

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

Representation ID Number: 102 / 2

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 / 2

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.

Development patterns should take reference from the compact and high density layout of Combe Down.

Representation ID Number: 904 / 2

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.

High densities can be achieved by offering self-finished terraced houses and flats for sale at reduced cost. This has been part of the strategy at Ashley Vale. N.b. terraces can be crescent shaped to be in keeping with Bath's heritage.

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: 2620 / 1

Community cohesion. We do not want a third community (after Foxhill estate and Combe Down village) This is a REAL opportunity to integrate and bring people together. A split site primary school would go a long way to achieving this.

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Representation ID Number: 2621 / 1

Leisure centre for all ages. Village green type areas.

Representation ID Number: 2622 / 1

Retail space to encourage local businesses - low rents.
Many access points to site.

Representation ID Number: 2623 / 1

Not to be like Roseworn Close an estate inside an estate.

Representation ID Number: 2624 / 1

School needs to be sited well onto site, not at edge of Bradford Road - school times especially are already heavily congested.

Representation ID Number: 2625 / 1

With 700 new homes you will need to consider the impact on parking for existing residents near to shopping facilities in Combe Down village and Bradford Road shops. You need to provide shopping facilities within the development (at MOD) to stop people getting in their cars and clogging up parking in the Firs (where) I live for instance. Also give residents parking to roads near shopping facilities but allow short stay e.g. 20 minutes for non-residents.

Representation ID Number: 2632 / 1

Avoid any "through traffic" / avoid rat-runs for cars jumping the queues.
Be prepared to share greenspaces / playing fields between school & local sports clubs.

Representation ID Number: 2633 / 1

No high rise buildings - 3 storey maximum

Representation ID Number: 2636 / 1

Separate entrance to any new site to avoid overloading of existing road traffic.

Representation ID Number: 2637 / 1

Consider building less than the 'proposed' 700 homes

Representation ID Number: 2639 / 1

Youth development

Representation ID Number: 2641 / 1

Proposals look like they will cause even worse traffic problems on Bradford Road / North Road because of the restricted access points - especially if a school is build. Or are you going to ban all parents from bringing cars onto the new estate, if the parents don't already live there?

Representation ID Number: 2642 / 1

Café areas.
More fresh local produce shops.

Representation ID Number: 2643 / 1

Open space between buildings.
Off street parking.

Representation ID Number: 2644 / 1

Reducing the negative impact on existing homes that have been there for centuries.

Representation ID Number: 2646 / 1

My concern for the future is the volume of traffic on Bradford Road. It's bad as it is.

Representation ID Number: 2648 / 1

Each property should have off street parking / garage

Representation ID Number: 2649 / 1

Easy access to the church / church rooms in Combe Down and Foxhill.

A good community centre to join the community together and to have activities e.g. Arts and Crafts, Music etc.

Representation ID Number: 2650 / 1

Suitable for all ages, young and old fully wheel chair accessible pavements and community facilities.

Self-sustaining, i.e. shops / schools / health facilities.

Representation ID Number: 2651 / 1

Many houses now have 2 cars - allow enough space for parking. Allow sufficient green space for football etc. Provide children's play area.

Representation ID Number: 2654 / 1

Community centre, youth centre, day care centre, elderly, supermarket, decent lighting, community laundry, space for police, council, Somer, social service.

Representation ID Number: 2655 / 1

Supermarket, Health Centre, Bus Service, Community Centre, Youth Centre, Decent Lighting, Police Centre, Somer Centre

Representation ID Number: 2656 / 1

Junior school only - Infants to stay in Combe Down village. Combe Down Primary smallest space in BANES

Rugby Club to have more land.

Community facilities e.g. Library, Village Hall, Health Centre

Representation ID Number: 2673 / 2

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: 2694 / 1

Increase amenities such as more shops, entertainment facilities i.e. sports, cinema, pub.

Increase/improve infrastructure such as roads, water, internet access/supply.

Representation ID Number: 2697 / 1

Any buildings to be in keeping with the area. This does not mean swathes of glass and this does not mean buildings out of proportion with the size of other buildings in Combe Down.

