1

Schedule of comments: What changes would consultees make to the vision?

For 700 houses, should there be shops to add to those already on Bradford Road? Maybe a coffee shop? A doctors surgery, perhaps part of the existing practice at Combe Down? Like the 'extension' at Odd Down.

Representation ID Number: 2724 / 1

Having two primary schools so close together would eventually lead to closure of Combe Down primary. We would prefer an infant/junior split approach.

Representation ID Number: 2730 / 1

Lower car ownership does not work, although conceptually good. Further research required. Having Bath stone (real or reconstituted) only for frontages to road is unacceptable.

Representation ID Number: 2731 / 1

Enough garages to keep cars off the street, safe play areas for children. System for sharing transport i.e. to University, Sainsburys. Small general store and post office.

Representation ID Number: 2733 / 1

A centre for events in Combe Down. General purpose Hall. Recreation Area for Children.

Representation ID Number: 2734 / 1

Design champion for the authority.
Focus on local trade/suppliers.
Involve community in choice of developer (not just cost led).

Representation ID Number: 2736 / 1

when building the houses don't be greedy and give people space between the houses with sizeable but manageable gardens. Allow livestock such as chickens. Perhaps a small farm?

Representation ID Number: 2737 / 1

Putting the needs and requirements of the local community above the commercial interests of the developers.

Representation ID Number: 2738 / 1

Pedestrian links no car rat runs. Houses built with parking so no clogging of roads. Bus access, not like the end of Tynning Road and safe, not like the bus station!

Representation ID Number: 2740 / 1

concerned about the impact on Combe Down village and the current school. No new school required - just split site.

Representation ID Number: 2742 / 1

More larger plots to reduce density - very concerned about traffic
Ensure a 'village centre' with opportunities for pubs, cafes, grocery etc.
Access to town directly - through Pennymead(?)

Representation ID Number: 2744 / 1

Community woodland should be planted by the community. Also allotments.

Representation ID Number: 2748 / 1

Split Combe Down primary!

Representation ID Number: 2749 / 1

Less housing because housing generates traffic - North Road and Bradford Road are busy roads and at peak time "nose to tail"

Representation ID Number: 2752 / 1

intentional recreation/sport space for young people
co(?) housing spaces
Home zones/shared road space scheme
Local shops

Representation ID Number: 2754 / 1

Less jargon. More specific meaning e.g. (i) height of proposed buildings in different areas of development, (ii) safeguarding historic value of Popes walk - what does this mean?

Representation ID Number: 2757 / 1

Please avoid any of the low rise developments we already have on the Foxhill estate they tend to become eye sores and don't appear to be properly maintained.

Representation ID Number: 2758 / 1

Wind farm
solar farm

Representation ID Number: 2759 / 1

In keeping with current style and density of housing
Availability of parking adjacent to houses

Representation ID Number: 2763 / 1

Please engage a local architect that loves Bath

Representation ID Number: 2764 / 1

Please ensure that frequent consultation with the community takes place. Please consider the impact of development on existing residents and wildlife/natural areas.

Representation ID Number: 2764 / 2

ensure the character of Bath is taken into consideration when designing buildings.
Ensure existing residents are considered.

Representation ID Number: 2766 / 1

Doctors surgery/Health centre
Community centre for all, especially the old and young
Youth club to give the kids somewhere to go
Schools
Recreation places for kids
Consult re traffic problems
Sports centre
Don't forget to fill the cavities underneath MoD Foxhill
Stop for Mobile Library

Representation ID Number: 2767 / 1

The community would benefit from a church plus a community hall. I suggest the Diocese of Bath and Wells is involved to see if it can assist/facilitate this.
There also needs to be a pub - a place for the community to meet, socialise etc.
The new primary school should link with the current Combe Down primary school e.g. one school on two sites.

Representation ID Number: 2768 / 1

Schedule of comments: What changes would consultees make to the vision?

Ensure building is not short term. Be ambitious! Create houses that people actually want to live in.

