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Date: 3rd September 2012

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To: All Members of the Planning, Transport and Environment Policy Development and Scrutiny Panel

Councillor Marie Longstaff
Councillor Caroline Roberts
Councillor Malcolm Hanney
Councillor Geoff Ward
Councillor Ian Gilchrist
Councillor David Martin
Councillor Douglas Nicol

Cabinet Member for Homes & Planning: Councillor Tim Ball
Cabinet Member for Transport: Councillor Roger Symonds
Cabinet Member for Neighbourhoods: Councillor David Dixon

Chief Executive and other appropriate officers
Press and Public

Dear Member

Planning, Transport and Environment Policy Development and Scrutiny Panel: Tuesday, 11th September, 2012

You are invited to attend a meeting of the **Planning, Transport and Environment Policy Development and Scrutiny Panel**, to be held on **Tuesday, 11th September, 2012 at 2.00 pm** in the **Council Chamber - Guildhall, Bath**.

The agenda is set out overleaf.

Yours sincerely



Mark Durnford
for Chief Executive

If you need to access this agenda or any of the supporting reports in an alternative accessible format please contact Democratic Services or the relevant report author whose details are listed at the end of each report.

This Agenda and all accompanying reports are printed on recycled paper

NOTES:

- 1. Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact Mark Durnford who is available by telephoning Bath 01225 394458 or by calling at The Guildhall, Bath (during normal office hours).
- 2. Public Speaking at Meetings:** The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group. Advance notice is required not less than two full working days before the meeting (this means that for meetings held on Wednesdays notice must be received in Democratic Services by 4.30pm the previous Friday)

The public may also ask a question to which a written answer will be given. Questions must be submitted in writing to Democratic Services at least two full working days in advance of the meeting (this means that for meetings held on Wednesdays, notice must be received in Democratic Services by 4.30pm the previous Friday). If an answer cannot be prepared in time for the meeting it will be sent out within five days afterwards. Further details of the scheme can be obtained by contacting Mark Durnford as above.

- 3. Details of Decisions taken at this meeting** can be found in the minutes which will be published as soon as possible after the meeting, and also circulated with the agenda for the next meeting. In the meantime details can be obtained by contacting Mark Durnford as above.

Appendices to reports are available for inspection as follows:-

Public Access points - Riverside - Keynsham, Guildhall - Bath, Hollies - Midsomer Norton, and Bath Central, Keynsham and Midsomer Norton public libraries.

For Councillors and Officers papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Rooms.

- 4. Attendance Register:** Members should sign the Register which will be circulated at the meeting.
- 5. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.**
- 6. Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

**Planning, Transport and Environment Policy Development and Scrutiny Panel - Tuesday,
11th September, 2012**

at 2.00 pm in the Council Chamber - Guildhall, Bath

A G E N D A

1. WELCOME AND INTRODUCTIONS

2. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 6.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

4. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

(a) The agenda item number in which they have an interest to declare.

(b) The nature of their interest.

(c) Whether their interest is **a disclosable pecuniary interest** or an **other interest**, (as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer before the meeting to expedite dealing with the item during the meeting.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

6. ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

At the time of publication no notifications had been received.

7. MINUTES - 26TH JULY 2012 (Pages 7 - 16)

8. CABINET MEMBER UPDATE (20 MINUTES)

This item gives the Panel an opportunity to ask questions to the Cabinet Member(s) and for them to update the Panel on any current issues.

9. GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD) (20 MINUTES)

The Panel will receive a verbal update on this matter by the Cabinet Member and lead officers associated with the report.

10. CONCEPT STATEMENTS FOR MOD SITES IN BATH (40 MINUTES) (Pages 17 - 70)

This report presents the revised MoD Concept Statements following consideration of the issues arising from public consultation. It also provides a response to the request made at a previous Cabinet meeting relating to the implications of further raising the sustainable construction standards applicable to the sites.

11. CITY OF BATH WORLD HERITAGE SITE SETTING SUPPLEMENTARY PLANNING DOCUMENT (30 MINUTES) (Pages 71 - 76)

This report is to provide an update on the progress of the draft Supplementary Planning Document. Comments are sought from the Planning, Transport and Environment Panel for the proposed course of action given in Appendix 1 in response to the consultation. The proposed changes to the consultation draft will be reported to Cabinet on 14th November 2012 for consideration in order to enable preparation of the final version of the document for adoption as a Supplementary Planning Document.

12. 20MPH SPEED LIMITS IN RESIDENTIAL ROADS - UPDATE (30 MINUTES) (Pages 77 - 80)

This briefing paper has been produced to update the Panel on the progress of this project.

13. PANEL WORKPLAN (Pages 81 - 92)

This report presents the latest workplan for the Panel (Appendix 1).

The Committee Administrator for this meeting is Mark Durnford who can be contacted on 01225 394458.

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING, TRANSPORT AND ENVIRONMENT POLICY DEVELOPMENT AND SCRUTINY PANEL

Thursday 26th July, 2012

Present:- Councillors Marie Longstaff (Chair), Caroline Roberts (Vice-Chair), Malcolm Hanney, Geoff Ward, Ian Gilchrist, Douglas Nicol and Nicholas Coombes

Also in attendance: David Trigwell (Divisional Director for Planning and Transport), Peter Dawson (Group Manager, Planning Policy & Transport), Graham Evans (Parks and Estates Manager), Cathryn Humphries (Neighbourhood Environment Manager) and Donna Vercoe (Policy Development & Scrutiny Manager)

15 WELCOME AND INTRODUCTIONS

The Chairman welcomed everyone to the meeting.

16 EMERGENCY EVACUATION PROCEDURE

The Chairman drew attention to the emergency evacuation procedure.

17 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor David Martin had sent his apologies to the Panel. Councillor Nicholas Coombes was present as a substitute for Councillor David Martin for the duration of the meeting.

18 DECLARATIONS OF INTEREST UNDER THE LOCAL GOVERNMENT ACT 1972

There were none.

19 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

20 ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

Five members of the public had registered to make a statement to the Panel. Three of these were general statements and two were relating to items on the agenda for the meeting.

Mr George Bailey addressed the Panel on behalf of the Radstock Public Transport Group, a copy of the statement can be found on the Panel's Minute Book, a summary is set out below.

The Halcrow Report on the Frome – Radstock Branch is easily dissected, but today I will study only one particular aspect. The Capital Costs show a range of costs headed Track Infrastructure, Signalling, Station Costs and finally Project Management & Contingency. The first three total about £14m, which is probably inflated but the last is £27m.

I am sure that this Authority would not countenance any quotation for internal work where Management and Contingency constitutes 2/3 of the estimated costs so why permit such a statement in this document? Having developed Project Plans in the distant past, I know that presenting an outline with overheads of such magnitude to a Divisional Director would have earned me a rapid exit.

This Report cannot be approved with such a glaring fault in its structure and should be re-worked with more care.

Councillor Ian Gilchrist asked if he was able to say how much he thought the costs should be.

Mr Bailey replied that the group were working on some cost components but felt that a figure of £7.5m was more reasonable assuming the proposal involved high speed rail. He added that the existing track could be used and that Halcrow had allowed for full possession of the line and to work on the track at night and at weekends. This he said would simply inflict further costs.

Councillor Malcolm Hanney proposed that his comments be passed to the relevant Cabinet Member and Council officer.

Mr Bailey replied that he was due to meet Councillor Roger Symonds, Cabinet Member for Transport on Tuesday 31st July.

The Chairman on behalf of the Panel thanked him for his statement.

Lin Patterson addressed the Panel on behalf of the Save our 6-7 Buses Campaign, a copy of the statement can be found on the Panel's Minute Book, a summary is set out below.