Representation ID Number: 2698 / 1

How will car parking be handled? Many households now have two cars, which can cause difficulties in new developments. However, if car parking of sufficient quality not provided, then cars are parked everywhere and there is no room for visitor's parking.

Be green but not overgreen!

Representation ID Number: 2699 / 1

Low cost homes linked with rental/purchase contracts requiring residents not to own cars (c.f. Edinburgh) - coupled with

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affordable and frequent and integrated with fully interchangeable ticketing throughout BANES/Bristol/N-Soms/S Gloucs public transport. (£4.10 return to Bath is ridiculously high!)

Representation ID Number: 2701 / 1

I feel very strongly that a PRIMARY school early years should be near a junior school as mothers should be able to WALK the children to school - to minimise car usage - and keep the school/nursery experience simple as the years go by.

Representation ID Number: 2702 / 1

These are enough principles (aspirations?) How will be ensuring these are carried through to delivery?

Representation ID Number: 2703 / 1

Dog walking area that is fenced off (could use the existing fencing to build it) better paved area for buggies and wheelchair.

Representation ID Number: 2704 / 1

The social housing should not be in a 'ghetto' i.e. all in one corner/area. It should be throughout the development. No 'luxury' or 'executive' houses - no one can afford them ans they will be white elephants eventually. 4 beds MAX. Please, please, make sure the houses LOOK nice and will still look nice in 100 years. Think of those who come after us and leave a decent legacy. No more ugly, faceless buildings in Bath.
Fast broadband!

Representation ID Number: 2724 / 1

Safe neighbourhood. Lighting, space. PCSO's etc

Representation ID Number: 2731 / 1

Small general store and post office.

Representation ID Number: 2733 / 1

Nothing very lofty!
The site sits on a Sociological interface between 'Fox Hill' and 'The Village.' It could therefore as a 'bridge' when developed.

*Handwritten additions to the following boxes
'innovative and exemplar...' "as large a proportion of SOUTH FACING ROOF"
'A new primary school...' "If this is done there will be a large demand from Foxhill Estate of course"
'Integrated route for bus services' "and not prohibitively EXPENSIVE"

Representation ID Number: 2734 / 1

Highest quality design principles.
Focus on place making
Non standard housing
Sustainable drainage strategy.

*Added note to 'A new primary school...' "integrate with existing school"

Representation ID Number: 2737 / 1

The key principle should be the unique nature and character of Bath - the development should complement the city, not be at odds with it.

Representation ID Number: 2738 / 1

Mixture of developments - housing school and light industries.
Roads not linked through - like in Sulis(?) Meadows.

*added notes to the following boxes

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'Wildlife habitats' - "deer excluded at present because of fence"
 'Site wide low carbon...' "affordable and cheap to heat"
 'Higher density lower car ownership...' "Cheaper Bus"

Representation ID Number: 2739 / 1

To compliment and enhance existing business community and not to replace or close-out established trade/traders.
 To underline and improve proximity to town centre - to make Combe Down linked to the centre in better ways through transport etc.
 This and other MoD sites are probably the single most important opportunities to contributing to housing targets and economic growth in Bath.

Representation ID Number: 2742 / 1

The building of a playground with toys and activities appropriate to children 7 to 14 (FIRS is limited for this age)
 There should be a connection that allows cars to reach town without going to Bradford Road. Through Ralph Allen would be ideal.

*Additional notes added to boxes

'Integration with and support of...' "given the small space of CDPS it should be an integrated school!"
 'Higher Density lower car ownership....' "How do you control this? The traffic infrastructure would not sustain high density!"

Representation ID Number: 2743 / 1

Another play ground suitable for 4 to 14 year olds
 New shops as well as houses
 I like to reduce waste but I think we should just not use lots of energy

Representation ID Number: 2748 / 1

SPLIT COMBE DOWN PRIMARY - having 2 within 200 yards is crazy.

