

Community Consultation 1.

**In-person meeting and 2 drop in sessions in the Colerne Parish Rooms,
18-22nd November 2026.**

The following short reports record all the postit note responses there were to the evening presentation and the following two days of drop-in discussions.

In addition, some initial questionnaires were completed, based on the architect's design ideas.

All these contributions have assisted us in preparing a better questionnaire, and a detailed Frequently asked questions (FAQ) to help our community better understand the complexities of community led housing. It matters to us that you do understand. Community led housing is a very different process to developer led and we want you to feel this is a project that you can support.

All this information will be included in our Consultation Evidence document that has to be added to any planning application.

CLT Consultation: Post-It note comments from the four tables

N.B. # denotes an agreement endorsement added later.

Table 1: Community

Focus points

1. Community-led housing is targeted at average to low income people: if you are outside this category, would you still support a community led project in Colerne?
2. What does 'local connections' mean to you in terms of selecting prospective tenants?
3. Is it important to have a range of ages to make a successful housing community?
4. What would be your most important ingredients for a housing community?
5. Would you be happy to have the outside space mostly communal in order to reduce the cost of a new home?
6. What communal facilities would you be happy to share to reduce the cost of a new home?
7. Would a communal meeting space be something you would consider important?
8. Would a communal workspace be important to you?

Table 1 responses

- a) Can I just say regardless of the outcome I am in awe of the community spirit of the volunteers on the CLT who have spent HOURS on this real community. #
- b) Would allow locals to have options to downsize but stay in the village. #

- c) Which ten get this? ##
- d) Linking safe access to the rugby club and the village. #####
- e) The proposed site is 'air-gapped' from the rest of the village. Will new paths be included? ##
- f) Would like clarification of how the resale price is calculated. ##
- g) Where will the access road be?
- h) Will there be parking?
- i) The "chosen" site is in the community in that allotments and sports pitches will be impacted to the detriment of the WHOLE community. ##
- j) The area is already nature-rich but no access to public as private. Will some access be possible for the parts which are protected / enhanced for nature e.g. paths or if there is an orchard then can it be a proper "community orchard" not just for the development?

Table 2: Sustainability

Focus points

1. How important is sustainable energy generation in a future new home?
2. What most appeals to you for creating a low-energy home – e.g. a very simple but highly efficient design, or a high-tech approach?
3. What would be your most important requirement in a new home?
4. What sacrifices in living arrangements would you be willing to make for a truly affordable home?
5. How important is the use of a sustainable construction method in a new home?
6. How important is it that the energy performance of a new home is as good as promised – e.g. a consistently warm temperature in the winter?
7. In a future new housing development, how important is it to include areas designed to increase natural biodiversity?
8. Is car charging an important requirement?

Table 2 responses

- a) A lovely wild flower meadow. Perhaps not the right place. Disconnected from the village.
- b) Will the housing have lofts for storage – not extensions?
- c) Will the properties be solar-powered and / or air source heat pumps?
- d) To keep people in the village – therefore make it affordable for the young. ##
- e) What the relationship between client and CLT?
- f) Who will need an affordable house? Age, Finance, Local resident etc.
- g) Is CLT a limited company?
- h) What is "affordable"?
- i) If handed over to a housing association, what control would the CLT have to control costs, insidious increases?
- j) How will you decide who gets the houses when 30 families apply for 10 homes?

Table 3: Facilities / appearance

Focus points

1. What would be your most important requirements in a new home?
2. Is a high-quality indoor environment important to you – e.g. natural light, fresh pollen-free and moisture-controlled air?
3. What cost balance would you want between external appearance and internal fittings and finishes (e.g. kitchen surfaces and electrical fittings)?
4. Are you happy to learn to live with new technology and building construction – e.g. heat pumps, insulation and air-tightness, plus a heat recovery unit replacing a traditional boiler and radiators?
5. Outside facilities: (a) What private spaces would you want? (b) What outside spaces would you be prepared to share with neighbours?
6. What sort of external appearance would you prefer for the building?
7. Would you want to grow your own vegetables?

Table 3 responses

- a) Policy will change because of strip at side of the allotments.
- b) What is the rationale for breaking the green belt?
- c) Q and A session would have been preferable. #
- d) Owners of 3 hangars on brown field want to get planning and you could build 30 / 40 houses.
- e) Appalling use of green belt land. #
- f) Encourage community.
- g) Will housing needs survey identify the same needs? ##
- h) Setting precedent by building on green belt. #
- i) No other sites? When MOD leave there will be plenty of houses. #
- j) Concern about building on green belt and AONB. ##
- k) Voting on issues would have been better.
- l) Tom Hall's site has been blocked so why is this OK? ####
- m) Do we need affordable housing? #
- n) Location – green belt [sad face emoji]. ###
- o) Maybe should be 30 / 40 houses to make it a community.
- p) Term 'social housing' can bring negative connotations.
- q) 2031 100s of available houses. Camp is closing so why build on green belt?
- r) Impact on future of allotments. ###
- s) Existing land has been dismissed due to access issues.
- t) Better plots not explored properly? #
- u) Concern that project will be isolated from the project [sic.]
- v) O Green Belt → What protection do we have? Should we not protect? #
- w) What are the planners saying?
- x) Principal [sic.] good Wrong site and others available.####
- y) I don't trust Housing Association to make right choice of who lives there!
- z) The principal [sic.] is right BUT who chooses to live there?
- aa) I'm afraid that other pieces of land will fall between the land and village. ##
- bb) Is it a reason for the landowner to get permission for a house and sacrifice part of land for houses.