The 6-7 bus route runs in north east Bath, over 3 wards with approximately 9,000 residents, which is around 10% of the population of the city. B&NES' statistics show a slightly larger elderly population here than in other areas of Bath.

As you may know, starting in May 2010, our grass-roots campaign succeeded in reversing an ill-advised attempt to re-route the bus service which dismembered the two halves of our very hilly community. But with the reconnection of the route, First Bus removed two of the five buses travelling the circuit and we were left with half the former frequency, plummeting from 20 minutes to 40. That resulting 40 minute gap between buses caused overcrowding and full buses which left people behind at bus stops in freezing weather. So the vigorous campaign continued, and with the advent

of the new Council in May 2011 a subsidy was granted for one additional bus, creating the compromise of a 30 minute frequency.

We have it on good authority that in the budget now being planned for after March 2013 the Council intend to withdraw the funding to this route.

We have sought to alert the public and gauge their level of commitment to this issue and have received over 150 feedback forms in the last two weeks, many from frail, elderly or disabled people who depend on the 30 minute service.

We would like to hear where you stand on this matter.

Councillor Geoff Ward commented that he wished to commend the campaign.

Councillor Douglas Nicol commented that he felt that the service should be retained.

Councillor Malcolm Hanney suggested the Panel should receive a report on all subsidised bus services and that the campaigners should address a meeting of the Cabinet.

The Chairman on behalf of the Panel thanked her for her statement and commented that she would discuss the matter with Councillor Roger Symonds, Cabinet Member for Transport.

Mr David Redgewell on behalf of the South West Transport Network addressed the Panel, a copy of the statement can be found on the Panel's Minute Book, a summary is set out below.

Radstock is on the cusp of attaining the public transport connections it deserves. We call upon B&NES to *actively pursue* the following projects:

- **Radstock – Frome Railway:** The Halcrow Study for the WEP recognises services from Radstock to Frome, Westbury, or Bristol/Severn Beach (for cross regional journeys – common in e.g. Greater Manchester). An additional route, which has recently received a grant from the Local Sustainable Transport Fund, the improved TransWilts rail service (Westbury – Swindon via Melksham), is a great step forward in realising the potential of a neglected railway for sustainable transport connections to work & leisure. We believe this service should be extended to Frome & Radstock also.

We are still concerned that the WEP is not functioning as the sole Greater Bristol Authority. We would like to remind B&NES that there is a Duty of Co-operation for Local Authorities, and the required set-up of a Stakeholder Relations Forum, under the Localism Act.

Consultants (of WS Atkins, Halcrow Fox Rail & Steer Davies Gleave) must be cast-aside in favour of dedicated public rail & 'bus Officers/Directors. They do not have the appropriate relationship with the local area to be effective, and are unnecessarily costly.

We would like to know the date of the next meeting of the Joint Executive Transport Committee to discuss the proposed Transport Board, which should oversee the development of three bodies, managing rail, bus, and ferry operations respectively. The rail body must work with the neighbouring Authorities of Gloucestershire, Swindon, Wiltshire, Somerset & Dorset on Greater Bristol Sub-Regional services, in a similar manner to the collaborations of the Welsh Government (with Shropshire, Herefordshire, Cheshire, Gloucestershire), and Centro (Birmingham) (with Shropshire, Staffordshire, Herefordshire, Gloucestershire).

We would like to know if action has been taken to restore WEP Scrutiny, and the next Housing & Planning Board meetings. If we do not witness the re-instatement of adequate Scrutiny by the end of July 2012, South West Transport Network & the Transport Unions (RMT, TSSA, ASLEF, Unite) will raise the matter with the Local Government Ombudsman.

Councillor Malcolm Hanney commented that he felt there was a lack of West of England items on the Panel's workplan and suggested that the Chairman discuss with officers some of the broader issues that could be debated.

The Chairman on behalf of the Panel thanked him for his statement and commented that she would endeavour to have a discussion with officers over the coming month.

21 MINUTES - 15TH MAY 2012

The Panel confirmed the minutes of the previous meeting as a true record and they were duly signed by the Chairman.

22 CABINET MEMBER UPDATE

Councillor Tim Ball, Cabinet Member for Homes & Planning addressed the Panel. He informed them that the Inspector had suspended the examination on the Core Strategy for up to a year. He added that the suggested timetable would result in a suspension from now until around June 2013 with anticipated further hearings in July 2013, but that this could easily slip if the re-assessment of the housing requirement indicates that a significant change of strategy should be considered.

Councillor Malcolm Hanney suggested that the Council should withdraw the current strategy. He asked if a year would give the Council enough time to complete the work that was required.

Councillor Tim Ball replied that he was reasonably confident that the Council would be able to meet the new timescales. He added that if the Council had chosen to approve an urban extension this would have provided a solution to the matter.

The Chairman highlighted that the Panel were due to receive an update on the Core Strategy at its meeting in August.

Councillor Nicholas Coombes commented that he had read the Inspector's report and suggested that the best option may be to withdraw.

Councillor Geoff Ward commented that he was concerned over the revised timescale and asked if the departments involved had enough resources.

Councillor Tim Ball replied that the Local Development Framework Steering Group would be discussing the matter next week. He added that if further resources are required he would seek them.

The Chairman on behalf of the Panel thanked him for his update.

23 SERVICE LED POLICY REVIEW AND DEVELOPMENT: TRAVEL TO WORK

The Policy Development & Scrutiny Manager introduced this item to the Panel.

Councillor Malcolm Hanney commented that he felt the current scope of the review to be quite inward looking.

The Chairman commented that the Panel could decide the review requires a second element to it that would involve the whole of the Panel.

Councillor Caroline Roberts replied that she felt that the input of the whole Panel would be required.

Councillor Ian Gilchrist commented that the main element of the review should be to tackle congestion at rush hour.

The Chairman asked for volunteers to join herself and Councillor Caroline Roberts on the steering group.

Councillor Geoff Ward agreed to join and Councillor David Martin was nominated to join by Councillor Douglas Nicol and Councillor Ian Gilchrist.

The Panel **RESOLVED** to:

- (i) Note the Draft Terms of Reference and agree that a full Panel review would take place later in the year.
- (ii) Agree to undertake the review within the timescales set out in the terms of reference.

24 DRAFT STRATEGY FOR THE PROVISION OF ALLOTMENTS IN BATH & NORTH EAST SOMERSET

The Parks and Estates Manager introduced this item to the Panel. He stated that extensive work had been undertaken with the Allotments Association and subsequently the Allotment Forum to jointly create the draft strategy. He added that the strategy incorporates best practice from other authorities as well as guidance from the Department for Communities and Local Government (DCLG).

Mr Geoffrey Dart, Chair of the B&NES Allotments Association addressed the Panel, a full copy of his statement is on the Panel's Minute Book and a summary is set out below.

I'm here today with my colleague Virginia Williamson, the Association's Secretary who drafted much of the Strategy presented in your agenda.

Despite Allotments being a statutory responsibility B&NES does not currently have a strategy for allotments or a consolidated operations manual setting out its responsibilities or relationship with tenants. This absence leads to widespread confusion and dis-satisfaction amongst tenants and does not allow the quality of service to be monitored against an agreed standard. This is compounded by poor communication.

Over the last three years the Association has worked with Officers and Councillors on four initiatives. The first is the draft strategy before you. The second is an annual site inspection report to record agreed actions between site representatives and the allotments officer and to monitor their implementation. The third is a six monthly public forum chaired by Councillor David Dixon and finally a 'More Plots for Bath' initiative to begin to tackle the waiting list of over 500 people.