Representation ID Number: 2751 / 1

MoD site development should PREVENT any need for green belt development around Bath

Representation ID Number: 2752 / 1

Community facilities e.g. pub/coffee shop
 Creative spaces e.g. studios/small workshops
 Renewable energy - more clarity e.g. on energy production wind farm strong statement for community
 community living and shared spaces
 Sustainable building materials e.g. modcell, timber - CLT SIPS etc
 co-housing
 More affordable housing (than 35%)

Representation ID Number: 2753 / 1

No high rise flats

Representation ID Number: 2754 / 1

Interface between development and existing housing is very important.
 Possibly junior school only (infants at Combe Down)

Representation ID Number: 2756 / 1

Consider a move back to larger back gardens rather than dense housing.
 I agree with the provision of allotments for those without a garden or people who want to grow more but wouldn't it be good to give people their own garden space for leisure and horticulture. Include strategies for people to conserve water

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(both rain and 'dirty' water)

Representation ID Number: 2758 / 1

Including bungalows and one storey dwellings

Representation ID Number: 2763 / 1

A development where people want to live and engenders a feeling of civic pride

Representation ID Number: 2764 / 1

Preserve and conserve the natural features.
Consider current residents and the impact
Keep everyone involved in the process
Chose the developer carefully

Representation ID Number: 2764 / 2

I hope the mistakes of the past will inform future designs e.g. social housing distributed and integrated with other types of housing to avoid marginalisation.
Consider how the new development fits into the existing properties and spaces so it does not jar the senses as some of the developments in Bath do.

*'A mix of dwelling types and sizes' - " That fit with the area"
'35% of affordable housing' - "integrated into all areas of the site"
'Shared space streets' - "What does this mean?"

Representation ID Number: 2765 / 1

A health facility would be a great way of getting old and new residents to integrate with various classes and sport options. Bearing in mind how old and out of date Bath Leisure Centre is, and the distance from Combe Down to travel.

Representation ID Number: 2766 / 1

Community centre for all ages
Stop for mobile library
Drop in centre for elderly
Space for small manufacturing businesses
Branch of local surgery (or move the surgery to the site). There are a LARGE number of elderly people in this area - put the surgery next to them not a mile away with no direct bus route.
The Bradford Road is already very busy at times. Need consultation re traffic
Affordable buses
Fill up underground cavities underneath Foxhill MoD. This could be expensive.

Representation ID Number: 2767 / 1

Focus on community meeting places e.g. a church and a pub
The density of housing to be controlled - avoid developers forcing too many houses into small spaces.

Representation ID Number: 2769 / 1

Street and other lighting should minimise light pollution

Representation ID Number: 2773 / 1

There used to be about 5000 jobs here. 2000msquare office space is far too little to replace those jobs.
Why not convert back to a hospital?

Representation ID Number: 2774 / 1

700 houses is too many for Foxhill/Combe Down

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Representation ID Number: 2775 / 1

More employment opportunities

Representation ID Number: 2776 / 1

Yes (to a new school) but also sort out CDPS

Representation ID Number: 2798 / 1

A secure wall or solid fence to run the full length of the northern boundary from Fox Hill to Priory Close. A noise bund along that Northern boundary to protect Fersfield residents. The moving of the proposed re-opened Ralph Allen 'carriageway' back a short distance within the current MoD fenceline. See note below and attached mitigation plans. Low noise and no light pollution along the northern boundary

Representation ID Number: 2799 / 1

Ensure Combe Down Rugby remains where it is

Representation ID Number: 2801 / 1

The concept statement is cycle and pedestrian biased. It must be accepted that there will be many cars and that they are catered for.

Representation ID Number: 2804 / 1

Build OAP 1/2 bedroom bungalows with space NOT rabbit hutches. Also supermarket but not a Sainsburys or co-op, an affordable supermarket.

Representation ID Number: 2850 / 1

Access and parking for anglers to canal and river

Representation ID Number: 2854 / 1

Sympathetic amalgamation to adjoining properties
Retain trees existing on site
A shop (not tesco or sainsburys) and POST OFFICE

Representation ID Number: 2857 / 1

Combe Down is an old village and has character of its own. It has grown gradually, over years. Dumping 700 houses all at once would destroy it. A place needs to develop little by little. Ensleigh and Warminster road sites are not village communities and without a focus, Both much more suitable to be developed for housing. Warminster Road site is in walking distance of the city. Cutting out more pollution to an already congested town centre. Ensleigh has plenty of green space around it for development in time.

