

Cabinet Meeting Resolution

**Executive
Forward Plan
Reference**

E2384

MoD Concept Statements

Date of Meeting	11-Jul-12
The Issue	<i>The Concept Statements for MoD sites in Bath at Warminster Road, Foxhill and Ensleigh set out the Council's emerging planning policy to guide the redevelopment of the sites. The Concept Statements have been amended following public consultation and are being endorsed for Development Management purposes.</i>
The decision	<p>(1) To AGREE the responses and amendments to the key issues arising from the consultation into the Draft Concept Statements;</p> <p>(2) To NOTE the general support given to the Draft Concept Statements;</p> <p>(3) To ASK the Divisional Director (Planning and Transport) to report to the September Cabinet meeting on the outstanding issues on the educational implications of the redevelopment of the sites and other relevant issues so that the amended Concept Statements can be considered for endorsement for Development Control purposes and for incorporation into the Placemaking Plan Options;</p> <p>(4) To AGREE that comments received during the consultation period will be made publicly available after the removal of all personal details; and</p> <p>(5) To REQUEST that investigations are undertaken into the impact of requiring 20% or more of the new homes on the MoD sites to meet Code for Sustainable Homes level 5 or above.</p>
Rationale for decision	Preparation of Concept Statements will assist in setting out the Council's development requirements and priorities clearly and at an early stage in the disposal of the MoD sites. This will provide clarity for prospective site purchasers, reduce their commercial risk and assist in the redevelopment process. The Concept Statements are key to ensuring that high quality development that responds positively to community and corporate aspirations can be delivered in a timely fashion. The Concept Statement are an early stage in the production of the Council's Placemaking Plan, which will be adopted as a formal Development Plan Document.
Other options considered	<p>Adoption of a statutory Development Plan Document or Supplementary Document Whilst the Concept Statements represent the start of a statutory plan-making process, there is insufficient time available to complete the preparation of Statutory Planning Documents.</p> <p>Preparation of a Masterplan/development brief There was insufficient time available to pursue more detailed work on the MoD sites over and above that provided by the Concept Statements. However, the Concept Statements importantly set the framework and the process for this work to be undertaken by developers working with the Council and the Community.</p>

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	Do nothing This will result in lack of clear planning guidance and lack of clarity of corporate priorities. This will be of detriment to the site disposal process, result in lack of clarity for developers and to guide the site disposal process and could inhibit the Council achieving its corporate objectives.
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The Decision is subject to Call-In within 5 working days of publication of the decision