Whilst we see a strategy as a necessary and long overdue first step, we are disappointed that Officers have made no progress in costing it – we are concerned that after so much hard work a strategy without costs could be kicked into the long grass.

In conclusion we ask that the draft strategy is accepted and that statutory responsibilities are addressed urgently.

Councillor Malcolm Hanney commented that the strategy really did require some costing within it.

Mr Dart replied that the Association would be happy to go forward and work on some costs.

Councillor Geoff Ward asked if he could give a judgement on the likely costs required.

Mr Dart replied that one full time employee dedicated to the matter would solve a number of issues.

Councillor Geoff Ward asked for further information on the allotments database.

Mr Dart replied that it was well overdue and would cost between £6,000 - £7,000.

The Neighbourhood Environment Manager commented that there was bespoke software available but a decision had not yet been made as to whether it could be integrated with the incoming CRM system.

Mr Dart commented that there was a need to bring vacant and derelict plots back into use. He added that he felt let down by the officers as they had been working on the strategy for around 15 months.

Councillor Douglas Nicol asked how many plots were currently derelict.

The Parks and Estates Manager replied that it was almost impossible to give that figure to the Panel. He added that inspections will be carried out over the summer and notices will be served on any that are unkempt.

Councillor Nicholas Coombes commented that he was largely in support of the strategy and suggested that officers concentrate on the elements within it that were highlighted as a priority.

Councillor Douglas Nicol suggested that a study be carried out as to how many derelict plots there were within B&NES.

The Chairman asked how the consultation process would be funded.

The Parks and Estates Manager replied that it would be absorbed from within the current department budget.

The Chairman summed up the debate by asking for a report to come back to the Panel in November which will give details of the costs associated with the strategy and figures on the number of derelict / vacant plots.

The Panel **RESOLVED** to recommend that:

- (i) Consultation be undertaken to determine the standard of service provision for allotments in Bath & North East Somerset through the adoption of the Allotments Strategy.
- (ii) The results of the consultation are incorporated into the draft Allotment Strategy to be reported back to the Panel later this year.

25 PARKING CHARGES UPDATE

Councillor Michael Evans addressed the Panel. He stated that he was concerned over the use of the word anomaly in paragraph 4.6 of the report in relation to the pressure placed on the Council to keep low cost or free parking outside of Bath to ensure the competitiveness of the town centres.

Councillor Paul Myers addressed the Panel. He stated that Midsomer Norton and other small market towns were concerned about the prospect of parking charges being increased or introduced. He called for the evidence of any need in such action to be shown to the Panel.

Councillor Geoff Ward commented that he was pleased with the report as no actual increase in charges was shown. He added that a comprehensive plan on car parking in Bath was required.

Councillor Malcolm Hanney agreed with the comments made by Councillor Ward and stated there was a need for a Parking Strategy and Parking Business Plan.

Councillor Caroline Roberts commented that a Parking Strategy was long overdue and she wished to alleviate the concerns mentioned by the Councillors representing Midsomer Norton.

The Panel **RESOLVED** to:

- (i) Note the decision of Full Council on 14th February 2012 that the parking charges in Bath & North East Somerset should not be increased.
- (ii) Ask that a report on the Council's Car Parking Strategy and Parking Business Plan be submitted to its October meeting.

26 TRANSPORT STRATEGY

The Chairman announced that the presentation would encompass the next two agenda items – 12 (Transport Strategy) & 13 (London Road Congestion).

Patrick Rotherham, Federation of Bath Residents Association (FoBRA) addressed the Panel. He stated that transport was a top priority for the group and welcomed the conference that was planned to take place on 18th September. He added that a version of a strategy does exist as FoBRA had commented upon it.

The Chairman thanked him for his comments and suggested he could be considered as a stakeholder in the upcoming Single Day Inquiry on Travel to Work.

The Group Manager for Planning Policy & Transport gave a presentation to the Panel. A full copy can be found on the Panel's Minute Book, a summary is set out below.

He said that an articulate strategy was in place, but currently over four separate documents.

Traffic levels to the City of Bath are stable.

Bath retains a large catchment area for its commuters and visitors.

The majority of traffic on Cleveland Bridge is not through traffic except for HGV's. HGV's tend to avoid the morning peak of travel.

The Highways Authority, Somerset CC & Wiltshire CC are appealing the proposed HGV restriction. The DfT will decide in next couple of months whether to support the appeal or not.

Councillor Malcolm Hanney suggested the increased revenue from bus and train use could be used for the wider benefit of the Council. He asked if there were still plans to have a Park & Ride to the East of Bath.

The Group Manager for Planning Policy & Transport replied that the Council was still committed to having one and was looking for the best site. He added that there may be a fuel rebate offered to Local Authorities with a view to attempting to increase bus patronage.

Councillor Geoff Ward asked if the duration of visits to the City were recorded.

The Group Manager for Planning Policy & Transport replied that the length of time that cars spent in the car parks was recorded during the study. He added that a balance was required so that commuters did not use the spaces within the City as they needed to be available for shoppers.

Councillor Geoff Ward commented that there should be more routes in and out of the City.

The Group Manager for Planning Policy & Transport replied that ideally visitors should use either the bus or train as the City is quite constrained. He added that the Council may need to be brave in its future decision making.

The Chairman on behalf of the Panel thanked him for his presentation.

27 MOD SITES - CONCEPT STATEMENTS

The Senior Planning Policy Officer gave an update to the Panel on this item. He informed them that the consultation had been very comprehensive and had been well attended by the public. He added that all of the comments that had been received during the consultation period were due to be placed on the Council's website by the end of the month.

He explained that the Cabinet had requested Officers to investigate the implications of increasing the proportion of homes meeting the Code for Sustainable Homes Level 5 or above (zero carbon).

Councillor Douglas Nicol commented that the Council should push hard on sustainability issues when in discussions with the developers.

The Chairman asked if a report could come back to the Panel prior to a decision being made at the September Cabinet meeting.

The Senior Planning Policy Officer replied that it could.

Councillor Nicholas Coombes commented that he agreed with the proposition that the number of Level 5 homes could increase on the sites.

Councillor Geoff Ward asked if anybody present could comment on a rumour he had heard regarding the MOD site of Ensleigh. He said that he had read in the local paper that plans for the site may attempt to spread onto the land of Kingswood School.

The Senior Planning Policy Officer replied that it was very much a live issue and concerned an area of land adjacent to the playing fields. He added that the land in question was outside of the Green Belt and not within the Area of Outstanding Natural Beauty.

The Divisional Director for Planning and Transport added that they were assessing the area in advance of any potential enquiries from developers.

The Chairman on behalf of the Panel thanked the Senior Planning Officer for the update.

28 PANEL WORKPLAN

The Chairman introduced this item to the Panel. She announced that a date for the August meeting had been set for 10.00am on Thursday 23rd August.

She also reminded them that earlier in the meeting they had agreed to receive the following reports.

Core Strategy Update – August

MoD Concept Statements – September

Bus Tendering Process – September / October

Car Parking Strategy – October

Allotments Strategy – November

Councillor Malcolm Hanney reiterated his earlier comments that the Panel should look to add some elements of Joint Scrutiny to its workplan.

The Panel **RESOLVED** to agree with all of the above proposals.