Representation ID Number: 2862 / 1

People WILL have cars. There should be plenty of provision for parking as well. Buses and public transport and cycle ways will have to improve a LOT for people to be able to do without a car

Representation ID Number: 2863 / 1

Community facility design should take account of current constraints on meeting places. Also need large wall to present "Chris Tipping Plates" the public art legacy of HCA's last project in Combe Down.

Representation ID Number: 2864 / 2

Lighting would need to be sympathetically designed, so as not to impact on surrounding areas.

Representation ID Number: 2865 / 1

Sustainable development, but not at the expense of aesthetics and health.

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Representation ID Number: 2869 / 1

* 'Up to 2000spm of...office' "For council use"

Representation ID Number: 2870 / 1

More buses please

Representation ID Number: 2882 / 1

*junior school, not primary

*bus services - only if affordable to locals.

Representation ID Number: 2886 / 1

Design of the housing should not hinder the sense of integration between Foxhill and the old village ie shouldn't be too "out there".

Agree with concept of the development of parcels of land ie to break up the new development site which will help to blur the boundaries between existing communities and the new site development.

Representation ID Number: 2889 / 2

Instead of building a new single-entry primary school, I believe that links with the existing local schools should be considered. The current site of Combe Down Primary School is not large enough for the number of pupils who attend the school and there are no possibilities to extend it. However, this opportunity could be taken to create a Primary school over two sites, with the current Combe Down site being used for Foundation and Key Stage 1 and the new Foxhill site being the Key Stage 2 section. This school would be 3-form entry and have one headteacher and governing body overseeing it. This plan would encourage integration with the pre-existing local community and provide much-needed outdoor space and facilities for Key Stage 2 children. Please consider this proposal in your development plan. Thank you.

Representation ID Number: 2890 / 1

Reduce vehicle movements into the local community from outside the area: eliminate rat running and remove opportunities for lorries to avoid the main roads through Bath

Representation ID Number: 2895 / 1

I would like to see a low density development. Foxhill is very high density and this would offset the local density.

Representation ID Number: 2896 / 1

•It is imperative that the Northern Boundary is protected and whilst I accept it might be pleasant for people to have views of Bath – you are NOT building a public Park at the rear. You are merely having some open land at the rear (and not that much of it either) and having a wish to re-establish the Ralph Alen Carriageway. Regardless, any footpath should be well away from dwelling houses so that privacy is maintained.

•No existing property should be overlooked or be capable of being overlooked by the open area. Fersfield have put forward a credible alternative but in regard to Eastwood and Middle Lodge I would suggest that there is absolutely no viewpoint put through at this point as it would directly look onto the balcony, bathrooms, bedrooms and gardens of both properties.

•No viewpoints at the end of the Northern Boundary (close to Popes Walk).

•No walkway close to the edge of the Northern Boundary.

•A fence with augmented planting to be in place during the build and after the build so as to screen the existing properties from the new development and maintain privacy.

•Protect the existing horse shoe bats and other bats that abound along the northern boundary that abuts Eastwood Lodge and Middle Lodge.

