

APPENDIX A

PRESS RELEASE

January 2019

PUBLIC INVITED TO VIEW PROPOSALS FOR NEW HOUSING DEVELOPMENT

Oakhill Group Limited wants to hear from the local community on the redevelopment proposals for the Hartwell Garage site on Newbridge Road

Local people are being invited to attend a public exhibition to learn more about proposals to redevelop the Hartwell Garage site on Newbridge Road, Bath.

The scheme includes plans for 105 private residential apartments, alongside the creation of purpose built student accommodation. The scheme will also include an element of employment space, with a coffee shop of 1,500 sq. ft proposed for the site.

There will be parking for both the residential and retail elements of the scheme.

This provision will provide much needed housing for the city, including affordable homes, as well as new employment opportunities. The creation of 186 beds of student housing at this site will also protect existing housing stock in the city from becoming HMOs and will support the two universities within the city.

A spokesperson for Oakhill Group Limited said, "The consultation process taking place provides us with an exciting opportunity to share the proposals for the redevelopment of this site.

"This development is significant to Bath, allowing us to provide much-needed housing for the city, whilst also supporting the two universities with their student population.

"We hope that as many people as possible will come along to the exhibition to talk to the members of the project team, and learn more about the proposals for the Hartwell site."

A public information event on the proposals is to be held at Weston Methodist Church, Newbridge Hill, Bath, on Tuesday 29th January between 3pm and 7pm. Members of the public will be able to come and discuss the scheme with the project team.

All of the consultation information will also be available via www.newbridgeroadbath.info from Tuesday 29th January.

ENDS

APPENDIX B



BATH NEWSEUM

NO ADS - JUST INDEPENDENT NEWS & COMMENT

- Home Page
- Breaking news
- Day by Day
- Heritage & History
- The Gallery
- Over to you
- Contact
- Landscape

Richard Wyatt / January 18, 2019 / history, Over to you

Have your say on garage site.



The Hartwell Garage site.

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All of the consultation information will also be available via www.newbridgeroadbath.info from Tuesday 29th January.

Posted in history, Over to you and tagged Bath, hartwell garage, newbridge road, student accommodation. Bookmark the permalink.

1 Comment Add yours

1 Virginia Knight on January 18, 2019 at 12:20 pm
Affordable homes are standardly promised in these schemes, but developers are very good at wriggling out of this requirement. Student rooms and coffee shops on the other hand are thought of as a licence to print money!

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Views sought on proposals to redevelop Hartwell Garage site in Newbridge

MONDAY 21ST JANUARY 2019 BATH ECHO NEWS TEAM BUSINESS

Locals are being invited to attend a public exhibition to learn more about proposals to redevelop the Hartwell Garage site on Newbridge Road in Bath.



The Hartwell Garage site in Bath | © Google 2019

The scheme includes plans for 105 private residential apartments, alongside the creation of purpose built student accommodation.

It will also include an element of employment space, with a coffee shop of 1,500 sq. ft proposed for the site.

There will be parking for both the residential and retail elements of the scheme.

The proposals provide housing for the city, including affordable homes, as well as new employment opportunities.

A spokesperson for Oakhill Group Limited said: "The consultation process taking place provides us with an exciting opportunity to share the proposals for the redevelopment of this site.

"This development is significant to Bath, allowing us to provide much-needed housing for the city, whilst also supporting the two universities with their student population.

"We hope that as many people as possible will come along to the exhibition to talk to the members of the project team, and learn more about the proposals for the Hartwell site."

A public information event on the proposals is to be held at Weston Methodist Church, Newbridge Hill, Bath, on Tuesday 29th January between 3pm and 7pm.

Members of the public will be able to go and discuss the scheme with the project team.

All of the consultation information will also be available via www.newbridgeroadbath.info from Tuesday 29th January.

43 SHARES

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TOP STORIES

- Jane Horrocks voices BBC Radio 4 appeal for Bath charity Send a Cow
- Residents invited to try out new Team Bath Gym & Fitness Centre for free
- Local community groups to be recognised at upcoming award ceremony
- Bath RNHRD consultant leads international research into Raynaud's disease
- Budding young Bath engineers crowned champions of UK Lego competition

Bath Echo

Plan to be submitted for 105 flats and 186 student bedrooms on site of Bath garage

The proposal for the city's Hartwell garage involves extending a cycle path, a new coffee shop and 114 parking spaces

SHARE COMMENTS

By **Sam Petherick** Chief Reporter
17:58, 13 FEB 2019

NEWS

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Hartwell car dealership on Newbridge Road in Bath (Image: Paul Gilis/ Reach pic)

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A plan is in the pipeline to build 105 flats and 186 student bedrooms at the site of a garage in Bath.

Oakhill Group Limited is behind the huge redevelopment project for the Hartwell car showroom on Newbridge Road.

Discussions between the group and **Bath and North East Somerset Council** "to agree a sustainable new future for the site" have been ongoing since 2014, Oakhill said.

It will be taking over site management and aims to submit a planning application this spring.

The plans include:

- 105 one and two-bedroom apartments
- 186 student bedrooms
- coffee shop
- segregated pedestrian and cycle path by extending the Bristol to Bath railway path
- 114 on-site residential parking spaces, plus four disabled parking bays, four motorcycle bays and a car club space
- new landscaping, trees and courtyards



"Driving value since 1919": The company was set up a century ago in Oxfordshire (Image: Paul Gilis/ Reach pic)

A spokesman for Oakhill Group Limited said: "This development is significant to Bath, allowing us to provide much-needed housing for the city, whilst also supporting the two universities with their student population."

Timeline

Oakhill aims to submit an application for outline planning permission this spring, with a more detailed application to follow in winter 2019.

If approval by B&NES Council is granted, they would begin construction in July 2020 and have set a target date of July 2022 for the first residents to move in.

Below: Find out more about the proposal

RECOMMENDED



'Sudden deployment' of police on busy Bath road



High street receives notice from HMV shop of 40 years to close



Bath shopping centre evacuation after roof collapses - updates



The 'most deprived' parts of B&NES revealed



Pub's unusual solution to its waste collection woes

PROMOTED STORIES

RECOMMENDED



Live updates as ice warning and freezing temperatures remain in Bath



Third hygiene rating disaster for Bath grocery store



Dad dies after he was allegedly 'hit on head with remote control'



Mum disgusted after finding condom and drugs needle outside home

RECOMMENDED



Cannabis factory with '40-50' plants found in Bath



Inside Bath's £6,000 a month student house



Headteacher writes beautiful final letter to 'amazing' pupils



'Miraculous' u-turn as Bath's HMV shop reopens days after shutting

APPENDIX C

COUNCILLOR EMAIL:

Dear Councillor

I am emailing on behalf of Oakhill Group Limited to invite you to attend a Councillors' Preview of an upcoming public consultation regarding proposals for land on the Newbridge Road, Bath which is currently home to a car showroom.

Oakhill Group Limited is proposing to create a mixed-use scheme with a minimum of 105 residential apartments, alongside an element of purpose built student accommodation. This scheme will also incorporate some retail space.

A preview for Councillors will take place on Tuesday 29th January, between 2pm and 3pm, at Weston Methodist Church, Newbridge Hill, Bath.

The consultation will be open to the general public from 3pm to 7pm.

If disabled access is required please call 01225 423 400 to make arrangements.

All of the information will be available to view via www.newbridgeroadbath.info from Tuesday 29th January.

Kind regards,

STAKEHOLDER EMAIL:

Dear [NAME]

I am emailing on behalf of Oakhill Group Limited to invite you to attend a public consultation regarding proposals for land on the Newbridge Road, Bath which is currently home to a car showroom.

Oakhill Group Limited is proposing to create a mixed-use scheme with a minimum of 105 residential apartments, alongside an element of purpose built student accommodation. This scheme will also incorporate some retail space.

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If disabled access is required please call 01225 423 400 to make arrangements.

All of the information will be available to view via www.newbridgeroadbath.info from Tuesday 29th January.

Kind regards,

APPENDIX D

XXX
XXX
XXX
XXX
XXX
XXX

15th January 2019

Dear Sir / Madam

I am writing to you regarding land on the Newbridge Road, Bath which is currently home to a car showroom.

Oakhill Group Limited are proposing to redevelop the land into a mixed use scheme providing much needed housing and new jobs for the city.

The proposed scheme will include a minimum of 105 residential apartments, alongside an element of purpose built student accommodation. This scheme will also incorporate some retail space.

The proposals will be available to view at an upcoming public exhibition:

**Tuesday 29th January,
3pm and 7pm,
Weston Methodist Church, Newbridge Hill,
Bath**

Representatives of the project team will be at the event to answer questions.

If you are unable to attend and would like to view the proposals, please visit www.newbridgeroadbath.info from **Tuesday 29th January** where all of the exhibition material will be available along with an online feedback form.

If you have any questions regarding this event please contact Creatrix PR on 01225 423400 or email info@creatrixpr.co.uk.

Yours faithfully

A handwritten signature in black ink, appearing to be a stylized name, possibly 'Lee' or 'Liu', written in a cursive style.

Oakhill Group Limited Developer Team

APPENDIX E

NEWBRIDGE ROAD, BATH



1. Welcome



Base Image © Google

Site Location

Project Background

The site has an area of 1.47ha and comprises previously developed brownfield land.

At present the site accommodates a car showroom, orientated north to front Newbridge Road. A workshop is also present on site. Historic uses on the site include a quarry and railway line.

Discussions with Bath and North East Somerset Council (B&NES) have been ongoing since 2014 in order to agree a sustainable new future for the site. Since then many different options have been examined.

Oakhill Group Ltd will shortly be taking over the management of the site and will be making an outline planning application. The intention will be to obtain planning consent and then decide whether to sell the land or to retain the end development.

Planning Background

The B&NES Adopted Placemaking Plan outlines the authority's ambition to build 7,000 new homes by 2029 increasing the overall stock of housing in the city from 40,000 to 47,000 (Policy B1).

The Hartwell site is identified in the Local Plan as land that will help the Council achieve its housing target. The Placemaking Plan specifically allocates the site for residential development and quotes a figure of around 80 to 100 homes (Policy SB15).

The Council have confirmed that providing student accommodation on the site would be acceptable provided that the delivery of 80-100 homes is not prejudiced.

The B&NES Core Strategy Plan aims to increase housing stock by prioritising the use of brownfield opportunities for new development in order to limit

the need for development on greenfield sites (Policy DW1). The Hartwell site on Newbridge Road is one such brownfield opportunity, and the site's allocation by Policy SB15 reflects this ambition.

We are here to seek the community's views on the site and our emerging development proposals.

Following a series of positive pre-application meetings with B&NES we will shortly be submitting an outline planning application to determine the overall strategy, uses, massing and layout of a proposed scheme.

This would be followed by a full application (known as a reserved matters application) later in the year providing more detailed proposals including details on the look of the buildings and how the site will be landscaped.



NEWBRIDGE ROAD, BATH



2. Context



Existing Site Location Plan



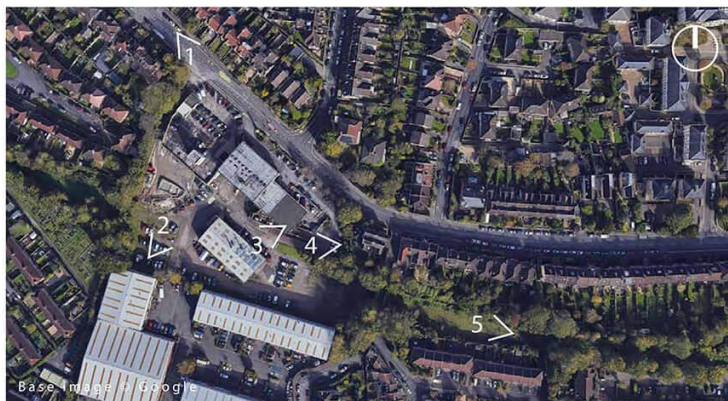
01 View East along Newbridge Road



02 View looking towards the batching plant



03 View from the dealership looking South



Site - Aerial View



04 View looking down existing car ramp

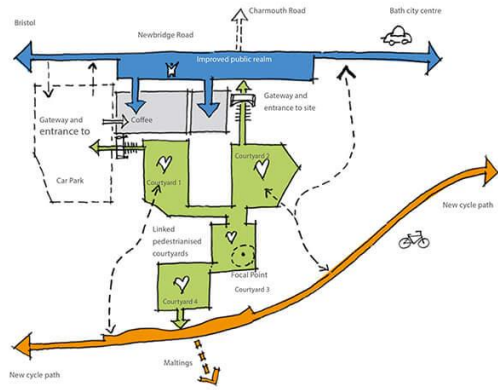


05 View from old railway line looking West

NEWBRIDGE ROAD, BATH



3. Proposals - Layout



Site links and connectivity



Proposed Site Plan



NEWBRIDGE ROAD, BATH



4. Character

Existing character along Newbridge Road



Edwardian Terraced houses



Victorian Terraced houses



Edwardian Terraced houses



Victorian Semi detached houses



Semi detached houses - (1940's / 1950's)

Proposed character facing Newbridge Road



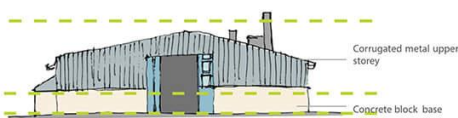
Illustrative sketch proposals

Proposed character towards Brassmill Lane



Illustrative sketch proposals

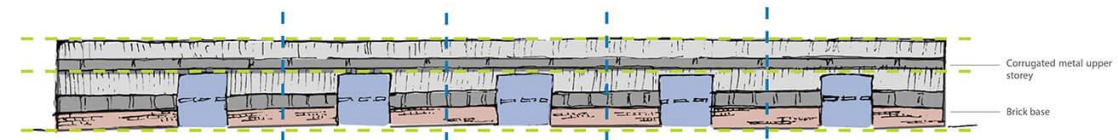
Existing character along Brassmill Lane



Body repair workshop on the lower level of the site



Brick terraced housing along Avondale Road



One of the industrial units on the Maltings

NEWBRIDGE ROAD, BATH



5. Proposals - Uses

A mixed use development will realise the ambitions of Policy SB15 in delivering 100 new homes and will maximise the potential of this brownfield site. A mixed use project is essential for the scheme's viability. It is proposed the new scheme includes:

- 
 105 residential homes
 - a mixture of one
 bedroom and two
 bedroom apartments
- 
 Affordable homes
 for the local
 community
- 
 186 student bed
 facility creating
 new jobs
- 
 A coffee shop
- 
 A segregated
 pedestrian and cycle
 path extending to the
 existing Bath to Bristol
 cycle route
- 
 114 residential
 parking spaces
 located on site
- 
 4 disabled parking
 bays, four motorbike
 parking bays and 1
 car club space
- 
 new
 landscaping,
 trees and
 courtyards

Site Layout Plan - Street Level (Newbridge Road)



NEWBRIDGE ROAD, BATH



6. Illustrative Massing



Proposed Layout and Massing - Artist's impression



Newbridge Road Elevation

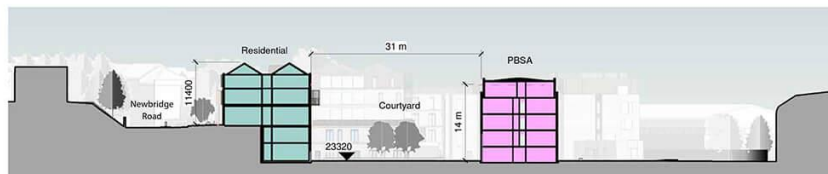
Massing

The proposed buildings range in height from 3 storeys along Newbridge Road and 4 storeys (with a 5th storey set back) down on the old quarry floor level.