The meeting ended at 5.20 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

Bath & North East Somerset Council	
MEETING:	Planning, Transport & Environment Policy Development and Scrutiny Panel
MEETING DATE:	11 th September 2012
TITLE:	Concept Statements for MoD sites in Bath
WARD:	Combe Down, Widcombe, Bathwick, Lansdown
AN OPEN PUBLIC ITEM	
List of attachments to this report:	
Appendix 1:	Cabinet Covering Report
Appendix 2:	Revised MoD Foxhill Concept Statement
Appendix 3:	Revised MoD Ensleigh Concept Statement
Appendix 4:	Revised MoD Warminster Road Concept Statement

1 THE ISSUE

1.1 As set out in the Cabinet Report attached at Appendix 1 (paras 1.1 – 1.2)

2 RECOMMENDATION

The Planning, Transport & Environment Policy Development and Scrutiny Panel is asked to:

2.1 Consider the revised Concept Statements for each of the MoD sites at Ensleigh, Foxhill and Warminster Road as attached as Appendices 2,3 and 4, and advise the Cabinet of any comments they wish to make on their content.

3 FINANCIAL IMPLICATIONS

3.1 As set out in the Cabinet Report attached at Appendix 1 (paras 3.1 – 3.4).

4 THE REPORT

4.1 As set out in the Cabinet Report attached at Appendix 1 (paras 5.1 – 5.28).

5 RISK MANAGEMENT

5.1 . As set out in the Cabinet Report attached at Appendix 1 (paras 6.18 – 6.19)

6 EQUALITIES

6.1 As set out in the Cabinet Report attached at Appendix 1 (paras 7.1 – 7.2)

7 CONSULTATION

7.1 As set out in the Cabinet Report attached at Appendix 1 (paras 10.1 – 10.2)

8 ISSUES TO CONSIDER IN REACHING THE DECISION

8.1 *Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Young People; Human Rights; Corporate; Health & Safety; Impact on Staff; Other Legal Considerations*

9 ADVICE SOUGHT

9.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	David Trigwell: Divisional Director - Planning and Transport 01225 394125
Background papers	<i>Cabinet papers of 11 April 2012 and 11 July 2012</i> <i>PTE Scrutiny Papers of 13 March 2012, 15 May 2012, 26 July 2012</i> <i>Draft Concept Statements for each of the MoD Sites</i>
Please contact the report author if you need to access this report in an alternative format	

Bath & North East Somerset Council		
MEETING:	Cabinet	
MEETING DATE:	12th September 2012	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2455
TITLE:	Concept Statements for MoD sites in Bath	
WARD:	Combe Down, Widcombe, Bathwick, Lansdown	
AN OPEN PUBLIC ITEM		
Appendix 1: Revised MoD Foxhill Concept Statement Appendix 2: Revised MoD Ensleigh Concept Statement Appendix 3: Revised MoD Warminster Road Concept Statement		

1 THE ISSUE

- 1.1 The MoD Concept Statements set out the Council's planning framework for the redevelopment of the MoD Sites in Bath at Foxhill, Warminster Road and Ensleigh. They are an early stage in the preparation of the Council's Placemaking Plan.
- 1.2 At its meeting in July, Cabinet considered the key issues arising from the public consultation. This report presents the revised MoD Concept Statements following consideration of the issues arising from public consultation. It also provides a response to the request made at the previous Cabinet meeting relating to the implications of further raising the sustainable construction standards applicable to the sites.

2 RECOMMENDATION

- 2.1 The Cabinet agrees that the amended Concept Statements in Appendices 1, 2 & 3 are endorsed for Development Control purposes and for incorporation into the Placemaking Plan Options.

3 FINANCIAL IMPLICATIONS

- 3.1 The preparation of the three MoD Concept Statements is being funded as part of the Placemaking Plan from the Local Development Framework budget.
- 3.2 Based on the Strategic Housing Land Availability Assessment (SHLAA) the three sites have the capacity of generating up to £9.4 million pounds in New

Homes Bonus under the current regime. The future use of any New Homes Bonus receipts arising will be considered by the Council as part of the medium term service and resource planning process in the appropriate financial year. The New Homes Bonus is an annual revenue receipt for 6 years after the delivery of new homes.

- 3.3 All of the sites generate the need for educational places. However, there are also current and projected educational capacity pressures in the city and the Concept Statements provide the opportunity to identify the contribution of the MoD sites to this issue. The consultation events have identified opportunities to address these pressures and the potential to provide additional school places to meet need. The issues raised during the consultation for each of the 3 sites have been summarised, and are discussed in more detail in section 5 below.
- 3.4 The sites are likely to receive planning permission before the introduction of CIL, therefore, the Concept Statements will need to provide clarity on the s.106 developer requirements on these sites as far as possible.

4 CORPORATE OBJECTIVES

Build a stronger economy by:

- a) optimising the development potential of the sites, having regard to the Council's planning and economic development policies for the City.
- b) supporting the objectives of the Economic Strategy and underpin the Growth Agenda

Promoting independence and positive lives for everyone and creating neighbourhoods where people are proud to live by:

- a) promoting a housing led mixed-use development of the sites which will assist in delivering Bath and North East Somerset's strategic housing and, employment objectives, including local affordable housing needs, and address wider environmental, social and community issues as outlined in the Draft Core Strategy and so contribute to its objectives.
- b) consulting with and consider local community views and needs
- c) mitigating local labour market and transportation impacts and support bids for funds to promote local employment growth

5. THE REPORT

- 5.1 Redevelopment of the MoD sites is a key part of the Core Strategy which focuses development needs on brownfield land to limit urban expansion onto greenfield sites and loss of Green Belt land. The sites are identified within the SHLAA as providing around 20% of Bath's housing land supply in the period up to 2026. Whilst the Core Strategy is under review, the size of these sites means that they will continue to play an important role in the district's housing land supply.
- 5.2 The Concept Statements are the first stage in the preparation of the Council's Placemaking Plan, a statutory Development Plan Document (DPD). Whilst the DPD will not be finalised before the disposal of the sites, their preparation has been subject to the initial stages of statutory Plan preparation, including assessment of evidence and public consultation. This will provide sufficient

planning weight to provide a basis for on-going discussions with developers on planning applications.

- 5.3 The Concept Statements are not detailed site briefs or masterplans. Instead, they set out the vision and the key development / design principles to assist developers in the formulation of proposals for each site. The Concept Statements highlight the relevant evidence base as well as what further work is required. They will assist developers in defining what is required to create a high quality sense of place whilst also optimising the development potential of each site. The Concept Statements also provide developers with greater certainty by identifying a clear process towards gaining planning permission. They set out the tools that the Council can offer to applicants to enable the delivery of a managed planning process.

Consultation Feedback

- 5.4 The MoD report to the 11th July Cabinet meeting highlighted the key issues that emerged during public consultation, and the Council's initial response to them.
- 5.5 All comments received during the public consultation are now on the Council's website. This provides a useful resource for future landowners and developers both in their assessment of the value of the sites, and in the formulation of their development proposals. These comments reflect local opinion and developers will also need to be aware of these comments in light of the detailed community engagement that they are now expected to undertake (see the Council's Statement of Community Involvement) in accordance with the Localism Act 2012. This process will help to enable higher quality development proposals, as well as creating a smoother path through the planning process.

Revisions following public consultation

- 5.6 The Concept Statements have been revised in response to the public comments received, and these are attached as Appendices to this report. Many of these revisions are relatively minor or are clarifications. However there are 4 more issues which are highlighted below.