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

- Deer may not be a protected species but they wander freely at present through the rear boundary line in order to access Popes Walk and adjoining fields and they add to the tranquil nature of an area of outstanding natural beauty. With this in mind consideration should be given to making the area abutting the boundary even thicker in planting so as to protect wildlife. The fence has to remain or be replaced AT ALL TIMES INCLUDING THE BUILD PERIOD OTHERWISE WILDLIFE WILL BE DECIMATED AND NON EXISTENT BY THE TIME THE BUILD IS FINISHED. Views could be gained over those areas where there are no existing properties if it is deemed essential (although as I stated above – you are not building a public park for general viewing purposes. It only assists the developer with the sale of their houses).
- Badgers are found along the boundary of my property – hence again I reiterate the need to extend the open area and keep footpaths etc away from the edge.
- A fence maintained and augmented with planting at all times in order to protect wildlife, protect my privacy, protect people and animals straying onto my land.
- The fence should be augmented with planting not only for wildlife but in order to ensure a noise bund is put in place. Additionally the proposal from the Fersfield Hamlet with a new drawing showing a raised area would mean the bank would give greater noise reduction although the raised bank must NOT be near Eastwood and Middle Lodge.
- Any new buildings towards the rear Northern Boundary should be single storey and set well away from the boundary edge.
- Could consideration be given to placing the school towards this edge? This might allay some fears such as noise and people wandering as the school would undoubtedly be fenced due to security and therefore wandering dogs etc and people would not become an issue. It would also give quiet times at weekends and school holidays.
- Popes Walk is a quagmire of mud. It is exceptionally narrow and has blind, sharp bends in it. It is also exceptionally steep. If it is opened up as a cycleway someone will get killed or at the least severely injured. Have you walked it? A bicycle hurtling down it would take someone out, definitely dogs and children would be at risk as would people. I do not think that a cyclepath is the answer. You already have Fox Hill leading into Perrymead which is tarmaced and in existence and is a straight path with no bends save at the end where there is a pavement for pedestrians. You would not be able to put a pavement into Popes Walk.
- The bath stone from the boundary wall has come into disrepair over the years and the fencing in the field is merely barbed wire. Again as I am a 2/3's owner of this field I would not wish to have people and dogs straying into the field. Any intention to better Pope's Walk would have to include a requirement to ensure that my field is secure with fencing and the wall built up. This would cost an inordinate amount of money. As a development principle please ensure that any planning permission would require the fencing of this area or the reinstatement of the walls at the cost of the developer.
- I would URGE you to walk this footpath, particularly when the rain comes down as historic springs flow with abandon down it making it impossible to walk. Tarmacing it would cost a fortune as the natural springs are all over that path in many different areas. The tarmac would require a great deal of upkeep. As it is there is a spring at the bottom that Wessex Water have tried to sort out that flows directly along to the Catholic Cemetery. They have tried for the last 11 years I have been here with no success. It continues to flow unabated down the side of the road at the bottom of Pope's Walk. Tarmacing or making a hard surface of Pope's Walk will undoubtedly add to water flowing onto that main road to the cemetery and onto Perrymead posing a health and safety issue in the winter months when the water freezes.
- I have had to put a gate up in my path that abuts Eastwood Lodge and Popes Walk due to people assuming it is a right of way. If even more people start coming down Pope's Walk it would make it extremely difficult with regard to the field.

Representation ID Number: 2912 / 1

More detailed information regarding the various items - everything very vague

*Additional comments on the boxes

Sustainable Development "more info required" on all boxes

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NO to office based employment
'Integration with... local facilities...' "Which facilities?"
'..Own sense of place...' "still within CD Village"
'...integrated with neighbouring areas' "In what way?"
'...Higher density lower car ownership...' "NA!"
'...mix of dwelling types...' "Except flats"
NO to self build homes and home working
'Maximise connections to adjoining areas' "How?"
'...shared space' "Don't understand"

Representation ID Number: 2913 / 1

Do not waste money on too much street lighting

Representation ID Number: 2931 /

Support for existing local businesses, schools, facilities and healthcare to be principle partners in the new development. All age and future friendly. – Some sheltered or nursing home facility as well as Early years, School, family and student housing.

Representation ID Number: 2937 /

Homes using brown water ie untreated water to flush toilets, reed beds etc.

I support combe down schools proposal to make the new school a junior school and the existing combe down school site the infants. Providing more space for the children and encouraging community cohesion between 2 communities which differ incredibly in affluence.

All houses using photovoltaic cells, solar panels and wind turbines to generate their own energy.

A much more affordable bus service than first bus provide, more like the orange bus service so that people on a low income can actually afford it. Ensuring that the increase in traffic, that the new development will cause has been taken into account. In the mornings traffic is already at times at a standstill on the North Road.
Independent shops, a green grocer.

Representation ID Number: 2938 /

Homes using brown water ie untreated water to flush toilets, reed beds etc.

I support combe down schools proposal to make the new school a junior school and the existing combe down school site the infants. Providing more space for the children and encouraging community cohesion between 2 communities which differ incredibly in affluence.

All houses using photovoltaic cells, solar panels and wind turbines to generate their own energy.

A much more affordable bus service than first bus provide, more like the orange bus service so that people on a low income can actually afford it. It needs to run every 5 – 10 min into town. Buses should have space to attach bicycles on the back as do the wessex water buses, because many people living in this area are put off cycling into town because of the steep hill coming back.

It is very important to ensure that the increase in traffic, that the new development will cause has been taken into account. In the mornings traffic is already at times at a standstill on the North Road.