On Newbridge Road the proposals sit below the existing height of the batching plant tower to provide two complementary buildings with a distinct gateway leading down into the rest of the site.

The architecture will blend in with the surrounding vernacular by using Bath stone and respecting existing proportions and window patterns.

The transition down to the lower site level leads to a series of interconnecting landscaped courtyards which are framed by additional accommodation and provide access to the new cycle path.



Proposed Site Section A - A



Proposed Site Section B - B
All Dimensions approximate.

NEWBRIDGE ROAD, BATH



7. Project Benefits

- o Extending the Bath - Bristol cycle path along a dedicated traffic free route
- o New affordable housing to cater for a specific identified need
- o Introduction of attractive frontage along Newbridge Road, a new coffee shop, planting and wider pavements
- o New high quality housing to meet local demand
- o Accommodation and facilities for local universities designed for student living, to reduce the current and future pressure on the city's housing stock, including HMOs
- o Regeneration and sustainable re-use of a redundant brownfield site
- o Increasing ecology, bio diversity and landscaping on site, especially around the sustainable transport route
- o Opening up the site, allowing greater permeability for pedestrians including access to new landscaped courtyards and the cycle path
- o Supporting the Council's aspirations for mixed and balanced communities through a mixed-use development with a variety of demographics and tenures

8. Developer Contributions

The Developers will be making a number of different contributions to the Local Community. Community Infrastructure Levy (CIL) payments will be paid to B&NES for both the market residential and purpose built student accommodation.

Section 106 contributions will also be made towards:

- o Affordable housing
- o Safeguarding and provision of sustainable transport route
- o Education contribution
- o Improvements to the public highway including new pavement & kerbs
- o Upgrading of bus stop
- o Monitoring of bus network capacity
- o Enforcing a car-free student development

THANK YOU for attending our exhibition today. Your feedback is important to us in helping to finalise our outline planning application to bring about the redevelopment of this site.

If you have any questions regarding the proposals, please ask one of the team here today or alternatively email redemption@newbridgeroadbath.info.

Please take the time to fill in a feedback form and leave it with us. Alternatively you can post your completed form to:
Hartwell Bath, c/o Creatrix PR,
1 Argyle Street, Bath BA2 4BA

We ask that you provide us with any comments you may have by Tuesday 12th February. All of the information from today's exhibition and the feedback form are available by visiting:

www.newbridgeroadbath.info

9. Planning Policy Context

The site is allocated for redevelopment by current Local Plan Policy SB15 which sets out a preference for residential use.

Other uses on the site could be acceptable - for example student living or a coffee shop as it does not prejudice the delivery of housing on the site.

Emerging Bath Local Plan Review - highlights the need to meet housing demand arising from a changing and growing population - ambition to build 7,000 new homes by 2029.

10. Next Steps



APPENDIX F





APPEN DIX G

Feedback Form

Thank you for attending today’s exhibition on proposals to redevelop our Newbridge Road site replacing it with a mixed use development consisting of residential and retail units. You can post your completed form to: Hartwell Newbridge Road c/o Creatrix PR, 1 Argyle Street, Bath BA2 4BA.

Make sure to submit your feedback by Tuesday 12th February 2019. All of the proposals are available to view by visiting www.newbridgeroadbath.info, where you can also fill in an online feedback form. If you have any questions regarding the proposals, please email redvelopment@newbridgeroadbath.info.

1. Do you support a mixed use development on this site?

YES NO DON'T KNOW

2. Do you support that Bath and North East Somerset Council should prioritise development of sustainable brownfield sites (like this one) instead of green fields surrounding Bath?

YES NO DON'T KNOW

3. Please indicate your thoughts on the following elements:

a) 105 new homes on the site	POSITIVE <input type="checkbox"/>	NEGATIVE <input type="checkbox"/>	NEUTRAL <input type="checkbox"/>
b) 186 student bed managed facility	POSITIVE <input type="checkbox"/>	NEGATIVE <input type="checkbox"/>	NEUTRAL <input type="checkbox"/>
c) Reduced income/affordable housing	POSITIVE <input type="checkbox"/>	NEGATIVE <input type="checkbox"/>	NEUTRAL <input type="checkbox"/>

4. Cycleway/footpath - referring to board 3

a) Are you in favour of the proposed cycleway through the site linking Brassmill Lane?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	DON'T KNOW <input type="checkbox"/>
b) Would you use the cycleway?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	DON'T KNOW <input type="checkbox"/>
c) Would you prefer to see more parking instead of the cycleway?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	DON'T KNOW <input type="checkbox"/>

5. Referring to boards 5 and 6, what are your thoughts on the approach to building design within the context of the significant height changes across the site and the close neighbouring industrial units and concrete batching plant?

.....

.....

.....

.....

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6. Café

- a) Do you think you would use the café? YES NO DON'T KNOW
- b) Is there a different retail use that you would prefer? If so, please suggest.
- c) Would you prefer to see two further residential apartments instead of the proposed café? YES NO DON'T KNOW

7. Any other comments?

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.....

Your Details

Name

Address

..... Postcode

Email

We will only use your information to contact you regarding this project and will only keep this information for the duration of the project.
If you consent to us contacting you for this purpose please tick to say how you would like us to contact you.

POST EMAIL

Information will be processed in accordance with the Data Protection Act.

APPENDIX H



NEWBRIDGE ROAD, BATH

Oakhill Group Limited are proposing to redevelop the land on the Newbridge Road, Bath which is currently home to a car showroom. Proposals are for a mixed use scheme providing much needed housing and new jobs for the city.

The proposed scheme will include a minimum of 105 residential apartments, alongside an element of purpose built student accommodation. This scheme will also incorporate some retail space.

The proposals will be available to view at an upcoming public exhibition:

**Tuesday 29th January
Between 3pm and 7pm
Weston Methodist Church, Newbridge Hill, Bath**

Representatives of the project team will be at the event to answer questions. If you have any questions regarding this event please contact Creatrix PR on 01225 423400 or email redvelopment@newbridgeroadbath.info.

Unable to make the public exhibition?

[Click here](#) to download the exhibition boards

[Click here](#) to submit your feedback on the proposed scheme

APPENDIX I



Hartwells Garage site, Newbridge Road

Response to public consultation

Thank for you the opportunity to give feedback on your current proposals for the development of this site. This response represents our informal views based on the information available and we reserve the right to respond formally to a planning application.

Principle of development and proposed use

The Trust is overall supportive of the principle of developing this site for *residential accommodation*. However we question the current proposal for a large amount of student accommodation teamed with a smaller amount of rented apartments. We cannot see how this mix of uses accords with the vision for the site as noted in the preamble to policy SB15, which talks of '*residential development, not including student accommodation*'. We have an in-principle objection to purpose built student accommodation (PBSA) on prime residential land. Indeed the Council's own proposals for a new student accommodation policy within the Local Plan preclude any future building of PBSA's within the city. We do not agree with the claim that PBSA's relieve pressure on family homes given we have seen no decrease in the amount of applications for change of use to HMO's over the recent past despite much PBSA accommodation coming forward. Should PBSA be proposed at planning stage, we would strongly recommend that they are designed to be adaptable to future residential use and wholly managed by one of the universities rather than a private company.

We also have concerns regarding the ability to properly police a ban on cars being brought and parked locally by students, which would have a negative impact on the local already constrained parking situation. In addition further information on the type of student accommodation proposed would be useful, especially as to their affordability for the normal undergraduate student. We have been informed that there is reducing take-up of PBSA accommodation by legitimate university students due to its high cost. We would very likely object to the PBSA element of this scheme should it come forward in the application.

We also question whether the proposed small 1 and 2 bed rental units that form the residential element of this scheme are the right mix for the local area. Given this area is characterised by a largely family type community, the provision of some family homes in

the mix of uses (as well as apartments for young professionals, older couples and key workers), and some 30-40% affordable (as per the planning requirements placed on this land) would be more likely to satisfy local demand for housing given the proximity of schools, the RUH and a community service centre at Chelsea Road. Whilst we welcome the promise of 'affordable homes for local community' to 'cater for a specific identified need' we question what this actually means and assume this will become clear in a planning application. These units could easily become more student or holiday lets if residential take-up is low, and this would have a negative impact on the vitality of the local community. The lack of appropriate housing mix renders these proposals contrary to policy CP10. Given this we urge you to reconsider the proposed housing mix.

Design, scale and local context

We welcome the permeability through the site as shown on the consultation boards, and the landscaped courtyards. In addition the retention of the cycleway, and the sustainable transport route are also positive proposals.

There is however overdevelopment of the site with both the height and depth of the Newbridge Road terrace and the dense scale of the rear student blocks, especially with the stepped back flat roofs which exacerbate their monolithic appearance. These blocks should be more articulated in design to break down the sense of looming height and mass. The internal corridors appear long and bleak. Even with the topography of the slope, these blocks at 5 storeys will be much taller than any building found locally, and as such could have a negative impact on distinct local townscape character. The application should examine the local - largely non-designated- heritage context, and assess the impact of this scheme on this context and on the setting of the adjacent conservation area. In our view the proposals as they stand fail to maintain or enhance local character and distinctiveness.

Whilst the use of the contemporary terrace design is welcome, the Newbridge Road elevation is a storey too high and with the double mansard presents a building mass that is top heavy and incongruous to local character, as demonstrated by your illustrations of local housing types. It would dominate the street scene in what is a very uniformly domestic scale area of generally two storeys with loft. These buildings should be lowered by a storey, decreased or broken down in their depth and set back a little from the pavement to give a sense of space that is currently experienced along Newbridge Road. As it is they sit hard and tight to the edge of the pavement, though the idea of trees is welcomed.

We question how the scheme will interact with the cement plant and whether there would be any amenity impact issues arising from the nearby industrial use.

As the application stands at present we would likely object to the scheme on the basis that parts of the proposals are contrary to the provisions of the Town & Country Planning Act (Listed Buildings and Conservation Areas) 1990 (para 72), the NPPF chapters 12 (127) and 16, policies SB15, B1, CP6, CP10, D1, D2, D3, D5, HE1, BD1 of the Local Development Plan.

APPENDIX J

Question 5: Referring to boards 5 and 6, what are your thoughts on the approach to building design within the context of the significant height changes across the site and the close neighbouring industrial units and concrete batching plant?

(All feedback is reproduced verbatim, with no corrections made to grammar, syntax or spelling).

It is crazy to have the concrete mixer so close to this development. The height of the buildings facing Newbridge Road is taller as they are 3 floors with an apex roof. Also the brass mill lane industrial estate is dwarfed by the tall student accommodation.

I am very negative about the designs. All of the buildings are too high, even the three storey buildings planned for Newbridge Road appear taller than all other properties in the area (where any third storeys tend to be dormer windows or lift conversions). The 5 storey buildings are massively out of context in this area.

The height is adequate, I have no issue with it.

Ugly and shouldn't be allowed

This design is totally out of keeping with the local existing residences.

Building heights are not consistent with those on the same side of Newbridge road towards Bristol. They are also not in character with our properties which are 1930s. The housing density as a result is not appropriate.

On board number 6, it appears that there is no Pedestrian Crossing. This is vital for the Newbridge Schools infant + junior, and was campaigned for by local residents, myself included. Please can you give us a reassurance that this will not disappear. Also the access road to car parking for all vehicles is like the previous plan right on the bend in the road. This is probably the narrowest part of this road, and likely to cause congestion + perhaps more importantly accidents. Finally the design of the residential apartment blocks fronting Newbridge Rd are not in keeping with the existing locality home designs.

I object completely to the proposed student accommodation. If accommodation is built on the site it has to all be residential in keeping with the area and all with parking.

The problem I have is with the entrance to the site. It is on a busy bend on Newbridge road. Why not make the main car entrance from the back taking traffic away from this busy junction on Newbridge road.

Looks good.

If the development for any reason gets agreed, I believe the buildings need to be appropriately sized to ensure no negative environmental or privacy effect on existing local residents & properties. This includes noise pollution. As our property is in the conservation area we have been very restricted to the style of building so I feel this would need to be judged in the same manner. There are no high rise blocks in the local area.

"- Depends on number of dwellings built.

Development would be too dense and certainly no buildings of six storeys high should be permitted. Student accommodation is well provided for in the city and from 2020 this accommodation would be only be built on university sites. Increased traffic on Newbridge Road would be a problem."

Too massive towards the rear of the site. Smaller residential blocks would be much preferable

The development is too dense, there are too many houses for the ratio of available parking. It is naive to think that people won't have cars

The problem is the function. This is a family area where property is scarce. It needs affordable family accommodation, not just flats which are well catered for in other developments in the city. This almost certainly means some houses should be included.

The boards do not give a useful indication of what the final look will be post completion of the build. Currently Hartwell's garage has a low profile, and what is being proposed is a significant, a) change in height, and, b) change to the view from our property (155 Newbridge Road). Whilst Hartwell's isn't aesthetically pleasing and we aren't against the change in use of the site, the proposed modern designs are not in keeping with the surroundings. There are numerous examples of new builds within Bath that have achieved a much more sympathetic design in keeping with their surroundings, however the Hartwell's proposal's do not achieve this.

More detail required

The design is out of keeping with the local area, particularly the large blocks to the rear of the site.

"6 stories high is excessive in size and not in keeping with the local area

I see no indication of affordable houses only smaller houses not appropriate for families. There has been a number of developments in lower Bristol road very close to the proposed site with similar vacant properties. What Bath needs are affordable houses (not flats) for families.

There is inadequate parking and will exacerbate the existing parking problems."

"There is already too much student housing in the area. More accommodation if required should be located on the university sites, both of which have plenty of land. That would also reduce the carbon footprint of students travelling to the university sites from elsewhere.

The Newbridge Road area is already a very busy road with significant congestion morning and night which would only be multiplied with so much additional housing proposed.

Also parking in the area is also a challenge due to workers from the hospital parking in local residential streets. "

Four and five storey student blocks are too concentrated and too tall

Proposed design completely out of keeping with character of Newbridge Road streetscape - fully one storey too high, with visually intrusive top-heavy massing. Size of rear buildings and density of development completely inappropriate for location.

"Not attractive for people to live in. Warehouse approach-which might be OK if this area were developed into fewer blocks for residential apartments, aimed at individuals/couples as opposed to families who might prefer more traditional housing. Less bothered by the noise of concrete works and other surrounding units as likely to be at work all day.

Could still facilitate this with the changes in height.

I think creating an elevated car parking deck to oversail the concrete batching plant is a mistake, it would be out of scale and incongruous with the residential use and architectural nature of the Newbridge area. It appears to be a significant structure whose sole aim is to offer car parking.

The current sketches of house elevations onto Newbridge Road do not fit well with existing houses.

Height is not a concern at this time

Still not appropriate for this site.