Education

- 5.7 The impact on educational provision was perhaps the key issue arising from the public consultations. The earlier draft Concept Statements had set out the educational requirements generated by the proposed development. However the consultation process highlighted the opportunities that the MoD sites present to address the wider educational needs within the city and the potential to provide additional school places to meet this need.
- 5.8 These opportunities to address the current and projected educational capacity pressures in the city have been considered in the context of the Council's Strategy for Provision of New School Places and Options Evaluation Criteria. (see separate item on this Agenda).
- 5.9 The identification of land on the MoD sites for schools to meet both the educational needs generated by their own development and also the wider educational needs of the city is considered to be justified following consideration of the alternatives. This has included:

- An assessment of all school sites within these parts of the city, and the identification that all are either at capacity and have no additional room for expansion, or are too far away from the areas of need. This is captured in the 'Educational Option Evaluation' undertaken by the People and Communities Department
- A review of the availability and suitability of other sites within reasonable vicinity.

MoD Foxhill

- 5.10 There is a minimum requirement in the Concept Statement on developers to provide sufficient land and to fund the construction of a 210 place school and associated facilities on the MoD Foxhill site, unless alternative provision can be identified.
- 5.11 However, a range of educational options were raised during the consultation stage and developers will also be expected to demonstrate that the delivery of these options has been explored. These options range from:
- the construction of a 210 school on the Foxhill site;
 - a 630 split school site with Combe Down School; or
 - a new 630 school on the Foxhill site, with the redevelopment of the existing Combe Down School site for residential purposes.
- 5.12 Any additional capacity to meet wider community needs might require resources from the Council and other education providers. The size of school, funding and valuation package applicable is dependent on a number of factors, and will need to be resolved through the development process. It will need to take account of the Council's Strategy for Provision of New School Places and the Options Evaluation Criteria (see elsewhere on this agenda). At this stage there is insufficient justification to amend the requirement in the Concept Statement and the Concept Statement will retain the requirement for a 210 school on site. The Council will work with landowners and developers to seek an appropriate solution to this issue.

MoD Warminster Road

- 5.13 There is an identified need to provide a 210 place school in the Central and North East part of Bath, and the MoD site alone generates the need for approximately 40 school places. Due to the lack of available alternative sites within reasonable proximity of the MoD Warminster Road site and the inadequate capacity to expand existing schools, the Concept Statement has been changed to include a requirement for developers to provide sufficient land and to fund the construction of a 210 place school and associated facilities on the MoD Warminster Road site, unless alternative provision can be identified. Previously the Concept Statement only sought a contribution to educational provision from the development of this site.
- 5.14 Public consultation also highlighted the potential of the MoD Warminster Road site to address existing space deficiencies at Bathwick St Mary Primary School, and to meet the wider primary education needs of this part of city. Possible options include:
- a 210 school on the Warminster Rd site;

- transfer Bathwick St Mary's to MOD site and expand to 420 place school with the redevelopment of the existing Bathwick St Mary's site for residential purposes; or
- keep Bathwick St. Mary's on existing site and provide 210 more places on the Warminster Road site either as a linked extension or a split site 420 place Bathwick St. Mary's.

5.15 The MoD site provides a suitable and deliverable opportunity to enable the expansion of the existing primary school and achieving the construction of either a split school site or a new 420 place primary school. This is subject to the satisfaction of conditions highlighted by the Council's Strategy for Provision of New School Places and the Options Evaluation Criteria.

MoD Ensleigh

5.6 No change is proposed to the Draft Concept Statement. There is a minimum requirement on developers to provide sufficient land and to fund the construction of a 210 place school and associated facilities on the MoD Ensleigh site, unless alternative provision can be identified

Additional land adjoining MoD Ensleigh

5.18 The draft Concept Statement for this site highlighted the potential opportunity for development on the sports pitches adjoining the MoD site on land that is outside both the Green Belt and the Area of Outstanding Natural Beauty. This is only an opportunity and no allocation is made, the rationale being to enable a more sustainable and self-contained housing led scheme that can better support local facilities and public transport. This would need to be pursued through the Placemaking Plan.

5.19 This proposal was not widely supported during the public consultation, with principle concerns relating to the impact on the World Heritage Site and its setting, the open character of the area, the Area of Outstanding Natural Beauty, Beckford's Tower and its setting, the importance of this approach into the city, and traffic impacts. However, the Concept Statement also recognised these issues as being of the utmost importance.

5.20 Whilst the site is not included as part of the Concept Statement for redevelopment, it is recommended that the broad position of the Concept Statement on this issue is retained, although reworded to reinforce the issues raised during the consultation phase, and identifying that further work is undertaken to test the option of development on this adjacent land through the Placemaking Plan. The outcome of this proactive work would provide the Council with robust evidence that could inform its position when it comes to either allocating this additional area in the Placemaking Plan, or seeking to protect it from development. It would also need to ascertain the likelihood of the site being released for development.

5.21 ***Sustainable Construction*** In response to the resolution at the last Cabinet meeting to investigate increasing the sustainable construction targets, a viability assessment is underway to better understand the implications of increasing the proportion of homes to be constructed at higher levels of the Code for Sustainable Homes. The Planning Policy team is working with Transition Bath on

this issue and the output of this work will be included as part of the Evidence Base for the Concept Statements..

- 5.22 An important issue to note is that the costs associated with achieving higher levels of the Code are rapidly changing. It is therefore difficult to be accurate about the viability implications as they are very much time and market dependent. There is however a strong trend of costs reducing over time as technologies and economies of scale change, and linked to this is an increasing public awareness of the importance of carbon reduction and the financial benefits of reduced energy costs. This increased public awareness and financial benefit could translate into increased demand and marketability for homes built to these standards but there is currently little robust evidence to back this up.
- 5.23 In response to the rapidly changing economics of delivering housing built to higher levels of the Code and to the Council's corporate ambitions, it is recommended that the Council's aspiration should be for all housing to be built to Code Level 5 or above. Whilst this means that the Council's aspirations for the MoD sites goes beyond the Council's Draft Core Strategy which requires all development from 2013 to be Code 4, it is considered to be justified due to the Council's ambitious carbon reduction targets and the national and local imperative of mitigating climate change. The sites have the capability to deliver a greater contribution to national and local Carbon Reduction aspirations, and act as a benchmark to the kind of development that can be achieved.
- 5.24 It is however essential to recognise that it is currently not possible through the planning process to require this proportion of homes to be built at higher levels above Code 4 of the Code for Sustainable Homes. However it is the intention of the Council to bring forward these site specific targets in the Placemaking DPD and give greater policy weight to this issue.
- 5.25 The delivery of more sustainable homes and more sustainable communities can however be achieved in other ways such as through establishing a Community Energy Fund, or through working in partnership with other energy providers. The Council is keen to establish and work with the MoD, developers and other community groups such as Transition Bath to help deliver its ambitious Carbon Reduction targets. This will include involving community energy delivery agents such as Bath & West Community Energy.

Housing Numbers

- 5.26 Given the suspension of the Core Strategy process due to housing delivery questions and the concerns made by the Inspector over the flexibility and deliverability assumptions on housing sites, all development sites will need to be reviewed as part of a SHLAA review, including the assumptions made about the housing capacity on the MoD sites.
- 5.27 This issue regarding housing numbers was raised consistently throughout the consultation phase and whilst the Council should seek to optimise the use and development of land, it is recommended that the wording of the Concept Statements is modified with regard to the development capacities of the MoD sites to take account of concerns raised by the Core Strategy examination Inspector. This will help to ensure that other issues of acknowledged importance are given due attention, This also responds to a large proportion of

the comments made during the public consultation period into the Draft Concept Statements.

6. RISK MANAGEMENT

- 6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.
- 6.2 It should be noted that the Concept Statements will not be formal Development Plan Documents and hence cannot be accorded the full weight of adopted Planning Policy. However their preparation, which has been based on robust evidence, has entailed comprehensive public consultation and political endorsement, is the first part of preparing the statutory Placemaking Plan which will afford them sufficient planning weight in negotiations with developers at this stage.