Table 4: Affordability

Focus points

1. What do you understand by "affordable" when applied to rentals and mortgage payments? How much would you be prepared to pay?
2. Are you looking for an affordable home to rent or to buy?
3. Do you require an affordable home now, or in the future?
4. Are you interested in an affordable home for someone else e.g. a son or daughter or elderly parent?
5. Would you be happy to live in a terrace of houses or a flat to improve affordability?
6. Are you struggling to find an affordable home with wheelchair or disability access / facilities?
7. Would you consider buying a shared ownership property (where you own between 10% and 80%) to improve the affordability of a home?

Table 4 responses

- a) What happens if your savings are above the threshold?
- b) Worry about number of properties at 10 if housing review says we need 50 (or more). Knock-on problems with infrastructure. #
- c) What is affordable? Different for different people. Service charges?
- d) No increasing hidden extras. #
- e) Looking for assurance that this does not pave the way for further development in the 'gap' to the Firs.
- f) Does anyone (or any company) benefit financially? Or in other words – where does the rental money go? #
- g) Who is eligible and how does it work?

PM 22 Nov 2025

A New Kind of Housing for Colerne

A conversation about building affordable homes for local people

Could this be a place for local families, young people who want to stay nearby, or older residents looking to downsize but remain part of the village? Nothing is fixed yet. This is just the start of a conversation with local people to fully understand local needs.

Please write your comments, thoughts and observations in the spaces provided below. You will need to look at the Barefoot Architects' colour designs.

Qu1. What would make this a good addition to the village?

- New footpath connecting site and rugby club to the village.
- Bring more modern housing to the village – raise standard of housing stock (compared to military stock).
- Opportunity for affordable housing in village centre.

- A good quality build and affordable.

Qu2. Who do you think the homes should be for?

- Families – rented or owned.
- Downsizers.
- Affordable living.
- Small families.
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Qu3. What kind of feel should the design have – traditional, modern, or mixed?

- Mixed / modern.
- Modern.
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The Site and its Setting

Challenges and Opportunities

A gentle south-facing slope with views back towards the village, with the church in the distance. Existing field gate entrance to the site. It's part of the Greenbelt, so any development must feel natural and belong to the village. South-facing: perfect for sunshine and solar panels. Positive landowner partner: keen to keep half for self-build. Verge space for a new pedestrian pavement link: need a safe footpath linking the village.

Qu4. What's most important to protect about this setting?

- Village community feeling, making this new estate part of the village.
- Meadowland.
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Qu5. What views or landmarks should the homes face?

- Whichever suit the final choice of build best.
- Whatever makes the most sense for build value and inhabitant life benefits.
- Face south.
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Qu6. How can it still feel part of the countryside?

- Green spaces, good planting and sound damping from the road.
- Sympathetic build design for Bath rural area.
- Trees and green spaces; not lawns.
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Linking Back to the Village

Making it easy (and pleasant) to walk into the village

A safe footpath along the verge is needed to link the site to the play area, church, and recreation ground. Unfortunately routes through fields/allotments aren't possible, but a new path would benefit the rugby club too.

Qu7. What's most important: safety, directness, lighting, or looks?

- Safety and directness.
- Safety ++
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Qu8. What other changes to the road, speed limit, or crossings do you think would be required?

- Crossing to rugby club.
- 30 speed limit along path length.
- Reduce speed limit to 30 and enforce.
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Qu9. Can you think of any better ways to link the site to the village?

- No.
- It's not too far; similar to recent development i Marshfield.
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Homes for Local People

Who should we be building homes for?

Colerne CLT wants to help local people stay in the village with homes that are affordable, energy-efficient, healthy and long-lasting.

Qu10. Who do you feel needs housing most in Colerne?

- Young people who want to stay local.
- Working people renting and Lucknam Park staff.
- Young people.
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Qu11. Should homes be ownership, rent, or a mix?

- Mix.
- Mix.
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Qu12. If quality smaller homes were available within a community, would you consider downsizing?

- No.
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Qu13. Do you know young people struggling to find an affordable place to rent locally?

- No.
- Not personally.
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Qu14. Is there a shortage of affordable family homes in Colerne?

- Yes
- Yes.
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Options for Design

Exploring layouts for the site (check the architects' design sheets)

Option 1: **Traditional Street**: staggered street of south facing semi's.

Option 2: **Linear Community**: communal parking, with shared and private gardens.

Option 3: **Community Courtyard**: homes around a shared green space.

Qu15. Which option is your *first* (favourite) choice? Please give reasons for your decision.

- Option 2: allows some privacy but with communal space to meet.
- Option 3
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Qu16. Which option is your *third* (least favourite) choice? Please give reasons for your decision.

- Option 1: Boring – territorial living reduces community living.
- Option 1: poor use of space.
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Qu17. Which option is your *second* choice? Please give reasons for your decision.

- Option 3: would be more likely to be rental / affordable apartments (but doesn't give much option for individual privacy).
- Option 2: more efficient use of space.
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Building for the Future

Sustainability, comfort, health, well-being, community and self-build

We want use natural, low-carbon materials to create warm, healthy, light, lovely, flexible, low-energy homes that are cheap to run and better for the planet. The site is on a south-facing slope that is ideal for solar panels – and possibly a shared garden with wild flowers. The landowner hopes to self-build one house: a chance to develop the local community.

Qu18. Could the streets and communal spaces be car-free?

- Cars are a fact here – need to plan for them; parking is essential.
- Yes.
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Qu19. Could there be community facilities for food growing, eating, and sharing space?

- Yes but unlikely to be utilised properly; people are busy and noone wants to volunteer any more.
- Yes.
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Qu20. Could the project integrate sustainable technologies to make them cheap to run?

- Yes definitely – be as sustainable as possible e.g. solar / passive heating, wind turbine, geothermal etc. Water butts.
- Yes.
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