I think the height elevations are not appropriate or sympathetic with existing residential housing and will significantly change the feel of the area particularly as the buildings will face directly onto the pavement. Other developments locally are set back on their site so have less visual impact

Too high

The design is awful. It would be a blight on our street.

I am opposed to the student blocks but in any case they are too high and incongruous to the character of the local townscape. The Newbridge Road terrace is also too high by one storey - in order to assimilate with local building form they should be two, not three storeys. They are also too deep and fail to respond to local character.

I have no issue with the proposed heights but to describe the design as "blending with the surrounding vernacular" is disingenuous. There are no properties with slab fronts faced in timber/brown cladding on the top three storey anywhere near the site. Furthermore the window design for the buildings along Newbridge Road are not in keeping with existing properties along the road. There are no details available for the design of the other buildings in the quarry area except those supplied in the artist's impression. If they are as drawn they are not the most appealing visually but as they are set back from the main A4 they will hopefully not disturb too drastically the visual impact upon entering the city. I feel with more thought these blocks could be an exciting introduction to what is currently a World Heritage site but for how much longer if we pass such mediocre designs!

If it is to be redeveloped it should be a mixture of affordable houses and private houses all with a parking spaces. No apartments or student accommodation.

I do not agree with the extended height of the development. Newbridge is a community area and we should be encouraging families and building accordingly. I do not agree with another student development, which is destroying the city landscape. Anything being proposed should be in keeping with the existing character so that any redevelopment does not stand out. I understand we cannot build mock victorian properties, but why do planners and developer consider such ugly buildings. Bath is unique and as such design should be sympathetic to the historic surroundings and keep communities cohesive and together, that does not include more student accommodation

~the design is still out of keeping with the other local facades

The height of the proposed building along the Newbridge road should be two storeyed with third floor under the roof eaves. The lower building could be 3 storey high. Buildings taller than that would look crowded and too imposing. Higher number of household would lead to traffic congestion as well.

It's not in keeping with the surrounding residential housing

The design is terrible and not in keeping Rarely do artists impressions reflect the reality and I don't accept that this will be the final outcome

Too high .

Given the existing problems with access to the school and Charmouth Road, the proposed density seems excessive. A 2 storey development would be preferable as it would fit into with the existing neighbourhood far more aesthetically and cause considerably less congestion.

Three storey buildings adjoining the main busy Newbridge Road is unacceptable. This does not fit in with any of the present residential buildings.

Seems fine

Although the height is in keeping with the properties on this road, the style and design of the Newbridge Road side of the development is completely alien to the existing aesthetic.

not in keeping with area

There should be no height changes

This area needs to be developed inline with the council's objectives of new 'homes' in this residential area. This develop is exactly the same as countless recent developments across the city which is just creating new student accommodation and 1 / 2 bedroom apartments that are being brought up by landlords to either rent out on the AirBNB market, or rent to short term young professional. These are NOT home, which are needed in this residential part of Bath

Any building should be restricted to three floors.

Height will block views of the the opposing side of Bath and will effect areas like Newbridge School.

I feel the buildings are too high. Developers have tried to squeeze in as much as possible without providing enough parking and the heights are not in keeping with other residential properties in the area.

I don't think the design adequately takes into account the existing character of residential property in the area. This design will stand out in every way and will be to the detriment of Newbridge. The council needs to revisit this and insist that more care (and, I expect, expense) is taken to develop housing that echoes the Edwardian and Victorian style properties along Newbridge Road. The properties need to have more space for parking and more green areas. Please note the Clean Air policy the council is responsible for - residential properties must have more green space - trees planted, etc, to balance the increase in traffic (and pollution) these properties will bring.

"* on board 6 the pedestrian crossing is omitted. The crossing is essential for the safety of pedestrians, especially children going to/from Newbridge Primary School.

* The access road to the car park is just after the bend in the road where the road narrows. This is potentially unsafe.

* The design of the residential apartment block fronting Newbridge Road is not keeping in character with existing local design of homes"

i would prefer to have affordable houseing not students.

"It is irrelevant what the building looks like if it is used inappropriately for students and transient population. the building will decline rapidly if they are occupied by students who don't own them or care for them.

How are looks and heights going to protect young children from the parking and traffic chaos this ill thought through development will cause."

I am against the 3 storey height of the houses along Newbridge Road. I think they should be 2 storey only. The 5 storey of the other buildings are too high aswell. I feel Bath as a whole is now building too many high rise blocks like the ones on Windsor bridge and this will have a profound effect on the beautiful Bath skyline.

"We definitely do not agree with 5 and 6 storey student blocks in a residential area. Not only are they not needed, but they have no architectural merit. The council should listen to the local population and keep areas like Newbridge firmly residential. Student housing in this area sets an unwanted precedent, look what it has done to Oldfield Park, almost pulling apart a local community and where next? Larkhall, Fairfield Park, Widcombe??.

On an aesthetic viewpoint it would be lovely to see some attractive family/starter homes finished in a period style. Just look at Horstmann Close and you will see how well a new build development can be executed.

"This is far too dense a development for a residential area where residents are already struggling to find parking due to overspill RUH parking on roads. The buildings are crowded in to the space and surely too dense for the space concerned?

The entrance is on a narrower stretch of road (also after/before a blind bend) which I feel would be very dangerous to those using the entrance and also for the children walking to and from the primary school opposite. The density of these proposals are staggering.

I note that the exhibition states that students would be prevented from bringing cars to the area but wonder under what law / regulation that could be enforced?! "

"The size of the development will put significant pressure on the local amenities and completely change the dynamic of the community.

The height of the dwellings will overlook existing properties."

The facade of the houses facing onto Newbridge Road could be softened (too angular), compared with the majority of Victorian & Edwardian houses that are in close proximity. However, current proposals vs existing garage, will improve the landscape, for sure.

All good. sympathetic to the current Newbridge Rd elevations

The design is rather bulky and I don't think it is in keeping with the surrounding area. Still too high on Newbridge Road. The blocks in the lower part of the site are particularly unattractive and far too densely placed.

To be built in Bath stone and not large blocks or apartments.

Good idea to have residential properties on street level and remote from industrial concerns. Presumably all units for sale, not rent. Students are temporary occupants and will be able to move after a year if not satisfied. There are several HMO/student houses along Newbridge Road but no, the old shop has re-opened twice - without success.

"I think any new housing should aim to merge in with it's surroundings ie keep to a similar style and height.

The proposed new builds will tower over the neighbours and block light and outlook from the houses opposite. These factors could significantly affect the value of these properties. The road will also appear much narrower and the traffic noise levels possibly increase."

The housing facing the Newbridge Road are too tall and the position of the car park access ramp is dangerous as it is on the corner and next to a bus stop. The courtyards for block A and block B would not be safe places especially at night. Not enough PARKING 291 people at least and only 114 car spaces, if you think students don't bring their cars then you are welcome to come and survey our already impossible parking. The whole design looks like a lump of concrete dropped into the middle of pretty, leafy suburban streets.

None

On balance, despite our appreciation of aspects of the design of the scheme, and the efforts made to be architecturally inventive, we have to object to this scheme on the basis of the proposed student accommodation and the excessive height and density proposed.

From the mock ups it looks to be very in keeping with the local area and is a huge improvement on the present site!

Too many cars.,causing disruption along newbridge rd. traffic can be a nightmare already!

I am broadly supportive.

Seems well considered

It seems that lots of the new building in Bath looks like a modern box! Dreadful!

I am disappointed with the whole scheme. We have recently tried to get planning for our own dormer and have been refused on the basis that the roof lines would have been changed - I can only imagine the roof line would be changed significantly with this - we are also a residential area and should only have housing for residential use - we have tried to move but such a shortage of homes across Bath - please make more housing for families across Bath instead of always adding accommodation for students -

I do not agree or like the design of these high rises buildings

Looks good

The development would make the site too congested. It would be an unpleasant space in which to live. The drawings disguise the proximity of the Hanson concrete plant and give no indication how noise or dust from the site will be managed.

The design looks fine. It's not particularly imaginative, but it's ok.

The proposed building design shown in the presentations is completely out of character with the rest of the local buildings. They are ugly and why have they at least not got the same facades that are imposed on the rest of the city.

Not sure what you are asking

The suggested buildings aren't in keeping with the properties on Newbridge Road. The height of buildings shouldn't exceed the current building. Car parking would be better at the rear of the site as the outlook from the back of the site over an industrial area is bleak. Too many residential properties in a confined space with insufficient parking.

I think the houses fronting Newbridge road should use traditional materials to be more in keeping. It looks too much like a campus.

Design is good and in keeping with the area

I am concerned at height of student accommodation both from a privacy + noise point of view. My garden backs on to the proposed development.

I can't access cycleway from Avondale Road. I would with access. Ugly design. Too high, student parking can't be policed, how will you stop outside parties, what is the plan for increased traffic, what is the plan for public transport, I will look out only a tower block. Visual Newbridge Road is ugly. Likely to cause disturbances on Avondale Rd/Osbourne Rd with public access to the pub. Our roads are already overflowing with parking of workers.

As long as rooflines stay below frontage.

Frontage to Newbridge Road out of character. Many "project benefits" are not. Site entrance dangerous. Car park is a waste of space.

The modern design is out of keeping with the surrounding area. If it was styled like a Victorian / Edwardian terrace / semis. It would look better.

As long as the height is lower than its current level it will be fine. Do not want anything higher.

Front elevation on Newbridge Road is most important. Artist impression of upper floor is not currently consistent with existing properties.

Do the height issues comply with the World Heritage regulations?

The current site is unattractive and a sprawling mass of concrete or derelict land. The plans look a vast improvement.

Design is good. Better than what can be seen now.

Newbridge Road ok - 3 storey

- Subject to appropriate parking arrangements.

We need more high quality office space in Bath (not student accommodation).

"Too many.

I don't have any issues with design/heights."

Not ugly but could be more sympathetic design in sight of Victorian building.

Building design follows existing principles of housing character along Newbridge Road - approve. Blocks of flats will not be seen from Newbridge Road so I approve of them as well.

"- But not for the aim of profit, which seems to be the focus of this development.

- If the 105 homes were spread over the whole site it would be positive, but in addition to the student accommodation it will be too much on a small site.

- The parking doesn't take into account student accommodation who will block the existing parking space on the road.

The height of the frontage will be oppressive and not in keeping with the height of the houses on that side of the road."

"- If you mean student homes and family homes.

- But should do so appropriately.

- But none are to buy, they are all for rent.

House design fronting on to Newbridge Road is out of place. Previous designs at least tried to match buildings either side. Site entrance is very DANGEROUS - blind bend, junction, bus stop, near school etc etc. Student accommodation is all wrong for a residential area."

OK

Student blocks look large + high but my main problem is that they are for students - more new homes + affordable housing is needed in this area, particularly to support the RUH. There are already many new student blocks in the city, more student accommodation could be built on the campuses.

Don't build it. It looks awful.

I don't like the rooftop which is square and clashes with the pitched roofs of the neighbourhood. It is also dark and we have the seagull problem (the roofs and the top fronts of the houses would become dirty quite quickly).

Concrete batching plant creates a lot of dust and noise questioning why you would want to live next to that and also the views aren't the most attractive

None

I think the layout and approach looks good. The building designs appear fairly Bath-generic (e.g. you could be in new developments at the Riverside, Lansdown, Monkton Combe). A bit of local character and idiosyncrasy would be better.

"I think it looks completely out of keeping with the period housing alongside it. Bath is losing its historic charm because of developments like this!

In my opinion it looks like cheap characterless quick money making buildings which will have very little longevity or add any beauty to this beautiful city which is quickly being turned into a faceless student accommodation city!!!

There is still not enough parking included to confidently not inflict on the already over stretched parking on Newbridge Road and adjoining roads.

The landscaping will not be as much as you have portrayed once the development is complete I am fairly confident of as witness from past developments so I won't be swayed by that!

1 cafe? What about the retail options first offered?

We have charming independent cafes on Chelsea road what does and Costa close by, don't see what this 1 Cafe would bring to the area except somewhere for students to hang out.

The Façades on Newbridge Road are completely out of character both in design & materials with other properties and needs a total review to avoid an eyesore driving into this Heritage City

APPENDIX K

Question 7: Any other comments?

(All feedback is reproduced verbatim, with no corrections made to grammar, syntax or spelling).

"RE: THE PLANS FOR HARTWELLS SITE - NEWBRIDGE.

When is Student accommodation going to be enough? Living in Bath now is like living in a University Campus: Where-ever you look there is student flats every where, 6 storeys high blocking out the beautiful surrounding hills of Bath. Where as local resident who are born here have'nt got any houses being built that they can afford to buy.

Also this is a residential area, and it would be out of keeping with the rest of the area, a few of the objections are as follows: -

It is a main road leading into Bath and already very busy and and where the accommodation would be is very dangerous, it is on a bend, there are no facilities in this area for studentw, they are all in the city, parking is already a problem as the workers from the near by hospital park here, and also your plans have been completely altered from the original plans. The houses in this part of Newbridge Road are only 2 storeys high and we certainly don't want 6 storey flats being built here. This is a very attractive entry into Bath for us and visitors alike and we don't want it looking like Lower Bristol Road. Also the roofs of the original plans are now completely altered and do not fit in with the present housing.

So please take these few objections into account, there are many others which I could comment on."

"Dear Sir/Madam,

Re: The Development Plan for the Hartwells' Site on Newbridge Road, Bath.

I am writing on behalf of my elderly father, Arthur Skipper, who lives in Rosslyn Road, in response to the latest plans of The Oakhill Group to build 105 small one - and two-bed rented apartments, plus a 186-bed student accommodation, across four buildings up to six storeys high.

Having carefully examined the exhibition material, we wish to make the following objections to the proposed development:

- The L-shaped buildings, around a cramped central courtyard, clearly amount to over-development of the site in terms of height, scale and massing.

- In design terms, it would not sit respectfully within the context of largely terraced, semi-detached and detached houses of Edwardian, Victorian and 1930s dwellings.

-The proposed student use in a city of already seriously big student density, including the nearby newly-erected student blocks on Lower Bristol Road, and rented accommodation within houses nearby, is totally unacceptable in our view.

-The impact of this 'shouty' building, up to six-storeys high with plans for a roof carpark, would be an eye-sore within the low-level homes on Newbridge Road and surrounding roads. It would therefore detract from the elegant environs of the nearby period properties. Furthermore, the height of the proposed buildings would reduce the visibility of the green belt in the distance behind the site. Thus, we predict it would cause lasting visual harm to one of the special criteria for which Bath is designated

a World Heritage Site. (There are green views in every direction... Trees and woodlands populate the skyline...) The blocks of student accommodation would be totally incongruous in this area and spoil irretrievably the character of the Newbridge area.

-The concerns for road safety and the free flow of traffic along the already busy Newbridge Road, with its direct access to Bath from Bristol, Saltford and Keynsham, is also an important concern. The proposed over-development of the site would inevitably generate a great deal of extra traffic onto Newbridge Road from the site which is very close to a dangerous blind bend and with several smaller roads already adjoining it (namely, Charmouth Road, Rosslyn Road and Osborne Road, as well as Lyme Gardens and Apsley Road close by).