7. EQUALITIES

- 7.1 An Equality Impact Assessment (EqIA) has been completed. No adverse or other significant issues were found.
- 7.2 The following impacts have been identified that have a positive impact on all groups and the community as a whole.
- Positive impact for all of increased housing opportunities including affordable homes.
 - Increased housing to reinforce local centres
 - Increased connectivity to and from areas of housing, employment and neighbourhood centres.
 - Implementation of Core Strategy Policies PC43 and PC84 which will have a positive impact for all as reduces carbon emissions with benefits for health and wellbeing, and where heritage assets are made more energy efficient there will be cost savings.

8. RATIONALE

- 8.1 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 provides clarity for any prospective site purchasers, reduces their commercial risk and will assist in the redevelopment process. The Concept Statements are key to ensuring high quality development that responds positively to community and corporate aspirations can be delivered in a timely fashion. The Concept Statements are an early stage in the production of the Council's Placemaking Plan, which will be adopted as a formal Development Plan Document.

9. OTHER OPTIONS CONSIDERED

- 9.1 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.

- 9.2 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. Moreover Masterplan/development brief have limited planning weight unless prepared as an SPD. 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.
- 9.3 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.

10. CONSULTATION

- 10.1 *Ward Councillor; Cabinet members; Parish Council; Town Council; Trades Unions; Overview & Scrutiny Panel; Staff; Other B&NES Services; Service Users; Local Residents; Community Interest Groups; Youth Council; Stakeholders/Partners; Other Public Sector Bodies; Charter Trustees of Bath; Section 151 Finance Officer; Chief Executive; Monitoring Officer*
- 10.2 A detailed consultation exercise was undertaken from 18th April to 31st May 2012. The Concept Statements will be incorporated into the Placemaking which will also be subject to public consultation as part of the statutory plan preparation procedures.

11. ISSUES TO CONSIDER IN REACHING THE DECISION

- 11.1 Social Inclusion; Customer Focus; Sustainability; Young People; Corporate; Other Legal Considerations*

12. ADVICE SOUGHT

- 12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	<i>David Trigwell Divisional Director - Planning and Transport, Planning and Transport Development (01225 394125)</i>
Sponsoring Cabinet Member	<i>Councillor Tim Ball</i>
Background papers	<i>B&NES Draft Core Strategy ID/28: Inspector's preliminary conclusions on the Draft Core Strategy</i>
Please contact the report author if you need to access this report in an alternative format	

MoD Foxhill

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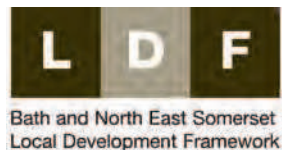


*Shaping
the future
of MoD
Foxhill*

Concept Statement for the Foxhill MOD site

September 2012

**Bath & North East
Somerset Council**



Concept Statement for the Foxhill MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

The redevelopment of Bath's three MoD sites is a rare and challenging opportunity to create a series of new residential neighbourhoods in a unique World Heritage Site. It is an opportunity to boost housing supply within the city and to add to the evolution of Bath as a centre of innovative and progressive urban design.

Whilst the Council is seeking to make the best use of land in the city, it must also ensure that the Outstanding Universal Value of the World Heritage Site are given proper consideration. Working with local communities and the development industry, the Council looks forward to achieving high quality residential areas that make efficient use of land, respond to the unique local context and integrate well with established neighbourhoods and communities.

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Introduction

After a long and influential presence in the city, the Ministry of Defence is now leaving Bath. It has already begun to relocate staff to its site at Abbey Wood and will begin the disposal of its Foxhill, Warminster Road and Ensleigh sites in September 2012.

The Council's Draft Core Strategy has identified these sites as being critical to meeting the city's need for additional housing. The Council is committed to ensuring that the housing led redevelopment of these sites is of high quality and responds to the specific design and placemaking challenges that each presents. To help achieve this, the Council has been working in partnership

with the MoD, the Homes and Communities Agency and ATLAS to produce Concept Statements for each site. As part of this the Council has commissioned evidence that has informed our understanding of each site and has highlighted important issues to be considered and addressed by developers.

Purposes of Concept Statements

The purposes of the Concept Statements are to summarise the Council's analysis of the sites, describe the Council's vision for their redevelopment, and to set out the design principles that will need to be met in order to realize that vision. The statements have been prepared now to inform the sale of the sites and shape the formulation of development proposals.

Role and Status

The Concept Statements have been subject to public consultation and set out the Council's expectations for each site. Developers will need to respond to these and to the commissioned evidence, and will also be expected to engage with the public and the Planning Service in the formulation of their proposals for development.

The Concept Statements need to be considered in the context of the Council's vision and objectives, adopted local and national planning policy, the commissioned evidence base and other material considerations such as national guidance, best practice and emerging planning policy.

The content of the Concept Statements will be used to inform the Council's forthcoming Placemaking Plan DPD and should be regarded as part of the preparation stage of that document. They will carry due weight as a material consideration in negotiations with developers and in the determination of planning applications.

The Council's Vision for Bath and North East Somerset

The Council has recently revised its vision for the kind of place that it wants Bath and North East Somerset to be, putting people first and communities at the heart of everything it does. It sees Bath and North East Somerset as a place:

- **Where everyone fulfils their potential;**
- **With lively, active communities; and**
- **With unique places and beautiful surroundings.**

The Council has set the following three objectives, which are intended to help fulfil this overall vision. The Concept Statement responds to these objectives.

- **Promoting independence and positive lives for everyone;**
- **Creating neighbourhoods where people are proud to live; and**
- **Building a stronger economy**

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Introduction to the Foxhill site

The site comprises 18.9 ha and occupies a location that is embedded within the residential neighbourhoods of Combe Down and Foxhill 2 km south of the City Centre. The land slopes gently from south to north and is bounded to the north by a tree lined escarpment, which forms part of the Bath skyline and slopes steeply down to the City Centre. To the south the land is bounded by Bradford Road.

At present the site contains eight main buildings and a number of smaller buildings, together with circulation roads, car parking and grassed areas. The principal access is from Bradford Road, but there is also a secondary access from Foxhill.



Figure 1 – Aerial photograph showing the site and its immediate context.

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Site analysis

Achieving the most appropriate design approach will require detailed examination of the site context. Prospective developers will be expected to demonstrate, through character appraisal and a thorough understanding of the evidence base, how their proposed scheme responds to the site.

Figure 2 illustrates the key constraints and opportunities already identified through the Council's analysis of the site. Key issues include:

- The opportunities for integration with neighbouring communities;
- Views to and from the site- in particular the wooded hillside skyline and its importance to the WHS;
- The landscape and ecological value of the wooded edge and its green corridor;
- Opportunities to provide a range of sustainable housing, including affordable housing and self build;
- Clusters of significant trees around the edges of the site;
- Opportunities to improve the permeability of the street network, affording better public transport access and improved connections for pedestrians and cyclists in particular; and
- Opportunities to enhance the green infrastructure network.