Representation ID Number: 2769 / 1

Expansion of Combe Down Primary school
Public library

Representation ID Number: 2773 / 1

The space should be re-used for JOBS high tech preferred. BMT? Or Uni?

Representation ID Number: 2775 / 1

Transferring 'sydenhams' builders merchants to adequate site within development

Representation ID Number: 2776 / 1

Make CDPS nursery, reception and KS1 only the new Fox Hill School KS2... It's a fabulous opportunity to sort out CDPS's overcrowding a create great schools.

Representation ID Number: 2778 / 1

Although there are a good range of facilities in Combe Down and Foxhill these serve a wide area and with possibly an increase in population of 2000 then I think we will require an additional meeting space particularly for young people.

One of the connections is through the primary school - this creates a strong link between Combe Down (wealthier) and Foxhill (less well off) families. A new primary school on the new development would break that link and would make Foxhill less connected to the surrounding area. Combe Down primary school's proposals for a two site primary school make a lot of sense - it uses both sites well, shares resources which is increasingly important and retains the links and dependencies between the areas.

While I endorse the aspiration of vision towards a more green environment I am not convinced that transport proposals stack up. It is a sad reality that 700 homes will add at least 1000 cars to the area. It is vital that enough off street parking is provided otherwise there will be traffic chaos not safe streets. Also the proposal to create car parking areas is never popular as it exposes cars to damage and theft. The dream is good but not to the detriment of people who live there.

Representation ID Number: 2797 / 1

Neighbourhood watch system
Sports of all

Representation ID Number: 2798 / 1

I would consider the northern boundary much more carefully to take into consideration the private wooded gardens and homes in the Fersfield hamlet which directly abut this boundary.

Representation ID Number: 2804 / 1

Build houses NOT rabbit hutches

Representation ID Number: 2848 / 1

Have some small shop like clothes and shoe shop

Representation ID Number: 2849 / 1

Need to link Council Services that work with registered providers/homelessness partnership. These are organisations that have expertise and knowledge that will help integrate people with complex needs into neighbourhood.

Representation ID Number: 2856 / 1

I feel it is so important to join the two very different communities of Combe Down village and Foxhill

Schedule of comments: What changes would consultees make to the vision?

Representation ID Number: 2856 / 2

The Importance of community needs to be high on the agenda especially linking into the existing community of foxhill.

Representation ID Number: 2857 / 1

My change would be not 700 houses but a wildlife area connecting to Priory Wood that runs along back of site, Thus keeping Bath skyline of trees and green hills. Perhaps a celebration in honour of Queens Diamond Jubilee.

Representation ID Number: 2862 / 1

Need a large community hall where people can meet for social functions, clubs, societies etc

Representation ID Number: 2863 / 1

Safe vehicle use and plenty of parking spaces
Preserve character of the village

Representation ID Number: 2864 / 2

Providing a green corridor

Representation ID Number: 2865 / 1

How about some log cabin style homes, maybe down by the woodland view, preferably small starter homes, affordable or rentable. Sometimes Bath Stone gets a bit boring, and the log cabin school in CD village is great and fits in well. More allotments. There is a massive waiting list in Combe Down. Put the 'centre' of new development (park, school, doctors etc) on Foxhill so it becomes the centre for Foxhill estate combined with new estate.

Representation ID Number: 2869 / 1

The proposed addition of offices on the MOD site should house/be allocated for council use as it appears the council with to vacate their offices and staff in Bath. Therefore this would be an excellent opportunity to KEEP BANES Council local. The MOD staff were NEVER any problem to the community and neither would council staff as parking on site available.

Representation ID Number: 2870 / 1

please do not over develop this amazing site. Please encourage new residents/business to use public transport as much as possible - the traffic around here at peak times ia horrendous and there is bound to be more traffic in the future (what a shame!) but that is progress!

Representation ID Number: 2873 / 1

Do NOT create a link between Foxhill and Ralph Allen drive via the rec fields and Priory Close. This would remove green space and make Priory Close lose its residential flavour. I DO NOT live in Priory Close, but fear for its residents.