For all of the above reasons we strongly request that Oakhill Group revise their plans again and take on board the advice of the Council. In 2014 Oakhill's earlier attempt to build a development of 500 student bedrooms on the Hartwell's site was dismissed by the Council. In fact, Banes Council Document SB15 specifically states the vision for Hartwell's site is 'residential accommodation not including student accommodation' and states a development requirement of 'around 80-100 dwellings, which could include a variety of specialist older person types but not student accommodation (11) boosting the supply of market and affordable housing.'"

"Dear Sir,

I am very disappointed with the 'new plan', it seems to be for short term lets for people, and students yet again.

I believe there is accommodation for students which has not been taken up yet in Bath. The best place for student accommodation is at the university not in Bath. As the developers did not manage to buy Hansons the development will be just as dense as the first plan.

BANES Council document SB15 states Hartwells site should have residential accommodation NOT students and only 80-100 dwellings, which I feel should be for mature people and young families, who wish to buy."

"Sir,

I am against the proposed development of the Hartwell's site, Newbridge Road because:

- 1) There will be insufficient on-site parking. (Parking in the whole of the Newbridge area is already short due to RUH staff and visitors parking in streets).
- 2) Student accommodation should be confined to campus (they can't be stopped from owning cars. Living on campus - less travel).
- 3) As site is in residential area of mainly 2-storey houses, planned blocks should be smaller and only of 2 floors. Planned blocks are too dominating.
- 4) Newbridge needs a car repair/sales firm in the area."

"Dear Sirs,

I was unable to attend your hastily arranged viewings on 29th January concerning the proposed buildings on the Hartwell site on Newbridge Road. Having perused the literature, I have several comments.

1. We do not need more student accommodation in Bath, what has been built is not in full occupancy. Both university campuses have ample room to build accommodation. This would reduce the need for buses to and from campuses, reduce pollution and road congestion. I understand that policy BTH3 is already being adopted to put this into action by 2020. So why allow Oakhill to build now, in 2019?

2. Car parking in Newbridge is at saturation, due to school runs, hospital parking, and the fact that many properties do not have offroad parking. Where are all these students to park?

3. What Bath needs is good accommodation for first time buyers, young couples, and social housing. BANES Council document SB15 specifies this type of homes, and adds ""not student accommodation"". So how come Oakhill are ignoring this?

Please allow commonsense and community thoughtfulness to prevail, and have this planning proposal denied.

Thank you for your kind attention,

"I oppose the above re-development proposal and wish to make the following comments :

1.Lack of meaningful community consultation.

The consultation event on the afternoon of 29th January was inadequately advertised and I was not notified it was taking place. As a homeowner with a common boundary with the application site, I would have expected to be notified either by a letter or at very least by leaflet. I was not advised and only found out about the event after it had finished by other members of my local community, not the applicant.

A single afternoon event,poorly advertised, does not constitute meaningful consultation and is unacceptable.

I have made a formal complaint to the planning authority and wish this to be recorded as part of the assessment of the developers'

statement of community consultation.

2. Over-development in breach of BANES SB15.

The proposed figure of 105 new residential apartments exceeds the upper limit of development as defined in the core strategy of 80 –

100 homes. I would expect the development to be restricted to the numbers set out in the core strategy. Further there is no indication that the dwellings satisfy the definition of ""affordable"" housing nor the 40% figure stipulated by BANES CP9.

I am totally opposed to the additional accommodation for students on top of the residential provision.

This represents an overdevelopment of the site, significantly beyond its capacity.

The core strategy, which guides development for our city, specifically excludes student accommodation from this site. I fully expect this to be reflected in any planning decision for the site.

3- Parking & increased pollution

The proposal only provides parking for the residential elements, and includes no student parking at all. This is totally unacceptable. As a long term resident of Newbridge Road, I can confirm that the student rental accommodation in the houses adjacent generate parking requirements. Many students

are also car owners and of the 186 student places, a proportion will have cars and will use local streets as parking. I do not accept the developer's assertion that no students will be permitted to have cars. This is unrealistic, unenforceable and misleading.

The additional traffic generated by the residential development and compounded by the inevitable student car owners/visitors and the necessary additional public transport, taxis, service & utility vehicles will exacerbate airborne pollution on Newbridge Road.

The road is a key access route for vehicles from the west into Bath and at a variety of peak times throughout the day carries large numbers of slow moving traffic. Bath's air quality problems must be taken into account when considering developments which are likely to have detrimental effect on air quality.

Of particular concern, is the proximity of Newbridge school to this development . Indeed the many children and elderly people who live in and around the area of Newbridge Road-this area being largely family & residences for older people.

4- The development proposal images suggest street tree planting to Newbridge Road as a way of making the appearance more appealing. This is unrealistic and misleading. The public footways are full of statutory undertakers services, and unless Oakhill intend to divert these services, at considerable cost, the street tree planting is not achievable.

5- There are insufficient amenities and facilities in the immediate area for such a dense development.

6- The proposals indicate parking along the disused railway line to include a turning point at the far eastern end.

This proposal cannot be reconciled with BANES Policy SB15 for development of this site which stresses the importance of the disused railway line as a connective wildlife habitat, particularly a dark corridor for bats (there is considerable bat activity) and as a prorated sustainable transport route.

Vehicular movements cannot be permitted and neither can there be lighting.

The developer's proposal for car parking here is clearly because their proposal over-develops the site at the lower end with the proposed student blocks.

In summary, I am totally opposed to additional development for student accommodation totally contravenes the adopted strategy. I would expect this element of the application to be removed.

I reserve judgement on the detail of the proposal pending the reserved matters application

Please take all necessary steps to keep me informed of progress, and ensure that I am informed of consultation events in the future.

"As residents of Newbridge, we wish to register our strong opposition to the proposed development plan for the Hartwell site on Newbridge Road.

There is no longer any urgent need to provide further student accommodation in the Bath urban area. The need in Bath is for social housing, appropriate accommodation for our ageing Bath population, and housing at a price that allows those who work in Bath, for example in the Royal United Hospital or in the retail sector, to live close to work and not be forced to commute from areas with lower housing costs.

It is essential to adhere to the BANES Council documents which explicitly state that the Hartwells site should not include student accommodation (SB15 and the planned change in policy BTH3 section 4.16)

It is essential that the housing needs of the working and ageing citizens of Bath are now given precedence over the perceived needs of the transient student population.

"Thank you for talking to me on the phone earlier. I was disappointed with our call in two regards.

You refused to accept that it is misleading to say that the student parking on adjacent streets will be monitored or that it is misleading to call this a ""car-free student development"" when you agreed with me that there is no legal basis to students not be allowed to park on adjacent streets. I believe that this was deliberately misleading in the display material which is online at www.nesbridgeroadbath.info

In fact a development with no on-site car parking spaces for students will doubtless create greater pressure on surrounding streets.

Secondly, you did not want to continue the call and told me that if I had any further questions then I should put them in writing via this email address.

Here are my further questions.

Why did the display material create the false impression that SB15 allows for student development on the site. To quote from the relevant passage in SB15

""Policy SB15 Hartwells Garage

Development Requirements and Design Principles

Residential development of around 80-100 dwellings which could include a variety of specialist older persons housing types but not student accommodation, where this would prejudice the achievement of Policy DW1 and B1 in respect of boosting the supply of standard market and affordable housing. ""

It is strange that ""but not student accommodation"" is not mentioned in section 9 of your display which states ""other uses for the site could be acceptable, for example student living..."" When student accommodation is precisely the one type of accommodation that is excluded in SB15.

3. You were unable to state how 40% of the development would be affordable.

Can you provide any more information on this? You claimed that this would be a planning requirement. But the display mentioned affordable housing so clearly this is a question that needs addressing.

4. Can you please explain why the entrance to the site is planned to be beside the bend on Newbridge road rather than its current location? This was a key criticism of the 2014 scheme. I am surprised that this was not one of the questions on the feedback form, which seems strangely designed to highlight positive elements while deliberately skirting over the controversial ones.

5. Can you explain your statement that there is a Council aspiration ""for mixed and balanced communities through a mixed use development..."" in section 8 of the display. This again seems contrary to SB15 which does not mention mixed use development, but residential only. Again I would argue that this deliberately misleading.

6. Are you able to provide information on why a 100% residential scheme would not be "viable". I believe that such a scheme would be in line with SB15 and was the favoured view of the local residents following the 2014 proposal.

7 You mention the Emerging Local Plan Review in section 9, but fail to point out that section BTH3 of this Review has a proposal for no new student accommodation except on campuses. Was this a deliberate omission? Why not make this part of the consultation? It is especially striking because the fourth bullet on section 7 of the display information says it would be a benefit to provide more accommodation and facilities for student living, when section BTH3 makes precisely the opposite point.

I would argue that your so-called public consultation was deliberately misleading and was designed to create the false impression that a mixed use development including student accommodation is in line with the Council's plans, when there is no evidence to suggest this is the case and that student parking in adjacent streets would somehow be prevented.

Finally can I please ask that these questions and any response you may wish to give to them be included with the documents that go to planning from the public consultation.

I look forward to your reply. Thank you,"

"Dear Sir/Madam,

I would like to provide my views on the revised plans for the redevelopment of the Hartwell's garage on Newbridge Road, Bath, as part of the public consultation process.

I am strongly opposed the revised plans and believe that, as currently designed, the new development would have a significantly detrimental effect to the Newbridge area of Bath. I hold this view for the following reasons;

1. The design includes a significant volume of student accommodation, which is in direct opposition to the BANES Council document SB15, which specifically states that the redevelopment WILL NOT include student accommodation. The student accommodation element of this design should be removed.

2. The design is also contrary to BANES Council document SB15, which states that the development will include 80-100 dwellings. I cannot tell exactly from the plans provided by the developers but the development proposed must exceed this maximum target by c300%! I believe this volume of development is excessive for this size site.

3. The site is significantly under-parked. I am a Chartered Surveyor with 20 years experience asset managing property all over the UK. Without doubt, the number one problem I have to deal with is the detrimental effects to the local residents of under-parked sites. The development only provides parking on-site for the apartments, the student accommodation having no on-site parking provision AT ALL! The developers exhibition claims that students wouldn't be allowed to use cars are ridiculous! They have NO power to enforce this and once the site is sold and they have left, they would have no interest in it from then on, however, local resident would be left with the legacy problem. This problem cannot be fixed after the development has been completed, it MUST be solved at design stage.

Lack of on-site parking just forces the student without parking (all of them!) to park on the local roads. There is no way the developers can stop students from using their cars. I know this from the sites I manage at work. The local roads are already under significant parking pressure from staff and

visitors to the RUH and as a resident of Apsley Road I have personal experience of the parking pressure from RUH, these students will exacerbate this parking pressure.

4. This increase in parking problems will contribute to increase the reputation Bath already suffers from, as a city where parking is a nightmare and so is the traffic congestion. Planning approvals need to seek to alleviate these reputations, not add to them, as this design will. These are the cities main reputational problems and the approval of applications such as this will make that reputation worse. The site needs to be re-designed so that each apartment (assuming the student accommodation is removed) provides its parking on-site.

5. The proposed car park that over looks Newbridge Road is an eyesore. Aesthetically, the parking should be dispersed within the site and seek to avoid a large car park. The location of any car parking should seek to be organised to the within and to the rear of the site, so that it is less visually impactful to passing pedestrians and local residents.

6. The external cladding to the buildings is very unimaginative and should be significantly improved. These are potentially significantly sized buildings to the local area and will be very imposing to the existing houses and residents. Every effort design-wise and material-wise needs to be made to make them visually attractive and an improvement to the area, rather than a detriment.

Finally, I would like to add that I am in principle supportive to the re-development of this site and believe that it is an opportunity to significantly improve the area visually and provide much needed residential accommodation to the area. I do not believe that that existing design achieves that, for the reasons above.

I would be grateful if you would please consider these comments when considering the application."

"Hello,

I visited the public exhibition at Weston Methodist Church and felt that I needed to email my further concerns over the current proposals having time to reflect on the information provided.

Firstly, I should say that I am in favour of the site being redeveloped if it is done appropriately by truly benefiting the local community and adding to the quality of the environment. The current proposals don't, in my opinion, achieve this aim in its current form. The uses, massing and form being applied for through the proposed outline planning application aren't appropriate and not convincingly argued.

The BaNES policy for the site is for 100 homes, of which 40% should be affordable. The proposals are seeking 8% more homes but far fewer affordable homes. There was no justification for this other than what the developer is describing as 'viability' - which we have to take their word for. 'Viability' is very much dependent on the cost of the land and how the development is undertaken. The site does have a significant level change but perhaps this could be exploited differently to minimise the construction costs. For example, does the structure need to form the retained edge to the former quarry? Could a simpler construction of lower buildings provided the appropriate high density development? Unless I am mistaken, the developer would have undertaken a feasibility study before taking over management of the site and in doing so should have demonstrated the value or not of developing within the BaNES policy/ambition for the site.

If there is additional development, I would like to have seen a more community-led offer such as supported housing for the elderly or co-working/starter-hub for local businesses. There is a demand for both of these in Bath and they would provide a benefit for this part of Bath. These options would create more employment opportunities than the proposed student accommodation (which must be

limited in reality and feels very weak justification for this use). Please could other options to student housing be integrated into the scheme if you feel extra development is required? I am sceptical if a coffee shop would be viable here, but if so, perhaps it would be better to locate this adjacent to the public route to the cycle path (to benefit from cycle trade too - see suggestion below regarding link to cycle route)?

The proposed layout is not convincing and should be reviewed to improve the the routes and spaces it claims to achieve. It doesn't create a clear hierarchy between the public, communal and private spaces. The diagram on the plan suggests/implies that the proposals create a series of linked public spaces which is misleading. The strategy relies on the space between the two student blocks to be publicly accessible - the reality is that is very unlikely to be the case as security requirements are likely to require this space to be gated. It would be better to create a series of secure communal gardens within the development and located the public route to the side.

A pedestrian/cycle link from Newbridge Road to the lower site (and future cycle route) is welcome but the current proposals don't provide a welcoming or 'public' route - the winding staircase and lift feels like a very dated approach. I am surprised that Secure by Design Officers would support this approach. Could the steps be better located to the east end of the terrace and n-s arm? An open series of steps could reflect the stepped links found in other parts of Bath, and would feel more welcoming, safer and public in character. It would provide a clear and direct route from street to the cycle route.

The proposals for the apartments to Newbridge Road show a significant number of north-facing apartments - these won't create good quality living spaces are not great living spaces (and in London would not be acceptable). I hope BaNES pick up on this. Where are the play and communal spaces for residents - that aren't compromised by the design and ill-defined spaces?

Newbridge Road public realm - the existing trees will not be retained if the pavement is widened. Please propose new and better trees for this length of the street - good sized street trees that can add to the quality of the environment. The proposal over the cement works is not satisfactory - it will not add to the quality of the public realm - please reconsider how this is approached.

Finishes - why would you reference the corrugated steel of the Maltings!!! Come on, there are more sophisticated references you could make.

Lastly, I think it would have been helpful if a model had been provided for the exhibition - it would have allowed people to see the real scale of the scheme, especially the student accommodation. I think people would be very surprised to see the scale.