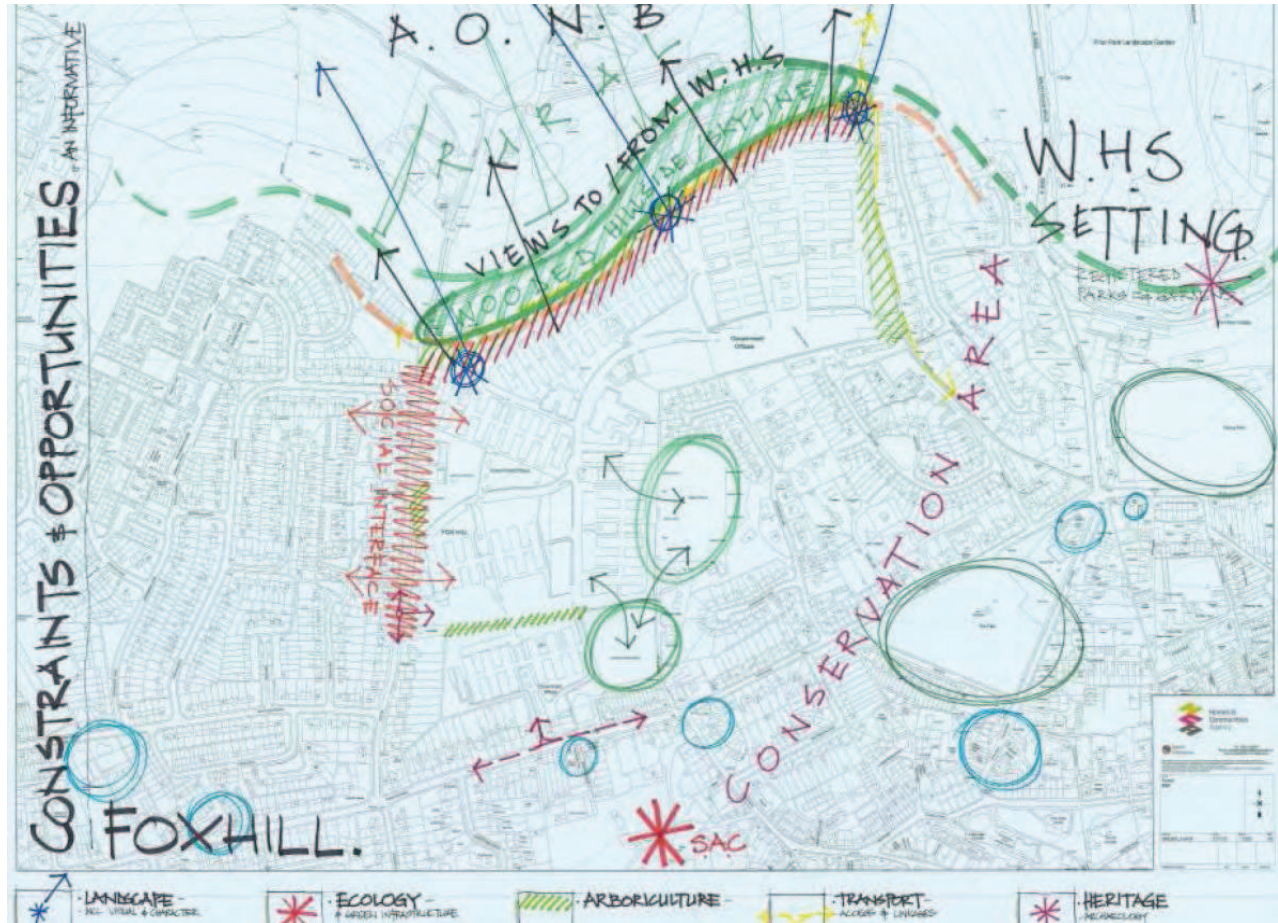


Figure 2 Initial analysis of key constraints and opportunities

The available evidence base which supports this analysis is found at www.bathnes.gov.uk/mod-conceptstatements

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The Council's vision for the site

The Council's vision is for an integrated network of new residential development parcels that will respond to the character of the area, and accommodate new homes at a range of types and sizes. The Council's vision is for a fine grained, well connected, mixed use and visually stimulating environment, which will complement the existing character and variety of the Foxhill and Combe Down neighbourhoods.

In order to achieve an appropriate balance between variety and harmony, each development parcel or block should preferably be designed by different architects working to an overall masterplan. This will include the provision of opportunities for self-build housing. An architect should be appointed to oversee the development as a whole and its conformity to the masterplan.

The new development will be expected to be a positive and distinctive addition to Bath, demonstrating innovation in building, construction and infrastructure design to achieve high levels of environmental performance.

Ensuring integration with the existing communities will be a priority for the Council. The developer will be expected to work with the Council in order to secure the provision of additional facilities, services and green infrastructure, which will help strengthen the social and environmental fabric of the area to the benefit of the new and existing communities. This will include a multifunctional new community facility hosting an early years centre and primary school, and a new local health centre.

Figure 3 opposite shows precedents, which help to illustrate the Council's design ambitions for this site. (to be updated)

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Figure 4 - Concept Plan – key to be added

Key components of the development

The Council expects that the Foxhill development will include the following key components:

- Approximately 700 new homes in a range of types and sizes, including 35% affordable housing. The Council's aspiration is that these are built to Level 5 or above of the Code for Sustainable Homes;
- Up to 2000 sq m of B1 employment floor space;
- A new primary school and a new Early Years facility (unless suitable alternative provision can be made);
- A site for a new primary care health facility (made available at health care use land value).
 - NB These education and health facilities could be provided in an appropriately designed multifunctional building where the new and existing neighbourhoods meet.
- 2.4 ha of integrated formal open space, 2.4 ha of natural areas, and 0.48 ha of allotments;
- An integrated access and internal circulation network, including a route suitable for use by new/extended bus services;
- A reinstated Ralph Allen's Carriage Drive and connections to the Bath Skyline Walk.
- A financial contribution to identified infrastructure.

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Design principles

This part of the Concept Statement sets out the Council's proposed design principles, which are intended to help prospective developers formulate scheme proposals that will realize the vision. These principles have been formulated with a view to securing high quality development. They are not, however, intended to stifle design creativity. If a prospective developer proposes an alternative approach, which would clearly meet or exceed the Council's aspirations for design quality, that approach will be considered on its merits. This qualification is intended to ensure that the design principles set out below do not preclude one-off exceptional design solutions.

These Design Principles need to be considered in the context of the Council's vision and objectives, adopted local and national planning policy, the commissioned evidence base and other material considerations such as national guidance, best practice, and emerging planning policy.

Developers will need to:

- Demonstrate how they have responded to the evidence base, and have addressed emerging and adopted planning policy.
- Reflect best practice as embodied in 'By Design', and achieve a 'good' standard as a minimum when assessed against 'Building for Life' criteria.
- Respond to the Council's aspiration to achieve Code for Sustainable Homes Level 5 or above for all housing across the development site. A viability assessment that has considered the financial implications of development at Code 5 and above forms part of the Evidence Base for the MoD sites. Developers will be expected to demonstrate that this aspiration has been thoroughly

considered. All homes should be Level 6/zero carbon in full if being delivered after 2016.

Layout

- Developers will be expected to prepare a comprehensive masterplan for the whole site setting out the strategy for fully integrating the new neighbourhood into the existing area.
- The masterplanned site is expected to be divided into distinct development parcels, designed and developed by different architect and developer partnerships, and to include self-builders. This is to ensure that the layout responds positively to the surrounding context (characterised by development parcels that have been developed by different architects, developers and builders over time).
- The developer will be expected to provide a street network throughout the site that maximises connections (and the potential for future connections) through to adjoining areas and maximises opportunities to link green infrastructure through adding multifunctional elements such as street trees and private gardens.
- Streets and public spaces within the site must be safe and accessible for all, providing direct, well lit, routes through the site, and should be orientated to maximise public benefit and enjoyment of near and distant views including views through the skyline and to create new views across and through the site.
- The layout shall be pedestrian and cycle dominant, with excellent public transport accessibility. A 'shared space' ethos for streets and spaces should prevail throughout the site.
- The development proposals should create a green buffer zone adjacent to the northern site boundary to help strengthen the landscape and ecological value of the woodland edge and to avoid future encroachment. This is to include a walking and cycling route

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along a reinstated Ralph Allen's Carriage Drive, and provide connections to the Bath Skyline Walk.