Representation ID Number: 2882 / 1

Different school arrangements and affordable childcare. A central community centre and a decent, reliable and AFFORDABLE transport system to enable movement to and from town. £2.30 from Prior to Widombe? Outrageous. Asking people to cycle more just won't work - it is too steep and dangerous, especially for children.

Representation ID Number: 2886 / 1

I am surprised, given that this is the earliest stage of the consultation, that there is already an assumption that the school to be provided on the site will be stand alone with a single form entry.

The crucial objective with the redevelopment of the MOD site is that it draws the two separated parts of our village together ie Foxhill and the old village centre. School provision is major way in which this can be achieved.

Schedule of comments: What changes would consultees make to the vision?

Local communities gravitate around institutions such as primary schools. A new stand alone single form entry school will create two silos across Combe Down - the Foxhill end, and the leafy old village end. Providing either (i) a split site school across the new site (?Juniors) and the existing CDPS school site (?Infants), or (ii) a new three form entry school on the MOD site, will promote cohesion across the full village span from Foxhill to Shaft Road.

This is also a once in a generation opportunity to resolve the environmental and spacial issues at the existing CDPS site which is neither suitable nor adequate for the needs of the current number of primary school age children based there. The problems with dog fouling and drainage on the re-opened Firs Field are only compounding the problems that the school is facing in providing open green space for sport and play.

Clearly there are pros and cons for the two alternative school options I set out above. On balance, my view is that option (ii) would be preferable (a new three form entry school on the MOD site, with the consequent closure of the existing CDPS site. This option would offer (a) a focal point for the whole village promoting a sense of cohesion from Foxhill right over to the old village, promoting full integration of the new development between the two existing halves, (b) equality of access to all children in the village, (c) the opportunity for a state of the art school for all children in the village with appropriate quantity and quality of indoor and outdoor space, (d) continues to promote the existing social mix in the Combe Down school system, (e) avoids a split site drop off/pick up for parents with children of ages spanning infants and juniors, (f) avoids the management complications of running a split site facility.

Representation ID Number: 2888 / 1

The creation of a new school is divisive and would negatively impact on Combe Down Primary School. The benefits from the creation of a split site infant/junior school utilising the strengths of the existing school while providing space for sports etc at a Juniors site in Fox Hill would far outweigh any disadvantages.

Representation ID Number: 2890 / 1

Self-contained and self-supporting neighbourhoods.

Engendering a sense of community with responsibility.

Safe environments for children to grow up in and to experience freedom

Fostering healthy small local businesses that return profits to the local community and employ local people.

Representation ID Number: 2894 / 1

It is vital that everything possible is done to integrate the communities in the Foxhill and Combe Down area. Green spaces, play areas, schools, sports and other community facilities must be included in the plans. This is a wonderful opportunity to provide new and innovative facilities that all of the local community can take advantage of. Be courageous, think outside the box.

Representation ID Number: 2895 / 1

I would like to see a clear vision for green and park space. The area could use sport and play space.

Representation ID Number: 2896 / 1

THE NORTHERN BOUNDARY HAS NOT BEEN THOUGHT THROUGH AND NONE OF THE HOMES AFFECTED (FERSFIELD) HAVE BEEN CONSULTED. NOISE BUNDS, EXTENSIVE PLANTING AND FENCING ARE A MUST TO PREVENT TRESSPASSERS AND PEEPIG TOMS!

Representation ID Number: 2908 / 1

Obviously all the above are important - and saying "low carbon development" without "integrated communities" is nonsense.

The key is to get both good masterplanning with proper consultation once people have a plan to "push against" and then get it well executed.

Schedule of comments: What changes would consultees make to the vision?

Representation ID Number: 2910 / 1

Better paths and cycle routes to the village along the Bradford Road and North Road

Representation ID Number: 2912 / 1

Protection of skyline ESSENTIAL

Land adjoining 'Hanging Lands Lane' (whole length of site) to be laid to grass/trees etc.

This is necessary to protect its unique and historic nature.

In general, keep this whole development in line with rural ideals.

