

15/02465/RES - Former Ministry of Defence Foxhill Premises Bradford Road Combe Down

Approval of reserved matters with regard to outline application 14/04354/EOUT for the development of 276 dwellings, public open space and all associated infrastructure.

REVISED APPLICATION

Comment: The Trust once again welcomes Curo's engagement with the Trust and is appreciative of the revised information which has been forwarded to us. We also note the changes detailed in the Summary of Changes sheet.

In essence the revised drawings do not substantially change our position and our previous comments regarding the Garden Square, traffic, roads and access still stand. We note and welcome the further work on tree planting and landscape design in line with comments on street amenity, visibility and the WHS setting. We also welcome the changes to roof articulation on Bradford Road to counter issues regarding impact on the surrounding conservation area.

Whilst more information has been provided regarding which materials will be used on which building, without sample panels we cannot envisage what, for example; 'buff hued brick', 'lighter hued brick', 'darker roof tile' and 'lighter roof tile' mean in reality and in situ. We understand sample panels will be erected in the near future and we look forward to viewing them and commenting further. The actual colour, hue, tone and texture of these materials and their response in situ can only be assessed with physical examples on site. We continue to be concerned about the exact specification of the proposed reconstituted stone elements and the paucity of actual Bath stone beyond the main entrance buildings. It is this 'fine detail' which is fundamental to the overall aesthetic success of the development.

We continue to commend Curo's exemplary collaborative approach and their efforts to address concerns and issues. We reserve the right to make further submissions once the sample panels have been erected and viewed.