As I stated at the start, I am not against an appropriate development coming forward, but at this point the uses, massing and layout do not appear appropriate or beneficial for the local community. I look forward to seeing the scheme develop and new proposals coming forward."

"Objections:

1. Overcrowding: Too dense a redevelopment on a site with poor access and egress to a busy main road (290 units in total);
2. Unsuitable development for this site, no family homes - student housing and small rented apartments proposed - introduces a transient population into a family-oriented neighbourhood; What is to stop the small apartments being rented to students or becoming airbnb ?
3. Road safety issues - Newbridge Road is a major network road linking Bath and Bristol; a gated entrance to this site, on a bend increases the risks for other road users;

4.No social housing;

5. Current glut of student housing being developed, in Bath generally and in this area in particular - is there the market for so many ? Is this what Bath needs if it is to be a sustainable environment with a mixture of jobs and accommodation for families?

6. Aesthetics - Blocks on Newbridge Road 1-storey higher than surrounding houses - with red zinc roofs proposed;

"Dear Sir/Madam,

I am writing to object to the proposed new development on the current Hartwells site.

1 - by building 105 small one and two bed apartments, this is not housing for the local community which is strongly family orientated.

2 - 4 buildings up to 6 storeys high accommodating students is TOTALLY unacceptable.

There is nothing higher than a 2 storey house in the whole of Newbridge.

This will be a carbuncle on the whole area and totally out of keeping with the residential housing.

3 - local traffic will dramatically increase. This road is very busy as it currently is and with a school so close presents an even higher risk of an accident, especially with young adults (students)at the wheel!!!

3a- Newbridge Primary school has 440 young kids walking to school along this busy road twice a day. Building so many extra accommodation blocks so close to the school is a recipe for an accident.

4 - Noise levels in the area will undoubtedly rise with nearly 300 extra accommodation blocks, especially at anti social times, with 186 student blocks.

5 - Air pollution will increase. This is against what the council are now desperately trying to reduce. They want less cars and more public transport.

This is going totally against what the environment needs.

6 - side roads such as Apsley road, Charmouth road and Roslyn road will be used as even more of a cut through than is current, again increasing chances of an accident with so many young children living in the area.

" OBJECTION TO THE PROPOSED DEVELOPMENT BY the OAKHILL GROUP

The type of development proposed by Oakhill Group on the Hartnell Site will not meet the urgent need for affordable housing in Bath and more student accommodation is inappropriate in the City . This should be dealt with on the Campuses where land is available .

Also road access and parking is a major issue and many students now have vehicles which will be parked somewhere --even if you ban them on the site .

I therefore object to the current OAKHILL Proposal on this site

"Hello, I'm very concerned at the number of students blocks going up in bath, we really do not need anymore!! I'm fed up of them making noise and mess everywhere.

The traffic in this area is always busy and with there being a primary school opposite I fear this will get worse and cause more problems in the area.

Also the parking around the area is already tight and many residents can not park outside their homes as students leave their cars for months on end without using them. Why can't Bath develop something for the residents instead of more students!! So it's a no from me

Your proposals include a cycle track that crosses the site under the former railway bridge. Will your works include extending this track to Station road towards Bath and to Brassmill Lane towards Bristol?

"We the residents of 32 Apsley road. Bath. BA13LP strongly object to the development proposal on the old Hartwells site. The number of students who will bring cars into the area causing more parking issues and a greater flow of traffic into an area where many young school children use the area to come and go from the infants and junior school locally. There are no laws making it an offence for students to bring cars into the area and as we know young people will bring their own cars. The new entrance is near a bad bend in the road where many children cross and the exit would seem to cause a problem to traffic already using the main road. The extra traffic would also add considerable pollution to the area which will not help children from the school who already have breathing problems. There has also not been any kind of proposal for giving needed facilities to the students. We know that many of the student accommodations already in use do not have that many students in them and are used for other gains.

We do not see the affordable housing in the plans that are claimed. It is obvious that transient workers and short term let's etc will be one of the main sources of revenue from this development.

"As in 2014, I'd like to raise my objection to the proposed development of the Hartwell site for student accommodation.

- None of the issues raised in 2014 have been addressed with the new plans and there simply isn't the infrastructure in the community to support this level of student accommodation.
- Since the original proposal in 2014, there has been extensive development of student accommodation across Bath, which leaves me to question if student accommodation is actually necessary, or if it's simply the most profitable.
- There are many reasons why this site is not suitable for such extension development and if it were to go ahead, it would be at the extreme detriment to many aspects of the community, including Newbridge Primary School and safety of children and parents (through increased traffic on an already busy bend on a main road, etc), an impact on noise pollution for local residents which are mostly family or elderly residents, and a major impact on parking in the area which is already under huge pressure due to lack of parking facilities in the RUH and Chelsea Road (for customers).
- Please do not let The Oakhill Group push this through – Newbridge residents do not want it!

If there is insufficient parking on site for all apartments as part of the development, it will have a significant negative knock-on effect on the surrounding area, where there is already insufficient parking for residents. Banning students from bringing vehicles (or from parking on-site) simply means they will park them on the surrounding streets. There is already significant local concern regarding another student development in the area where students will be banned from bringing cars. In addition, an influx of families will have an impact upon the school and other local facilities

No family homes with gardens, that is the majority of the housing stock that wasn't copied. Too few parking spaces. 100 for 300+ apartments. No commitment on number of affordable homes. Still access and exit on dangerous corner of Newbridge Road. Also access to car park opposite bus stop may cause problems.

This is predominantly a family area and there don't appear to be any family homes with outside space. There is no evidence that more student homes or apartments are required in Bath given the large number of dedicated student developments and the Riverside development. I have concerns about the parking - there are insufficient parking spaces for existing residents and how can residents in the proposed development be prevented from parking locally? Affordable housing is mentioned, but no details are given about numbers and provision, this information should also be part of the plans. An open car park is very unsightly and will be out of keeping with the local area.

Your proposal indicates 114 residential parking spaces located on site and 105 residential homes; student accommodation is proposed for 186 students. This would appear to suggest that students with cars will once again be using the surrounding streets to park; once again causing problems for local residents. It seems to have been suggested that students would be prevented from bringing cars to the area. I don't seem to be aware of a law that prevents students from bringing cars. With more student accommodation, together with cars for which no provision for parking has been made, I am overwhelmingly against this proposal for the site.

"Positives: Wider pavements/walkways; better carparking ratio; less densely populated; good landscaping and cycle path.

Problems to be addressed:

-Safety of proposed access junction to the car park= cars turning right off Newbridge Road are crossing a blind corner where cars typically go 40mph (whatever the speed limit says.) Safety risk is two fold: 1) vehicle on vehicle accident 2) whilst accelerating and turning right to cross the blind corner they hit pedestrian.

-More affordable housing stock (2/3 bed houses) for key workers in Bath needs to be designed in. Apartments attract HMOs.

-We do not believe that the managing agent can enforce parking restriction such as proposed. Students will park on local roads as they do on the Lower Bristol Road."

"I attended your consultation evening and am very concerned about your plan for this site.

My biggest concern is about the parking issue. You clearly haven't considered (or don't care about) the implications to local residents. There are very obviously not enough parking facilities on your site to accommodate the number of potential residents. You state that most students will not have cars and those that do will not be allowed to park in surrounding roads outside of your development. I would like to see your evidence with regards to this first statement and any legislation with regards to the second and how you are going to police this. I imagine you can't and don't have any evidence and I feel your decision to have less parking on site than you need is purely financially driven. The parking in surrounding roads including Newbridge Road is already extremely problematic as the area is used by hospital staff and commuters/shoppers who do not want to pay to park in town. My understanding is there may be permit parking coming into force in Lyme Rd/Gardens and Charmouth Road which will make the parking problem on Newbridge Road worse. Your proposals will add significantly to this.

You also claim your site will have "affordable housing" but I could see no evidence of this and after discussion with a member of your team at the consultation evening it was clear that this meant flats for rental but not for sale which is not what most people would class as affordable housing.

Your proposals show a complete disregard for residents already living in the Newbridge area and the consultation evening has done nothing to alleviate my concerns. "

No to student accommodation

the current proposal is no improvement on that made in 2014.

"A lower rise development would be much more in keeping with the area.

I do not agree with the imposed no car contracts for students. They will simply park their cars for most of the week outside our houses further along Newbridge Road. This is not realistic and a significant negative impact of the development.

One cafe does not signify a proper mixed use development. It should be something that benefits the community more. "

"We wish to register our opposition to the planned redevelopment. The reasons are the lack of sufficient housing for the local community, particularly for families needing affordable housing and those needing social housing. Accommodation for students has had high priority in Bath recently and this site should not be used to provide more of what could be redundant accommodation.

We object strongly to the proposal."

"Dear Sir

I am writing to register my opposition to the new proposal for the redevelopment of the old Hartwells site on Newbridge Road.

As a Newbridge resident I am keen to see this site developed in a style which is sensitive to the local area. As a Bath resident I would like to see the site used for housing which will be available and affordable for local people to buy and live in. Too many of the brown field sites in the City have been given over to student accommodation, and although some of this is well designed and complementary to the surrounding area, the volume of student accommodation has started to swamp the dwellings available for those who wish to live in the City as permanent residents; people who will add to its economy and character. The council has already expressed its intention to limit student accommodation to the campuses so surely developers should not be allowed to cynically rush this development over the finish line before this decision comes into effect. In addition, a site which is so close to the RUH would be a great place to build some Key Worker housing.

For anyone living in this part of town, parking is an issue which is never far from their minds. I hope the Planning Committee will not be deceived by the suggestion that students can be prevented from bringing their cars with them when they come to university. If student residences were built on the site then parking space would have to be provided, otherwise they will simply park in the local streets and make an already difficult situation even worse.

Finally, I would like to suggest that it would be nice if new buildings in Bath fitted with the ones already there. The Riverside development with its two giant, unattractive and overshadowing kidney shaped monstrosities has show what happens when architects are allowed to pursue supposedly "iconic" design criteria instead of sticking to the task of providing places for people to live in.

As previously stated, we need places that are affordable to key workers. This will help reduce the need for people to commute into Bath, help reduce air pollution, and enable families develop and children grow up with a sense of community."

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"a) New + affordable homes are needed and the Hartwells site is suitable for this. BANES council document SB15 specifically recommend that we require ""residential accommodation, NOT including student accommodation"" for this Hartwell site, as their vision.

b) Much needed student accommodation has been built in seemingly copious amounts in Bath already. Apparently even this existing residential space is NOT full to capacity, and some are even being advertised for holiday lets! So if more student accommodation is required surely it is time to develop green field sites on or around the University campuses. BANES are consulting on this policy BTH3-Policy to be adopted by 2020.

c) Although students will be discouraged from bringing cars to uni, a lot of them still do, and will continue to do so.

There appears to be no provision for student parking on these new plans. So consequently they (the students + possibly other residents) will park on Newbridge Road + the surrounding residential areas. They are legally to park wherever they like, providing they have paid their road tax. Parking is currently extremely difficult for Newbridge Rd residents and this may cause the council to initiate parking permits for this area of Bath. This is something I don't want."

"There is already a huge amount of student accomodation that has been built recently in Bath. We don't need more - and this isn't the right place anyway.

I support the Council policy that this site should be used for residential accomodation. Not student accomodation.

I am very concerned about the parking issue as our roads are already used by commuters going to the city centre and the hospital. It is essential that sufficient car parking is provided for all residents on the site. Students do use cars, even though they aren't meant to have them, they still do - and they can't be legally stopped. So the scheme has to make full provision for all residents using cars.

To say the site isn't viable without student accommodation, simply means that too much money has been spent acquiring the site. Local residents shouldn't have to bear the consequences of this by providing a far too dense development."

I am disappointed with the scheme and the misrepresentation of the council's position on planning for the site. It is clear that there is no attempt to maximise the number of dwellings for families/affordable housing. Instead there is student build which Bath City Council says is not needed. We need affordable housing or social housing. This clearly could be equally as profitable as student housing, so it seems the developers have not listened to the Council's own plans nor to the desires of the local residents. I have also sent a long email with further comments/questions. I wish that that email be also treated as part of the official feedback

I have a few concerns regarding the car parking beyond the bridge eastwards towards the turning point in relation to noise, pollution, all night lighting, potential car racing & vandalism. The Newbridge road side is shielded slightly from these effects by the retention of mature trees and the high embankment whereas nothing seems to have been done to shield the Avondale Court side in particular from No5-No14. These are without large mature trees or high embankments!

Parking is already a complete nightmare in the immediate area and any vast number of new homes without at least one parking space PER RESIDENT (whatever their situation) would be detrimental to current residents, schools and businesses in Newbridge.

As I have ticked in Q2, I have no problem with the site being developed for housing (over the use of green fields). I do feel however that such housing should be for sale as opposed to rental & I think advertising as affordable housing is very misleading. My biggest opposition of the proposed development is the student housing block & lack of parking facilities connected with this. The developers are under the impression that students don't bring cars with them, but who is to monitor whether they park up in the local streets (ie MINE) as this cannot be governed or enforced if legally taxed & insured.

There is a great shortage of social, low cost and affordable housing in Bath. So instead of just one or two bedroom apartments as planned provision should also be made for larger family units, perhaps even small houses. In fact a development incorporating all age ranges. Also there needs to be a greater green/landscaped area in the development for occupants to enjoy.

"We received no invitation to the Exhibition on 29 January. Who did receive invitation and by what means ?

I think the proposed properties facing on to Newbridge Road should be houses for sale with 40% at affordable prices."

There is no requirement for student accommodation on this site, the facilities for supporting students are all being grouped on the opposite side of the river. What is required is a simple development of family homes, a mixture of 3 and 4 bedrooms. This will enable the area to continue to thrive as a family area. There has to be enough parking for each home, forcing more on street parking will just create a further problem as well as add more risk to pedestrians. The proposed scheme is too dense and will add too much traffic

This seems to be a wasted opportunity to use this good site. Lots of flats and student lets have been built recently in the city, but far less family accommodation and social housing. Also, parking is a massive problem. The nearby streets are already overcrowded for parking. This development includes nowhere near enough spaces for the number of dwellings (some students will bring cars) and so the local parking problems will be exacerbated immensely. Finally, there is no suggestion here of how the area will accommodate the service needs of all the new residents.

"Whilst we understand and support the need for additional housing, particularly affordable housing, we have the following concerns about the proposal:

1. We strongly object to student accommodation in such a residential area; clearly this is a theme that is felt across the city including the council seeing as there is a progressing debate that would prevent more building of student accommodation unless it's within the boundaries of the 2 universities. Furthermore we understand that recently built purpose built student accommodation is only partially full, which raises the question of why more is needed.

- large numbers of students returning to the accommodation after the regular, weeknight activities that each University promotes, will definitely increase noise levels and cause a disturbance to residents, many with young children, on Newbridge Road; this would surely also be a concern for those renting/living in the new flats accommodation on site?

- extending the cycle path would encourage students to use this route as an alternative to the main road, which raises the concern that there would be an increase in incidents along the river path which is already busy with cyclists but at night has seen a number of fatalities arising after pedestrians have fallen into the river after a night out.