Independent shops, a green grocer.

An independent cinema.

A park with wild areas.

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Representation ID Number: 2943 /

Leisure Centre

Representation ID Number: 2949 /

Policy needed on street lighting to avoid light spillage into surrounding areas (This should be a standard policy in Bath and fits with the sustainability options above. The record of Highway Engineers is poor). Lighting is available which sends light downward where it is needed and not upwards or horizontally where it is not needed and is polluting. Parts of the area are currently relatively dark and should remain so.

Representation ID Number: 2950 / 2

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: 2966 /

I think it should be a principle that BANES take responsibility for the masterplan for new Foxhill. It is ESSENTIAL that the existing Foxhill and the new community are as integrated as possible.

It is essential that a STRATEGIC long-term view of the area as a whole is developed. This must include all the key players (Somer & all the other RSLs, the LPA, Children's services, Library service, highways the police and local residents groups etc.)

Representation ID Number: 2968 /

It is ESSENTIAL that Banes take responsibility for the plan for new Foxhill to ensure it is integrated with the current Foxhill and enhances the whole community in and around the area.

Strategic long term view of the area is essential to ensure the connecting roads are not overloaded with traffic and that there are safe and accessible routes for pedestrians and cyclists in either direction (Odd Down to Ralph Allen School).

Key players in this need to be involved in the development: the communities in and around Foxhill, the Children's Services, Housing services, Library services, the police, health services and local residential groups.

This should be led by the council to ensure all the concepts are met by any developers so that Combe Down and Foxhill become sought after areas to live because Banes have ensured principles have been put into practice and the area has become one which enhances children and adults well being and sense of community and pride in the environment.

If this is successful what a wonderful gift we give to our children and to future generations.

We must not lose this opportunity and take anything less than what the council has put in their vision and concept statement.

Representation ID Number: 3060 / 1

The Horstmann development in Newbridge Road is much preferable to the square and undistinguished boxes being erected on the Stotherts Site.

Representation ID Number: 3062 / 1

Support existing shops and school

Why not make the new estate have a community greywater recycling system and apply the principles of sustainable drainage?

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Representation ID Number: 3065 / 1

The need for another health facility in Bath and the willingness of the local PCT to fund it must be questionable.

Representation ID Number: 3068 / 1

Lower car ownership development linked to buses, walking and cycling but NOT higher density

On high density housing, I think the principles set should consider the recent RIBA report on the effects of modern house sizes:

<http://www.architecture.com/NewsAndPress/News/RIBANews/News/2011/Shamefulshoeboxhomesnewresearchrevealshowthousandsofbrandnewhousesarefailingtoprovidethespacefamiliesneed.aspx>

"Shameful shoe box homes: new research reveals how thousands of brand new houses are failing to provide the space families need"

Representation ID Number: 3071 / 1

A sports centre, cutting down considerably on the amount of homes from 700, making sure the foxhill side of the development is considered so that a wall of homes is not just for us to see. Maybe homes at the opposite end of the main entrance, near the WHS as this dips down, and a low level single story health centre/sports centre/school at the top end. This will reduce a blot on the landscape and on the eye for all housing surrounding the sight.

Representation ID Number: 3074 / 1

to early to pass comment - more details required - no concrete jungles please, i.e. Southgate!!

Representation ID Number: 3078 / 1

Having listened to the planners at the consultations, I am concerned about the impact on traffic and community cohesiveness. The number of cars along the main road is already mad. Would it not be more sensible to create one primary school, either a brand new one to replace the the existing (which is very short on space) and meet future requirements, or convert the existing school into an infant school and build a new junior school on the new site. I have heard that the rugby club want to expand - this could be done jointly with a new junior school.

Representation ID Number: 3079 / 1

This will have such an impact that it needs to be thought through - a new centre (primary school and shops) will affect what we have already. If we kept existing shops and kept one school, the new development wouldn't divide our community.

Representation ID Number: 3080 / 1

I am concerned about the impact that a new primary school would have in the area. We have a school which has created a fantastic community cohesion. I echo the voice of many in promoting the use of the MoD site to expand Combe Down Primary School Juniors. This would continue to keep community cohesion and allow our children to have more space.