Representation ID Number: 2913 / 1

The children will need sports facilities, tennis etc.

Representation ID Number: 2925 / 2

I think it would be madness to build another primary school in the area without consideration of what is already available - notably Combe Down, St Martin's and St Phillips.

Building another school so close to the other schools would create rivalry and parents would select a brand new school over the existing ones. It would be better to improve Combe Down and St Martin's as the two nearest schools to cater for the additional pupils - there might not be as many as predicted as families cannot afford housing in Bath and are moving out to the surrounds and towards Peasedown etc.

Representation ID Number: 2929 /

See attached doc regarding boundary to Fersfield and adding fence/wall and planting and moving the boundary back.

Representation ID Number: 2931 /

Sustainable and connected transport vision to better connect this development to the city.

All age meeting places - café/park/library.

Sports/fitness facility - cycle/run paths, gym, swim.

Representation ID Number: 2934 /

There needs to be further consideration given to adequate car parking and how cars will impact on local road network.

Whilst emphasis on bus transport is laudable, In practice most people cannot afford to use the buses regularly as the fares as so prohibitively expensive and the buses so infrequent. For a family it is cheaper to drive and park.

People will have cars, even if not used every day. The planning needs to recognise this and accommodate if it is to avoid on-street parking congestion and severe congestion on the local road network

Representation ID Number: 2942 /

Either a separate large multi-purpose community hall (not currently available at Combe Down School or Holy Trinity) or, more economically, a school hall which could be used by the community.

Representation ID Number: 2947 /

1) Combe Down Primary to have access to green space for sports and playtimes - the school proposal to have a split infant and junior school seems ideal.

2) More cycle paths and safe routes for the children to cycle/scoot to school without bothering pedestrians

3) The area is lacking in before / after school club facilities. It would be useful if some thought could be given to providing this within the development.

Representation ID Number: 2950 / 2

Creating sustainable neighbourhoods where people are proud to live and work

Building a stronger locally based economy

Encourage creativity that supports contemporary living and working

Representation ID Number: 2966 /

Providing the opportunities and Infrastructure for local employment.

Representation ID Number: 2968 /

Ensure that the Primary access route into Bradford Road has clear and safe routes for pedestrians and cyclists and that there is a separation from vehicles (cycle lane) which links all the schools in either directions (Ralph Allen to St. Philips). This is the only safe option for reducing traffic and helping to encourage safer communities.

Representation ID Number: 2971 /

-a sense of space – not crowded.

Representation ID Number: 3060 / 1

Sport facilities - see attached letter (in 'Suggestions and Concerns')

Representation ID Number: 3062 / 1

That the new development would not be to the detriment (commercially and relationally) to the existing communities of Combe Down and Foxhill.

Sustainable drainage

Representation ID Number: 3065 / 1

Bring Employment to Local Area

Representation ID Number: 3068 / 1

The current vision for 700 high density homes represents a substantial loss of actual and potential green space and actual employment from the community. In terms of spatial allocation my ideal 'vision' would have been closer to one third homes, one third green space and one third office space or light industry.

Representation ID Number: 3070 / 1

The provision of offices within this development affords the very best opportunity of offering Bath and North East Somerset Council staff the chance to vacate premises in the centre of Bath, yet still remain within easy reach of the area being a most important factor. Therefore, the office space being provided in this new development should be taken by Bath and N. E. Somerset Council, as it seems they wish to move out of the city centre.

Representation ID Number: 3071 / 1

Maybe more homes like the Quantocks for the elderly so this could then free up larger family homes.

Low level housing, now town houses or flats.

Also to cut down the amount of homes from 700. A majority of people find it hard to comprehend that this amount of homes are going to be squashed on to this site. Please don't use this site as an easy way to tackle the Governments' policies on the housing that has to be build. Think of the long term, not the dent it will make in the numbers of homes you have to build.

Representation ID Number: 3074 / 1

Protection to keep the skyline undamaged and to avoid a concrete jungle area in Combe Down!

Representation ID Number: 3077 / 1

It's comprehensive and achievable.