

Representation ID Number: 102 / 3

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: 904 / 3

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. In Vauban each block of flats was designed by a different architect for each group (i.e. a group of young families, a group of elderly, a group of young professionals...). With integrated transport systems the whole site works very well.

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. Developers need not be excluded, so long as they work within the custom build ethos.

Representation ID Number: 2673 / 3

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: 2779 / 1

ALL the new buildings should have ground source heat pumps  
Rain water harvesting and where possible: solar electric panel and solar thermal panels

Representation ID Number: 2805 / 1

Long term sustainable and flexible ability for local facilities (doctors, schools) to easily and readily adapt to needs of community.  
The school must be able to grow with growing nos of pupils

Representation ID Number: 2806 / 1

Provision of shared open space/playing field for use of school and community.

Representation ID Number: 2809 / 1

Space for gardens  
A shop

Representation ID Number: 2813 / 1

High quality innovative design

Representation ID Number: 2816 / 1

Use the shape of the land to avoid blocking view of Bath

Representation ID Number: 2820 / 1

S106 money for the school  
New play/green space for the school  
Developer selection by the MoD should include design team considerations and only high quality developers/architects should be considered. Also need early consultation with the developers a long time before pre-app stage so a strategic brief can be incorporated!

Representation ID Number: 2824 / 1

Link to other side of the river

Representation ID Number: 2825 / 1

A shop (small and friendly) Not tesco!

Representation ID Number: 2828 / 1

Car ownership should be encouraged not frowned upon  
A proportion of houses should be designed for use by the elderly  
Some houses should be designed for easy conversion for use by disabled residents

Representation ID Number: 2829 / 1

I believe the site could/should be of a modern/contemporary style to highlight Bath is in the 21st century - all be it the centre is a magical example of Georgian history

Representation ID Number: 2833 / 1

New on site local facilities - shop and community space  
New provision for a school - land exchange with existing Bathwick St Marys  
If these aren't in place then all aspirations for lower car use and more sustainable living is nonsense!

200sq m of office space - derisory amount of space. Provide new services to support local community. There are many local facilities to support so more needed not 'office space'

Representation ID Number: 2837 / 1

The effect on the already difficult traffic congestion along Londond Road, Bathwick Street and the A36.

\*Problems/queries on most of the boxes  
 "What do you mean?" - ('green lifestyles', 'low carbon' 'topography' and 'shared space' questions)  
 "What is code 5/6?"  
 "What existing facilities?" 'supporting existing facilities'  
 "Cannot comment without seeing designs" 'bold and innovative design'  
 "How can this be answered without seeing any plans of proposals?" 'mix of dwelling types'  
 "I believed all this was going to be done by an architect?" 'self build'  
 "What is a home working home?"

Representation ID Number: 2840 / 1

Natural bath stone/slate/panfile is right.  
 Consider stepped design include gardens for pleasure and food.  
 Newcomers will have cars/bikes sports gears hobbies so designs should be flexible with storage. Public transport is too slow and inconvenient for elderly and disabled.

Representation ID Number: 2864 / 3

A mix of housing type?? Would give residents access to the city, while at the same time enjoying close proximity to the outstanding countryside

Representation ID Number: 2872 / 1

Many of the proposed 'visions' would be achieved more easily with LESS houses!! You use the term 'HIGH DENSITY'. Carbon and green issues and contradicted with a proposed roundabout at the entrance which would slow traffic and emit idling fumes from the lorries which have increased in size and number and speed during the last decade. Little reference to how the increase in population, noise, traffic, plant (mechanical) and demand for infant and junior school places will affect EXISTING residents many of whom have moved (at great expense) into the area in order to have the ability to put their children into the local school which is already over subscribed. Your proposals will increase applications by a minimum of 40 and a maximum of 150+

\*35% of affordable housing  
 "LESS rental and MORE partnership options for key workers and first time buyers

Representation ID Number: 2874 / 1

This area with its access to the city and countryside should concentrate on providing much needed housing

Representation ID Number: 2898 / 1

The site should have no greater impact than at present and there should be no encroachment onto the current agricultural land.

Representation ID Number: 2900 / 1

Although low vehicle ownership is to be encouraged what parking will be provided.

Representation ID Number: 2903 / 1

Please ensure that the existing vista from Minster Way is not interrupted and that there is a green buffer between the A36 and the new houses including the retention of the existing trees.

Representation ID Number: 2915 / 1

Maximum effect and consideration should be exercised to ensure that the privacy and enjoyment of existing neighbourhood properties are maintained.

Representation ID Number: 2917 / 1

Retain the ambience on the canal as it is at present  
 No building on any spaces that are currently green [eg. The slopes above the canal]. Gardens or allotments would be

tolerable.

Representation ID Number: 2928 /

There is no need to create "new views", either from, but more especially into, any new development. In fact, the existing low-rise MOD buildings blend quite well into the landscape. Obviously, any new development will look different from the existing site, but a development which has the creation of new views rather than a sympathetic blend with the existing landscape as one of its key criteria would be very misguided.

Representation ID Number: 2932 /

Sustainable community. A positive impact on the existing community such that the new site is welcomed and new families in particular brought into the community quickly. Achieved through integrating local people's requests into planning (such as new school site), preserving much of the green space on the MOD site and creating new footpaths and cycle paths integrated into exiting infrastructure.

Representation ID Number: 2941 / 1

Positioning of the entrance/s to and from the site

Representation ID Number: 2950 / 3

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: 2954 /

Make sure high-speed broadband is available not only on this site but on neighbouring sites like Minster Way, BT is being very difficult over this.

Encourage local architects – they often have a better feel for Bath than those from outside the city, however eminent they may be.

Representation ID Number: 2972 /

The Community Facilities section should contain an awareness that the school is a very important part of the community and that supporting existing facilities should include providing a school playing field.

Representation ID Number: 2978 /

It should be a socially broad based community. The site is just sufficiently out of town to risk becoming isolated: This would be the case particularly, if public transport was not improved. Elderly people, families with children and disabled people will be excluded if there is a policy of no-car ownership.

Representation ID Number: 3075 / 1

Housing should have adequate sized rooms so that families are not cramped in their living space. Not everyone works in the city centre so the idea of lower car ownership is unrealistic.