- such an increase in students will put more demand on already peak-time bus services to and from the city centre

- whilst parking will not be provided for the students, there will be no way to police students and due to the lack of permit parking locally, students will be freely able to park on nearby streets and put further strain on the already limited space

2. The drafted drawings are very vague and do not give a clear picture of what residents can expect to see on completion of the works. In particular, the height of the buildings and how they will impact the skyline between the residential properties on either side. For us, living adjacent to the site, the view from our back windows and the garden itself will be dramatically changed. As well as this impact, the proposed 'roof garden' raises concerns about our property being overlooked and losing the privacy we currently enjoy.

3. Noise throughout the construction and following completion does raise concerns for us. We are certain that we will hear the noise generated by the sudden increase in the number of vehicles driving behind our property, along with the noise produced by an additional 400 residents (based on 186 students and 2 people in each of the 100 flats), particularly as there are so many communal outside spaces proposed. We already hear noise from activity in The Maltings Industrial Estate.

4. The traffic along Newbridge Road is already significant and the additional 110-120 vehicles regularly entering and leaving the site will only add to this, particularly at what is already a busy and tricky junction. Whilst at the exhibition I was reassured that significant work had gone into researching the planned vehicle routes, but as someone who uses the road frequently as both a driver and pedestrian, I am concerned about the poor visibility for motorists and how this poses a risk to pedestrians, particularly with the high footfall around the primary school (which has no parking of its own).

5. We've been assured that behind our property that there will be no planned excavation and no trees or vegetation will be removed. This poses a huge concern for us and would be something we monitor closely. We have always had concerns about the stability of the land behind our property.

6. As users of the local services, we'd have concerns about the additional demand on local services in particular the nearest doctor's surgery and the primary school.

Overall we support some development of the site to improve it's current aesthetic, but oppose the plans as they are currently proposed. We feel that this site is in the wrong location and too small for the number of residents /students the plans are suggested to cater for. The density of the site shows the developers to be greedy, a view that was reinforced at the exhibition when we were told that the development was not viable without the student accommodation. "

"Regarding development at Newbridge Road, Bath.

I write to make comments on the proposal for Hartwells site, Newbridge Road. My comments are as follows:

1. The consultation event was not adequately advertised and I was not notified it was taking place. As a homeowner with a common boundary with the application site, I would have expected to be notified either by a letter or at very least by leaflet. I was not advised, and only found about the event after it has finished by other members on my local community, not the applicant. A single afternoon event, poorly advertised, does not constitute meaningful consultation and is unacceptable. I shall be making a formal complaint to the planning authority and wish this to be recorded as part of the assessment of the developers' statement of community consultation.

2. I am not opposed in principle to redeveloping the site for residential use. However, the proposed figure of 105 new homes exceeds the upper limit of development as defined in the core strategy [80 – 100 homes]. I would expect the development to be restricted to the numbers set out in the core strategy.

3. I am totally opposed to the additional accommodation for students on top of the residential provision. The reasons for my objection are as follows:

a. This represents an overdevelopment of the site, significantly beyond its capacity.

b. The core strategy, which guides development for our city, specifically excludes student accommodation from this site. I fully expect this to be reflected in any planning decision for the site.

c. The proposal only provides parking for the residential elements, and includes no student parking at all. This is totally unacceptable. As a long term resident of Newbridge Road, I can confirm that the student rental accommodation in the houses adjacent generate parking requirements. Many students are also car owners and of the 186 student places, a proportion will have cars and will use local streets as parking. I do not accept the developer's assertion that no students will be permitted to have cars. This is unrealistic, unenforceable and misleading.

d. The additional traffic generated by the residential development and compounded by the student car owners and the necessary additional public transport will exacerbate airborne pollution on Newbridge Road. The road is a key access route for vehicles from the west into Bath and at peak times carries large numbers of slow moving traffic. Bath's air quality problems must be taken into account when considering developments which are likely to have detrimental effect on air quality. Of particular concern, is the proximity of Newbridge school to Newbridge Road.

4. The development proposal images suggest street tree planting to Newbridge Road as a way of making the appearance more appealing. This is unrealistic and misleading. The public footways are full of statutory undertakers services, and unless Oakhill intend to divert these services, at considerable cost, the street tree planting is not achievable.

5. The proposals indicate parking along the disused railway line. We would object to any proposal for lighting this car park. There is considerable bat activity along this green corridor which is currently dark.

In summary, I am prepared to support an application for residential uses that is in accordance with the local plan, but totally opposed to additional development for student accommodation totally contravenes the adopted strategy. I would expect this element of the application to be removed.

I reserve judgement on the detail of the proposal pending the reserved matters application.

Please take all necessary steps to keep me informed of progress, and ensure that I am informed of consultation events in the future.

"The impact of high density student housing is completely out of keeping with a family oriented area. Based on experience in other parts of Bath and my experience of other cities, areas with large volumes of student accommodation are bywords for anti-social behaviour and a lack of cleanliness.

Equally, an influx of a large body of rented accommodation (both student and otherwise) will undermine the fabric of the community by attracting a significant group of relatively transient residents who will make little or no contribution to the area. Again, without 'skin in the game' this will ultimately have a negative impact on our community.

Maybe proper family accommodation would be more appropriate.

Finally, it appears the proposal does little to address the council's strategic plans for residential property development."

Chelsea road have a number of independent cafes already

Another ridiculous proposal in an already crowded city with already stretched services.

"I have a number of objections:

1. Size and scale

The number of dwellings is large, meaning around 400 people- at least- is a lot of people to live here, dense concentration. The four/five storey student blocks in particular are too large and too dense in nature- and these

buildings will dominate over the houses nearby.

2. Noise

A very high density of people- including associated traffic, pollution, noise etc will change the character of the area for local residents. In particular, the high number of students living - in effect communally- in the accommodation - this is likely to mean an unacceptable amount of noise and disruption, particularly at night, which really is out of keeping with what is at the moment, known and appreciated by many people locally as a quiet area for people to live.

3. Impact on local street parking

A large amount of people who live on the new site- e.g. students or multi car households- won't be able to park there- inevitably this means that local streets will be full of parked cars over and above the current situation- locally we already have the impact of hospital car overflows - this is daily- but the additional vehicles that will result due to this new build are worse- not daily workplace or visitor's cars, but new residents who leave vehicles on local streets most of the time. This would mean daily pressure for local people to find parking near to home.

3. Spin off development

Longer term impacts- for example it is likely that late night

convenience stores, fast food shops, cafes and bars, in the local area will move in, altering the quiet nature of this community.

4.This means losing green space - meaning habitat and local wildlife will be needlessly damaged - adding to the detriment of the locality."

Density of development not appropriate for the area. Not a suitable location for student housing - transport links to Newton St Loe fine, but will overwhelm local amenities. Area needs family housing, not tiny flats crammed in to maximise developer profits.

"1. Residential properties are not in keeping with the local area, or indeed with Bath as a city. Something like Whiteway Terrace would be more suitable.

2. We need residential property that is affordable to people and families who are looking to set up a home and engage in a community. This development as it is does not facilitate this. It promotes transient rental accommodation.

3.No concern for community-purely a money making opportunity. Rental properties do not enable people/families to set down roots and settle. No sense of ownership for people, promoting a lack of care or concern for the area, resulting in uncared for property, increased anti-social behaviour and a decline in the community that does exist.

3.Strongly disagree with student housing-there is already a plethora of this in the city-international students are likely to reduce in future years with less incentives and increasing global downturns in economies. What are we left with?? Developed areas unsuitable for homes.

4. Parking-really going to stop students bringing vehicles? How?? Where will they park-ahhhhh, the local residential areas near by of course. Not the landlords problem then. Down to you BANES. Local streets are already being filled with hospital workers and people coming into the city, parking up and getting buses or cycling into the city, or walking to park and ride. This will only add to the issues.

5. Can the local infrastructure cope with the increased population? Health services-what GP will be accessed??

Education?? Socialising?? Leisure?? (or are we not trying to encourage settling in the area, but promoting the transient population?)

6. BANES (as all areas) needs more fully accessible accommodation for people with disabilities and other additional needs. There should be a high percentage of the residential accommodations fit for this purpose.

7. Area in photo 5. This would make a great playground/area for people to access to relax/ fitness area with exercise equipment as seen in many other areas.

8. BANES should promote the development of brownfield sites after the development of areas which are previously developed but offer nothing but dilapidated buildings. I agree with the development of Hartwell garage area. Residential housing would be a benefit to the area, if fitting with the area and it facilitates community cohesion.

There should be no development on green field sites unless all other areas have been developed.

9. Where has the river/canal gone in the drawings??

Would much prefer improvements be made to the existing cycleway/river side walkway into the city as opposed to increasing the amount of concrete in the area.

10. How about developing a leisure quarter instead of more student housing? Something for the local community to access? Gym, swimming pool, community rooms for meetings/adult learning/social groups etc. Include a fully accessible (i.e. Changing Places <http://www.changing-places.org/>) changing areas.

Promote fully inclusive community cohesion-bound to be able to make some money out of it too-possibly not enough for those more greedy folks who have no vested interest on the area though.

11. No to student accommodation-yes to affordable housing for individuals/couples/families/people who are wanting to settle and who may desire to engage/participate in community.

12. I am keen to encourage sustainable development from developing, planning and building, materials used, resources available to the local community to promote sustainability. "

I would prefer not to see apartments and flats, but townhouses providing family homes, affordable housing and gardens. Try looking at Bath Western Riverside's housing typologies, or at Accordia in Cambridge, where reasonably high density housing sit alongside gardens and car access.

"*This is overdevelopment of the site. B&NES themselves advised far less units for the site (80-100).

*Houses, not just apartments, are needed for families.

*The access onto the site is at a difficult place near the bend of the A4 and will cause excessive extra traffic near to where many children and families cross for school.

*Student accommodation is not needed, more social housing for families and affordable housing are needed. *Also housing for keyworkers would be useful as the site is near to the RUH - this would also help alleviate current parking problems in the area for local residents.

*If mixed use is necessary, rather than just housing, then including sheltered housing/care home would be appropriate as the site is next to a main road with frequent buses.

*The current scheme of including so many student rooms will lead to more buses needed on the road and potentially more traffic holdups caused by loading passengers. Also a high number of extra cars trying to park in the neighbourhood as students could not be prevented from on-road parking off the site.

*Q1 above - depends on what the mixed use includes

*Q4a+c above - Depends if it would be linked to existing cycle paths. the person from Walsingham Planning whom I spoke to said there was no certainty about this.

Also, the cycleway as shown appears to directly through the parking area therefore through the main road access to the site - not dedicated cycleway.

"Areas of Bath are already strained by student accommodation. Does Bath need another residential area becoming a student ghetto? Bath needs housing for key workers (eg. this site could not be better placed for the RUH) which will help ease traffic/parking on already busy roads and improve our air quality (eg. see the Clean Air Plan). The proposal does not even appear to recognise the vision of BANES Council for the site ("residential accommodation, not including student accommodation").

Should be affordable housing and local authority housing only!

"The scale and design of the proposed structures take no account of the existing properties along the entire neighbourhood of Newbridge Road.

The whole of the new development plan is no more appropriate to the site than the previous one; some aspects are even worse.

There is not enough affordable or proper residential accommodation in the plan nor parking to serve the development. I think this is a cynical plan to erect more student housing for profit but there is no requirement for this given the level of student housing developed in recent years locally. This site should be preserved for proper residential use. Also having multi small units will create demand for parking and will add to already congested streets and levels of traffic right by a primary school in contradiction to public health concerns and road safety

I am very concerned at the large amount of proposed student accommodation. Bath is desperately short of affordable family housing. In addition, there doesn't seem to be any parking allocated for the students – no matter what the "rules", it is a certainty that students living there will bring cars, and therefore park them in the surrounding streets where there's already not enough parking room. I'm very in favour of residential developments – but please, proper homes not student flats.

"NO MORE STUDENT ACCOMMODATION!!!!

And your 'contract' to stop students bringing cars to the area is simply hilarious. "

You must listen to local residents about the student accommodation element, it is neither needed nor welcomed. There are too many expensive PBSA's in Bath already, and they are NOT reducing the pressure on family housing as they don't cater price wise for the normal student. The scheme is an over-development of the site. There should be a better mix of uses including family homes, not just small apartments which no doubt become more student or holiday lets. The parking issue with students is very serious, it has been shown in other parts of Bath that parking cannot be policed in the way you are suggesting, therefore there will be serious implications for already constrained local streets. Please, be responsible community placemakers, not just focused on maximising profit!

Your ambitions to realise Policy SB15 by providing 105 new homes is laudable and to be commended. Unfortunately the inclusion of student bed facilities in preference to more Affordable Housing/ Reduced Income Housing is less helpful. This area of Newbridge is largely occupied by families and as such we would prefer it to remain so. The 186 student beds will add nothing helpful to the locality and would, I suggest, create more problems rather than solve the existing issues such as parking, noise and general cleanliness.

There are enough non resident cars already parking on Newbridge Road without making the situation worse.

As noted above, I am against more student accommodation and high-rise development - think of the future of Bath and what our children will say to the decisions being made today that have scarred the city's landscape.

There is no need for further student accommodation - over the last few years there has been significant amount of student development in Bath, some of which I believe are still not fully utilised. This development will also create further parking and traffic problems.

There is already plenty of student accommodation in Bath. There should be 80 dwellings at the most to avoid overcrowding.

"I AM COMPLETEY OPPOSED TO THIS SCHEME.

THERE IS NO NEED FOR MORE STUDENT ACCOMMODATION. NOBODY WANTS IT, YOU CANNOT STOP STUDENTS FROM BRINGING CARS, THEY WILL PARK ON MY STREET WHICH IS ALREADY CONGESTED, AT BEST A RESIDENTIAL PARTING SCHEME WILL

BE INTRODUCED WHICH I WILL HAVE TO PAY FOR, ALSO I DONT BELIEVE THE OTHER RENTAL APARTMENTS WILL NOT BE FOR STUDENTS ASWELL. THERE WOULD BE NO OPPOSITION IF YOU WERE TO BUILD A PORTION OF REGULAR AND AFFORDABLE HOUSING ON THIS SITE. "

We do not need anymore student accomodation, the council do nothing to improve the transport infrastructure but their desire to line the pockets of large developers at the expense of increased traffic congestion and increased pollution is breath taking.

I a against more student housing being built when other new build student housing is vacant. I do not believe that students or any one else can be prevented from bring cars to the housing there it will negatively impact parking in the area. Affordable housing is in greater need. I believe the developers have not changed their plans much from the 2014 proposal.

Obviously one and two bedroom homes will end up as rental units occupied by students. The attempt to label them homes rather than more rental units occupied by students would appear to be a way to make the presentation more palatable.

I would prefer the development to be of proper affordable 2/3 bed houses not apartments. They would be near a school which would enable children to walk to school hopefully cutting down the huge numbers of cars bringing children to school. Young families need affordable 'homes' we already have too much student housing in the area. These so called apartments would seem to be for more students/transient workers.

My only concern is the student accommodation. I would prefer more residential homes and more parking on the site. No development should be on the green path beyond the bridge- that should be a landscaped green space.

"1. I'm disappointed that we have had no notification of a major development on our street. I had only heard from a neighbour. Many of the properties on this road are flats and notification of consultations in general only go to the ground floor flats.

2. We are concerned that the development extends so far towards the city centre via the old tram lines. The natural green space in this area is thriving with wildlife including birds, amphibians, bats and small mammals such as badgers. We are concerned of not only the lasting change to this environment, but also the temporary disturbance caused during construction works.

3. We are concerned about the impact on our privacy due to the removal of green space and our gardens backing onto the tramway extension.

4. There is no provision for student parking and you have no way of controlling student car use. The primary reason for us not owning a car ourselves is the lack of parking on this street. The introduction of even a dozen additional vehicles would exacerbate this issue.

5. We are concerned about student accommodation in general being introduced to this area. These large scale developments have a significant impact on local services as they change to cater for a different demographic, therefore changing the character of yet another local community. Bath already has thriving student hubs in several locations, it seems unnecessary to introduce another.

6. As a regular commuter to Bristol and the centre of Bath, I saw no indication of the potential mitigation of disruption to this major public transport artery in the consultation boards. I have seen a rush hour commute to Bristol change from 45mins to up to 90mins due to other works between the two cities. Disruption on this road would potentially make it unviable to commute and would therefore have significant impact on the local economy.

7. We would like to know how you intend to mitigate general disruption and construction noise that will impact local residents.

"

unnecessary development which will cause congestion on a busy blind corner from rosslyn road

ONLY two further affordable housing residential apartments..... nothing private or expensive.

"This city simply doesn't need further student accommodation blocks to meet its student population needs. The Council have already stated that there will be no further student developments past 2020. This part of the city also doesn't need further 1 & 2 bedroom apartments. There is no actual work in this part of the city and there is not any nightlife to warrant this type of development. The car parking planned is inadequate with only half the car parking spaces for the properties planned. It is not acceptable to say Student will not be issued with car parking as they will just use surrounding residential roads which are already being used as a hospital overflow car park. Also the two bedroom apartments will encourage flat sharing so there is the potential for at least two vehicles for every flat, increasing parking pressure even further.

This development will also bring unwanted additional traffic to the area. Newbridge Road is already fully congested most evenings as people are leaving the city. This development will only add to this traffic.

This development needs to be rethought and changed so it creates much needed family homes in this residential areas. "

There is now plenty more student accommodation in Bath. There has to be a limit, and there has to be consideration of the residents - we chose to live in this area, permanently and probably for several years, as opposed to a transient student population.

Let me address the elephant in the room - parking. As a resident of nearby Avondale road, there is a huge parking epidemic for residents. We can't have residential parking as this would reduce parking to one side of the street. A development like this would have a gigantic knock on affect with parking as there isn't space for 105 cars on the site you are looking to build on. We also have enough student

accommodation and this should be sorted by building on the sites of the uni where they can police students bringing their own vehicles. On our street there are at least 3 cars to each student house.

As above, there is not enough parking by a long way. 177 residents will not have parking. Yes not all students/residents will have a car but this number is based on only one car per property and many will have more than this. Parking is already a challenge for residents on Avondale Road and Osbourne Road as well as other surrounding roads, this development will force your new residents to find parking on these streets, making life difficult for all those who have lived here for years and already struggle to park. I'm all in favour of redevelopment but as usual it's way too much in a small space with no way near enough parking or consideration for those who live in the area. There is also too many student apartments and not enough affordable housing. Student accommodation is just not needed on this side of the city, affordable housing is almost non-existent here.

We DO NOT WANT STUDENT ACCOMMODATION HERE!

"*New and affordable homes are needed and the Hartwells site is suitable for this. Banes Council document SB15 specifically recommends ""residential accommodation, not including student accommodation"" for the Hartwells site, as their vision

*Much needed Student accommodation has been built in Bath already. These are not full to capacity and some are being advertised as holiday lets. If more student accommodation is now, genuinely needed, it is time to develop green field sites on or around the University campuses. Banes are consulting on this (Policy BTH3) This policy to be adopted by 2020.

*Although students are discouraged from bringing cars to University a great many do and will continue to do so. As the proposed site does not allow student parking, they will inevitably park along Newbridge Road and the surrounding residential areas. They are legally entitled to do this if they have paid Road Tax. Parking has become increasingly difficult for existing residents of Newbridge Road as it is."

"I would like to object in the strongest possible terms to this proposed development of Hartwells garage.

The original proposal back in 2014 demonstrated that the local population thoroughly disapproved of the planned student development.

They made many clear objections about why this area was totally inappropriate to put a large body of students. The proposal was withdrawn. I do not see this proposal has significantly changed this in any way.

Firstly one of the main initial objections was that the whole area around Newbridge is of houses with families especially families with young children as well as a significant elderly population and this is what makes the community here in Newbridge so special to us.

This is evidenced by the fact there is a very successful junior school right opposite the proposed development as well as a strong church following.

To bring in multiple students and apartments with a transient group of people does not demonstrate any thought to the area at all.

Students and people living in small apartments are unlikely to be families. They will not fit in to or contribute to the local community.

You have proposed 105 apartments and a combination of 186 students therefore there will be at least 290 people living in this huge dense complex with only 114 parking spaces. It is obvious to anybody with any mathematical insight that there will be a colossal problem with parking and that students and the residents of the tiny flats will have to park all over the area and interfere with the parking of the local residents. This will cause unhappiness and conflict.

The position of the development has not changed in five years. It is still opposite the junior school on a very difficult dangerous corner.

any local resident or tell you how many near misses there are almost on a daily basis. To have a large development right on this dangerous corner will add to the risk of injury from cars, especially of all the young children go to school on a daily basis.

The other objection is the type of people who will be living here will not contribute in any way to the local community.

therefore it's very unlikely that they will create jobs it's unlikely that any of them are will blend in with the local community and won't want to live here over the long term basis especially if they are students.

We have no objections students but they are not appropriate for a residential area and they were much better served have a large development like the ones that are being made in town or up on the Hill University which will be close to the places of study.

It is a recognised fact that students are young and lively and therefore noisy and we are invariably partying late at night as evidence by all the local students who do you actually live in this area in small houses

Fortunately as the they live in small groups their parties and gatherings are on a small scale and therefore we have absolutely no objection to them. but to put 186 students in one place will inevitably lead to a noisy environment which will be to the detriment of the families and elderly people living nearby.

As a local resident who follows the council closely it is extremely disappointing that this application has been put forward. The Bains council document SP 15 specifically states that the vision for heart was site is "residential accommodation not including student accommodation "and states the development requirement of 80-100 dwellings which could include a variety of specialised alderpersons types but not student accommodation. It's very disappointing to see the council go back on its vision and promises made to the local community.

As a local wildlife observer I would like to mention the fact that there are many rare bats who live around the hartwells garage.

they use the tower as a geographical beacon location. Several of them nest around the small bridge and in the roof of the local houses in summer. Any kind of large development will totally devastate the local population and the increased noise will drive them away.

I would like some assurance that some thought is going to this.

Thank you for your attention.

Please stop the building buildings over 2 storey high in Bath. Our views of hills and countryside will be obliterated if this style continues. Bath's skyline is changing so rapidly due to these buildings and Bath will start to look like any other city.

Regardless of the rules laid down for students living in Newbridge if pp is passed, there will be a definite increase in the numbers of cars parking in the area, which is already choc a block. This will have an effect on all of the roads in the immediate area, and could even effect customers parking as far away as in Chelsea Road. Importantly this is a residential area and the planners have the opportunity to remove an eyesore and upgrade the area. Student housing is becoming more and more of an issue as the Universities grow out of control. The council must put the local populations thoughts and wishes above that of the universities, The need is firmly for affordable housing.

Concerns over the additional traffic and congestion on the already busy Newbridge Road. Parking for residence is already difficult due to overflow from the hospital and local schools, not all the residential roads are currently permitted. How will the local schools cope with the addition influx of potential pupils? Why is there a further need to increase student accommodation in residential areas? Both University are sold as campus based so surely extra student accommodation should be developed on the University grounds?

"This is far too dense a development for a residential area where residents are already struggling to find parking due to overspill RUH parking on roads. The buildings are crowded in to the space and surely too dense for the space concerned?"

The entrance is on a narrower stretch of road (also after/before a blind bend) which I feel would be very dangerous to those using the entrance and also for the children walking to and from the primary school opposite. The density of these proposals are staggering.

I note that the exhibition states that students would be prevented from bringing cars to the area but wonder under what law / regulation that could be enforced?!"

"The council's vision for the site states that it would be for a development of 80 -100 dwellings, not to include student accommodation. The suggested development is three times this size, with 2/3rd student accommodation.

Newbridge is populated with a lot of young families, like my own and an influx of a significant number of students is likely to create tensions in the area.

The development states that no parking is provided for the students and they will be required not to bring cars. I am not confident that this will be enforced adding to an already significant parking issue.

I have concerns about the safety risks that would be present during the construction phase of the development. Newbridge primary school is opposite the proposed development site."

"1. The east/west cycle way (Sustainable Transport Corridor) must maintain a 3.5m width throughout the development.

2. An accessible ramp to Osborne Road should be built as this would connect the cycle way to the local community.

I think the university system in the UK will diminish in the next 20 - 25 years because the students acquire huge debts. The prospects of getting employment paying salaries to furnish the debts do not exist in sufficient numbers therefore the system will fail.

"Great artists impression showing an empty carpark, can I park my car there?!?! But seriously.. Newbridge Road cannot accommodate more on-street cars, and it's a fallacy to believe students won't bring cars and simply park them on Newbridge Road, if there is no allocated parking, as will new

residents if they have 1 allocated space but 2 cars etc. The development must therefore provide additional parking and far less student accommodation.

Also, this is a predominantly residential area with a large primary school opposite, so I do not believe a sizeable student development is appropriate (perhaps halved).

How many affordable homes - not just a token few, I hope?"

"Parking and student accommodation is your main issue and will attract a lot of comment/dispute. Some student accommodation is OK, but this is a family residential area, next to a Primary school, so student accommodation should be minimal and housing for essential workers prioritised.

Parking: Newbridge Rd and surrounding streets' parking spaces are already heavily over subscribed with locals, school & hospital parking and commuters to the City. The plans show 291 (105+186) residences and only 114 parking spaces. This is not clearly insufficient. Students WILL bring their own cars despite whatever rules are laid down...you can see this on the opposite side of the river in existing student accommodation on the Lower Bristol Road. There has to be more parking spaces made available and most likely a parking permit zone implemented that is not available to the resident students.

Summary: less student residencies, more off street parking, otherwise there will be a lot of local objection to the current plans."

"Strongly object to more student accommodation . If you are really serious about meeting housing need then you will build genuinely affordable homes including homes to buy and rent. More small flats is not what Bath needs. A small complex of supported housing for older people would be welcome.

Access on to Newbridge Road at this narrow point and by the school crossing will pose a serious problem and you need to look at this again."

"I agree that future developments of student accommodation should be restricted to the land of the two universities in the city.

The development at Hartwells should include a mix of accommodation including specialist older persons type and that to boost the supply of market and affordable housing. This area is particularly valuable for older residents as it is on a good bus route.

Wherever there is existing over-provision of student accommodation it should be re-designated for general use to create an integrated mixed community that includes older people and affordable housing. This is what communities should be about.

This council should resist the growth of rented property built that are fixed as leasehold only and for which there is a gradual escalation of ground rent year by year."

"I have had a further look at the plans which I think are over populated and a huge car park. This is how I think the development would work

Add a park under the bridge with the Newbridge railway cutting trim trail. An outside gym.

I would have no student accommodation. I would make the quarry face visible rock feature, could be an outside climbing wall.

Have a newsagent/food shop with cafe overlooking rock face garden and fountain.

I would have one set of smaller flats with an amazing stunning architecture design.

The some family homes terrace/ semis

The Newbridge Road frontage not to look cheap but in keeping

Make a feature of the bridge. Plant more trees, maybe some flowering trees.

In other words make an amazing healthy park and environment.

If you want car parking make it underground.

I would be amazed if you managed to create something outstanding but something like this would stand out as something new and be shown off by bath as amazing. You could even try some train architectural monument. "

"By writing this email, I would like to express my opinion re Hartwell site plan.

Also, I have already written an email re development of the student accommodation close Station road - which I had never received any answer.

I am strongly against any of those plans. The reasons behind are few, namely it is a complicated life we, as permanent residents of Newbridge road have to put up with already, having students here often as tenants.

We do struggle with an antisocial behaviour, which has been mentioned several times to the owner of houses, (and had no result from it). An increased level of noise, noise at nights, rubbish left after students on street.

Building such accommodation seems to be inappropriate whilst we need University to take responsibility for students, and not to 'damp' this problem on residents.

There will also be an enormous noise whilst building those accommodations, and we already deal with buses and cars on the main road, which is not good enough for someone like myself, working shifts and in a need of sleep during the day."

As owner/resident of 12 Avondale Court, I am not keen to have the cycle path if public access adjacent to my garden fence - easily scaled by anyone capable of controlling a bicycle. It will be necessary to install now a burglar alarm for the house, and a padlock for the garden shed. Several years ago, when access was possible to this "tongue" of waste land, part of the fence of No. 14 was torn down during a Saturday night.

I can see no reason why plain Bath stone and local roof tiles could not be used. This would allow the new buildings to be in keeping with the attractive Bath stone buildings, that Bath is so famous for. Tourists don't come to Bath to see modern high rise buildings that they can see anywhere.

Parking, Parking ,Parking! The flats are far too small and the layout is enclosed and not in keeping with the streets that surround the development. This will result in a segregated community especially as a lot of the residents are not there in holidays and have no interest in the community as they are transitory. The complex will be an area that I will not feel safe walking through or near! Please build proper homes for families that are affordable, gardens and trees as that is the character of this neighbourhood. We are not allowed to put up screening for our bins so why are you allowed to put this lump in middle of our community?

"There should be no student accommodation. Bath has more than enough such accommodation in fact the student population in Bath is out of proportion to the overall city numbers.

Also the proposed roofing of the development is hideous and completely out of character to the existing properties. Dangerous access and insufficient parking for scale of the development. "

On balance, despite our appreciation of aspects of the design of the scheme, and the efforts made to be architecturally inventive, we have to object to this scheme on the basis of the proposed student accommodation and the excessive height and density proposed. Furthermore additional strain on the already stretched highway suggests a lower density mixed use scheme would be more appropriate.

No more housing to either students or residential. There is sooooo much of it at the moment. Newbridge rd isn't able to sustain this amount.

"There definitely needs to be more parking so that the residents do not need to park on Newbridge Road which is already over-loaded by hospital workers parking there. If this means sacrificing the extended cycle path, then so be it.

I don't think it is wise to mix student and residential accommodation. Students have different needs and a different life style and I am convinced that this will cause strain and anxiety. It is evident wherever students move into residential areas. Also, it is unrealistic to believe that they will adhere to the 'no car' student policy."

"The overall plan looks well thought out.

I am not quite clear how to access the cycleway from the road.

Details of finish such as the red zinc roofing and coloured corrugated metal are hard to visualise and will need to be considered further down the planning process."

Main concern is parking pressure on neighbouring (non parking-controlled) streets which are already suffering from congestion and inconsiderate parking due to local business users etc. This should be very carefully considered. One option could be to add permit control to Osborne/Avondale Roads etc.

This will happen on matter what people think so make sure there is enough parking and the affordable housing is ACTUALLY affordable! Make it attractive too! Thanks!

There is not enough parking in this area as it is ie school and hospital. Already enough students acc in the city. Uni should not keep increasing intake. Need houses for 1st time buyers not students

Definitely NO MORE STUDENT ACCOMMODATION. BATH IS BEING SPOILT AND LOOSING ITS IDENTITY. What happens if the bottom falls out of the student market/intake? Student accommodation would then go to rack and ruin. NO MORE PLEASE ! Think long term not short term.

"Parking is a REAL issue - we live on Lyme Gardens and can hardly park now with RUH staff using it as their car parks are full. With an additional 200+ people where are all the cars going to go?

We have a primary school very nearby and already they are having huge concerns over the unsafe parking caused by increased traffic please don't bring more into the mix. Very very unsafe for the children - also the site is opposite the crossing where school children cross - this would be very close to the entrance and exits of the site.

I oppse the plans."

I'm a local resident and we are struggling with parking extremely bad traffic on Newbridge Road already and dangerous parking and safety for the school. We have had enough student accommodation in Bath and do not need anymore here and think the parking for this many houses is ridiculous. Students have cars and leave them there all term locally already just need to look at that on lower Bristol Rd near student accommodation. This is NOT what this area needs

How will the students and residents be incentivised to use public transport? I am concerned that parking will be increased in the local area.

"1. This site cannot safely accommodate the number of student flats being proposed. There is no need to provide further student accommodation given the additional blocks which have already been built or are planned north of the river.

2. There is too little detail about your commitment to providing housing and affordable housing for Bath citizens.

3. The proposed main entrance to the left of the new frontage will be dangerous. The proximity of Rosslyn Road junction and the one way (and narrow) bridge from Osborne Road already cause difficulties, without the problems caused by traffic entering Charmouth Road at school times. Traffic turning left out of the development will immediately come to the bus stop, which is frequently used.

4. B&NES Councillor for Transport has just publicly made a commitment to developing safe routes to school and encouraging children and parents to walk and cycle. This development's design will discourage children from walking and cycling. There is no mention of the closeness of a large primary school in your plans, with the only vehicular access being from Charmouth Road, which is directly opposite the development.

5. There is the potential for significant pollution from the low level car park, where all emissions will gather in the basin.

6. No details are given of how you would enforce the area being car free for students. How will you prevent students from parking on neighbouring roads, where parking space is already difficult because of the school and proximity to the RUH?

7. How will parking be allocated? Will there be one space per residence?

8. The proposed architectural styles for the Newbridge Road frontage do not fit with any of the existing house styles on Newbridge Road."

Traffic and parking in this area is already a huge problem. Allowing this large increase in the local population will only exacerbate the problem as people try to park their cars in surrounding streets. Accessing & leaving the site will be an additional danger to both drivers and pedestrians given there already traffic lights, pedestrian crossing & 3 streets in close proximity.

Care needs to be taken over the siting of the road entrances. At present, when facing Charmouth Rd, the plan shows an entrance to the right. This is on a bend with poor visibility and - with the entrance to the left of Charmouth Road in the place where there is currently an entrance to the car showroom - creates traffic that comes from several directions. I feel that this is an unnecessary hazard so close to a primary school. The pavement in front of the garage is very busy with very small children just before 9am and just after 3pm every weekday. I want to see plans that are more proactively safety conscious and puts the most vulnerable members of our society - the under tens - first. I see no evidence of this in the plans. I also worry that by providing fewer car parking spaces than homes, you will force residents of the new development to park in neighbouring roads. I already struggle to park

in my own street - caused by multi-occupancy and multi-car student houses, as well as local businesses parking during the day. I would resent this situation getting worse.

The presentational material was misleading and inaccurate. It is a natural assumption that affordable housing means starter homes for families, not permanent rental units. The proposed limitation on student parking is completely unworkable, and to be frank was insulting and patronising in the way it was explained at the consultation. The proposal is really only intended to maximise Oakhill profits with no consideration of impact on the locale, especially w.r.t parking. You are importing up to 400 people into that site and only arranging parking for less than a third of them. When Oakhill was asked if the size of the building development could be changed, we were advised it made the plan non-viable and that it was council policy on parking. I can't comment on the viability aspect because you refused to comment on what your site occupancy break even point was, but the implication that you were being dictated by the council on parking allowances was misleading and not true. The drawings were not properly to scale, so you could not gauge impact of size of buildings or widths of roads, and the artists impressions did not reflect the rest of the presentational material. We are all grasped that a use is needed for a brown field site in Bath, and would welcome a balanced residential development with starter homes for families and associated amenities including adequate parking. Your proposal was not it, it had money making screaming off the page at you, only to be confirmed by one of your staff with "of course, you have to make a profit otherwise why would you do it?" There is social profit making and there is exploitation, Oakhill are at the moment firmly in the latter. We resent being told of what the impacts are of living in our neighbourhood from people who do not even live here. Please revisit this plans to make something that is mutually acceptable to all, and not just the Oakhill share holders.

"We have enough student accommodation in Bath already

This is to the detriment of building homes for the people of Bath who would also like to live in near proximity of the city centre

We are told that student accommodation has to be provided close to city centre because that is what students want but this is provided without any consideration for those who were born or brought up here who cannot afford the high house prices and would also like to be able to live in affordable homes within walking distance of the city centre

The council only seems to consider the wants of students these days and doesn't seem to care about the people who live here 52 weeks of the year"

"Newbridge is a predominately family area which includes a primary school serving 420 + pupils. There is a need for starter homes, accommodation for hospital staff and housing for an aged population who are looking to 'downsize' whilst remaining in the area.

Student accommodation should be built nearer to both universities if we are to encourage a generation to walk and fulfill the government initiative for clean air zones.

Newbridge Road is an incredibly busy road, particularly before and after school, any access to the site for multiple vehicles would make the road more congested.

An increase of bus traffic to pick up/ drop off students would make visibility harder for parent/carers accessing Charmouth Road.

The surrounding roads are already seriously congested with houses with multiple cars, school traffic and RUH parking. The proposals assume no more than one car per household alongside ensuring students live in a car free environment. Students have a lot of visitors.

If Banes is committed to increasing safer routes to school this number of new properties with car parking spaces will not encourage this.

The major consideration has to be the safety of children attending the primary school. Newbridge Road is frequently gridlocked with traffic queuing up to get in and out of Bath.

Big concerns: 1) the 1/2 bed apartments aren't really big enough for families so will be bought as buy to let and let to students so the complex will be mostly a student complex in disguise. There needs to be assurances that this cannot happen. 2) would prefer the proposed site to be all residential houses to encourage families to the existing residential area, 4) worried that this development will just encourage more HMOs into the area and there will be a decline to the nice community feel of Newbridge. 5) 1) I live in Rosslyn Road, the junction at the bottom to turn right is dangerous enough without adding more vehicles to the volume of traffic. 5) concerns about the noise of students getting to and from the site, eg when coming back late and making anti social noise. There won't be any way of controlling this noise but it will greatly impact on the quality of life for people living near to the site. As you can tell I am not in favour really of this plan

You have not allocated enough car parking spaces. I don't care what you say but 105 new homes and 186 student places will require more than 114 parking spaces. That's at least 201 adults more likely upwards of 300. It's absurd to predict that that will only be 114 cars. The surrounding streets are already packed with cars day and night. It's absurd to suggest that you will ban student cars. They won't tell you they have one and park it in the neighbouring streets. I would fully support this if you allocated another 60-80 parking places.

I understand that the cement works are staying and that the trees on the Western end of the site will not be removed. Please advise if this is not correct.

Lyme Rd / Charmouth Road residents are trying to get B&NES to do occupancy survey of parking RP2(?) Parking is a real concern. Any scope to improve Osborne Road bridge footpath / widen bridge so safer for families going to parks / school.

You have learned nothing from previous applications.

Definitely no student accom. Concerns over parking on residential roads and noise levels. The area is predominantly families and the development is not in step with that.

I feel the extra traffic on Newbridge Road would be detrimental + the proposed access to the site is on a bad bend.

Car parking allocation is better than before. Policing of "carless" students would be essential RUH + School Traffic + Parking are a local problem.

More student housing will have a negative impact on the area: parking is already an issue in surrounding streets. Local buses - will there be more? Noise + anti social behaviour.

The plans look like a sympathetic solution to Bath's need for more housing.

Live-work, If done correctly. Prefer employment rather than students - wrong to suggest they bring employment. Vehicle access - concern for pedestrians (school children). Stepped access from street to 'gardens' isn't welcoming + think isn't public in feel. Should change this if serious about connection.

Gardens - how would they really work if open / not enclosed? (for flats & students). Would it cut off police? Student accommodation usually have secure spaces. Layout could be improved. *Could we have co-working / incubator spaces instead of student accommodation. *Parking big issues - we will need residents parking.

Please note that many residents of Lyme Gardens/Lyme Road have not received notice of this consultation. It would perhaps be worth opening another session to these local residents who live in close proximity to the site.

We need more high quality office space in Bath (not student accommodation).

I think the improved plans are suitable apart from the proposed number of student beds. This is very much an area where young families like to live so I feel more family homes would be appropriate.

Main concern is the students. 198 student flats is way too many. Parking will be a massive concern, the area cannot sustain yet more cars. Students and friends that visit will park on surrounding roads. All the surrounding streets will have to become permit parking. Overall too many people on the site. Not sure the bus stops can sustain the volume of traffic at busy times. Affordable or rent to buy? Overall not a good proposal! A multi-story car park would be a better idea.

Cycle path connecting to NCN Route 4 will require close liaison with other landowners and may not be feasible, however I do support this plan which will require close co-operation with Sustrans.

Bath is already oversubscribed with students. Why is there no family homes? Being so close to many good schools as well. We all know that students own cars now and they will all be parking on the street which is already a major problem. Also why all rental properties which defeats the object of getting on the property ladder.

It seems like the height of the proposed building is because too many residential flats are being 'crowbarred' into the site. From what I understand the number of residential flats is a result of the council asking for this number to be supplied to be able to justify the student accommodation. While I'm not against some of the flats being rental, this doesn't feel like it's encouraging people to put down roots and become part of the community. Newbridge is a lovely family area and having blocks of flats for students is not inkeeping. The increase in traffic so close to a primary school is a major concern. The students may not be 'allowed' to have cars, but in reality they have cars, and they will be parking on the road which will lead to problems for local residents.

My objections to the two previous applications still stand. The Bath plan says student accommodation is not suitable for a residential area. This is a residential area, so not suitable. It would make the position of school children dangerous given extra traffic and location of the site entrance.

All of this land should instead be considered ASAP by BANES for a Metro-style and/or Park & Ride style link between Bath and Bristol

Any cycle parking/storage? Electric charging point for cars? What sources of energy – any solar, thermal, ground source etc. District heating system? If at some future date a tram/rail system was introduced would there be enough of the original track area to accommodate it alongside the bike route?

See 5 - we need more housing for people who work in the city - traffic into the city in the morning is very bad - people can't afford to live in the city - more housing is needed to help with traffic problems. Student accommodation on campus rather than in students in town getting on large busses that block traffic while loading with lots of students.

The addition to the scheme of a mixed-use path should encourage the Council to start 'joining the dots' to fulfil the local plan to join the end of the Two Tunnels Greenway to the B-B Railway Path street. NB - The scheme should not refer to a cycle way. It must be shared-use for Bath pedestrians and cyclists, including disabled users.

"No student housing.

No five storey buildings.

No requirement for a cafe or shop (no one used the one next to development which has shut again).

114 parking spaces is not enough.

How about a predominately green area and somewhere for the parents of Newbridge pupils who drive to park for school runs. At present it is dangerous walking to school due to the thoughtless parking on Charmouth Road. "

"This is the family part of Bath. We do not wish to have the student accommodation around.

The purely residential development is a strong preference.

Also, did the Council think what will happen with all the student accommodation when the student numbers will start declining? The Brexit is a strong indicator that this will be the case.

The Council should also introduce the residents parking only on the neighbourhood roads, such as Charmouth Road, for example. We already have lots of parking problems and this development will not help.

Finally, we need more high quality office space in Bath. It would be much more preferred than student accommodation.

I'd like to see this be an entirely green site - no cars, but lots of space and facilities for bicycles.

Would prefer housing all along front on the main road, creating a smaller entrance to the car park to hide this area. Definitely no student accommodation, we need more housing for residents of Bath.

The proposed entry and exit to the site could cause issues and possible accidents with reduced visibility of a bus on the bus stop. Would more buses be provided for additional numbers of students and residents? How would the monitoring of students not being aloud vehicles be policed? How would fly tipping be prevented onto the site from properties backing onto the proposed car parking and from the bridge crossing it? How tall would any screening be to conceal the cement works? How will encouraging that many parking spaces possible introducing extra cars into Bath help towards Bane's CAZ targets? No mention of cycle storage? More information needs to be given in later consultations

"I think that I would prefer the housing to be for young families and Bathonians ,affordable housing for the elderly and disabled and of course abled people (not for students) ! I'm not being disrespectful but students have taken over Bath in ordinary hmo houses as well as purpose built ones . I'm not a great believer in universities anyway so I'm a bit bias, but I do believe as above and we should build for our own growing population and not for students that come from other countries and cities . How would you like it if you were looking at a house and they gave it to students instead and you had to pay twice as much for private accommodations .

In general I think the plans look good - better than before. The improvement to the cycle path look good. The pavement along Newbridge Road is a key route into Newbridge Primary School - I would

like to see road safety for young children assured both during and after the development (e.g. maybe more calming - children crossing residential parking access etc). The site appears to be owned by a British Virgin Islands Company - it would be nice to know who the owners are and that the proper amount of UK tax is being paid. Student blocks would be okay if you can enforce no car ownership, otherwise you have 114 parking spaces for 291 people. I don't think the cycle route is connected to Bath Spa off-road past the Globe roundabout. This would need fixing to allow safe cycling to Bath Spa. The bus stop would need upgrading and enlarging. Also there is a question on who the 1-2 bed flats would be marketed at? A strange mix of students and retirees? I would like to see a few more grass areas - where would children play? It would need to be ensured that the walking and cycle paths are connected to local facilities in an off-road manner (e.g. schools, shops etc).

"I would like feedback from Bath council about the creditability of this development on our heritage city, risking its history and beauty for a money making scheme.

Also why is this side of the city taking the brunt of student accommodation.

Surely more accommodation should be built on university campuses if the universities are growing at such a rate Bath is now swamped with Student accommodation buildings??"

"I live on Avondale Road and even though I agree that development of the site is needed I am very concerned about the number of cars associated with the people who will reside in the new accommodation. We already can't park on Avondale Road because of the number of additional non-residential cars and vans that use it for business use during the day.

If we have another 300 people living at the top of the road with only 140 parking spaces then the potential is they will try to park on Osborne and Avondale Road and this I would be very unhappy about."

There is already too much student accommodation in the city and the building of more would change the complexion of a warm, family neighbourhood. We need to preserve the integrity of our city as a place where people can live and conduct their lives.

The corner shop nearby has failed several times. We have a lot of coffee shop around here and need to keep the focus on a thriving local high street at Chelsea Road. Employment space / office better bet.