- The layout shall be designed to minimize the visual impacts of the development on the northern boundary in particular.
- The layout, design and orientation of development and open spaces should create a safe and secure environment for new and existing residents, avoiding overlooking of residential property and seeking to prevent unauthorised access of private land adjoining the MoD site.

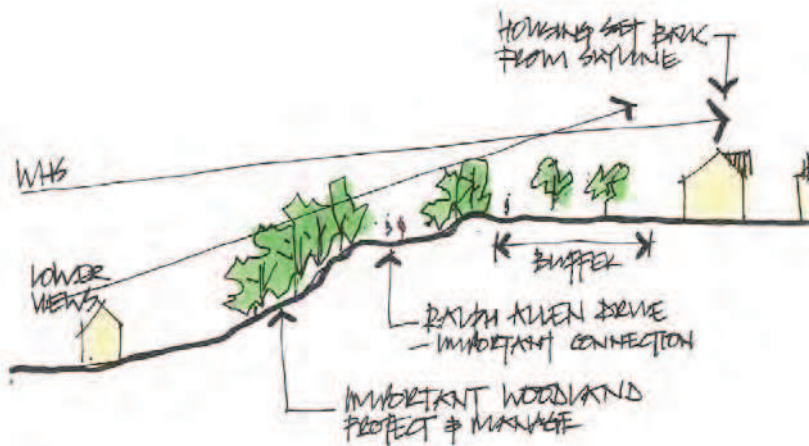


Figure 5 – Relationship of northern boundary of the site with green buffer

Density and mix of uses

- The scheme proposals shall fully optimise opportunities to deliver a significant amount of new residential development on this site.
- The scheme shall include a mix of dwelling types and sizes, and include opportunities for self-build.
- The Council strongly encourages the development of up to 100 self-build homes on the MoD Foxhill site. This will help to integrate existing communities, create local employment opportunities, and provide greater richness and variety within the overall development. The form and nature of self build facilities will need to be resolved through the pre-planning processes and through engagement with local communities and stakeholders.
- There is a minimum requirement in the Concept Statement on developers to provide sufficient land and to fund the construction of a 210 place school and associated facilities on the MoD Foxhill site, unless alternative provision can be identified.

NB: a range of educational options were raised during the consultation stage and developers will also be expected to demonstrate that the delivery of these options has been explored. These options range from:

- the construction of a 210 school on the Foxhill site;
 - a 630 split school site with Combe Down School; or
 - a new 630 school on the Foxhill site, with the redevelopment of the existing Combe Down School site for residential purposes.
- Shared management arrangements of the school playing fields are encouraged to be entered into with appropriately constituted bodies such as Combe Down Rugby Club, or other organisations.

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- A site for a new primary care health facility (made available at health care use land value).
- The provision of an appropriate built community space with associated facilities, and potential shared management arrangements with constituted body such as new school, Combe Down Rugby Club, or other organisation should be explored. This would be subject to legal agreement that allows community use of premises.

NB These education and health facilities could be provided in an appropriately designed multifunctional building where the new and existing neighbourhoods meet.

- Whilst the emphasis shall be on supporting existing facilities and services in the wider neighbourhood small scale retail facilities should be sought that do not impact on the vitality and viability of existing centres (Combe Down and Bradford Road shops). Financial contributions will be sought to undertake environmental improvements to local centres in the vicinity.
- In addition to home working this site also offers opportunities for employment development. Provision of up to 2000sq m gross of B1 employment space will be encouraged.

Landscape and Ecology

- The scheme will deliver high quality green infrastructure providing good opportunities for people to access, enjoy and utilise natural spaces
- The scheme will be expected to be based upon well integrated and multi-functional Green Infrastructure, providing development that is permeable for both people and wildlife, and which includes appropriate provision of public open space.
 - Formal open space of 2.4 ha;
 - Natural areas of 2.4 ha including structural landscaping;
 - Allotments 0.48 ha.

Note that in principle some of the required open space provision could be met in areas adjacent to the site, if this can be demonstrated to properly meet needs and secure the long term protection, management and enhancement of these adjacent areas.

- The site is adjacent to a Special Area for Conservation (SAC) and the development proposals should include mitigation for any adverse impacts on bats and other flora and fauna.
- Development proposals must exploit opportunities to strengthen habitat connectivity between the SAC and the woodland edge on the northern boundary of the site.
- The design, layout and specification of proposed schemes must support and extend ecological diversity, with particular reference to bat corridors and habitats.
- Building and landscape design will be expected to include measures, which provide on-site wildlife habitat features.
- Formal, informal and doorstep play opportunities will be expected to be provided within distances appropriate for age and independent

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play. Play areas will be provided for through the provision of an integration of playable landscape and equipment. Playable spaces within the public realm shall provide additional opportunities for the local community to engage with the site and each other.

- The developer will be expected to take steps to retain important trees on site and take opportunities to plant appropriate new trees within the site

Scale: height and massing

- The scale of new buildings will need to be carefully considered to avoid adverse visual impacts on the World Heritage Site, particularly closer to the green skyline.
- The three dimensional form of development will respect the nearby Area of Outstanding Natural Beauty and neighbouring buildings, as well as protecting and enhancing the settings of adjacent listed buildings.

Appearance: details and materials

- Natural Bath stone ashlar or other appropriate high quality materials will be expected to be the dominant materials for the elevations of buildings that front the public realm throughout the development.
- The development should incorporate either dark coloured natural slate or clay pantiles for roofs - or integrated photovoltaics, and timber or metal framed windows.
- Natural stone must be used for paving and kerbs throughout the publicly accessible parts of the scheme.

Historic Environment considerations

- Development proposals must demonstrate respect for the contribution that the green, undeveloped skyline makes to the character of the World Heritage Site.
- Development proposals must protect and enhance the setting of adjacent listed buildings.
- The development must safeguard the historic value of Pope's Walk and respond to the historic field boundaries associated with the site.

Access and Movement

- Development proposals will be expected to include a comprehensive plan of access and movement solutions for the whole site, taking into account and mitigating impacts on the wider network.
- This comprehensive plan shall make provision for buses to service the site, ensuring that all residents are within 400m walking distance of a bus stop.
- Development proposals will be expected to maximize opportunities to create new linkages in the existing network of footpaths and cycle routes.
- There shall be a primary access onto Bradford Road and at least one vehicular access onto Foxhill.
- The development proposals shall include provisions to calm traffic and facilitate safer pedestrian movement across Bradford Road.
- Car parking areas should be designed so as not to be visually dominant, and should be overlooked to ensure safety and security of users.

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- The access and internal circulation arrangements shall be designed to maximize connectivity with adjacent developments by walking, cycling and public transport and to facilitate the provision of new or enhanced bus routes, which will benefit the wider neighbourhood.

Environmental Performance

- The scheme proposals shall include resource minimization strategies for energy and water, together with a waste reduction strategy.
- The Council's aspiration is to achieve Code for Sustainable Homes Level 5 or above for all housing across the development site.
- An energy strategy should be produced that addresses the potential to reduce energy consumption through the use of high specification building fabric, passive and active solar technologies, and ground or air source heat pumps etc.
- The provision of large scale (site wide) low carbon energy infrastructure shall be considered as part of a comprehensive plan for the site.
- The designs of individual homes shall facilitate home working in order to help reduce the need for residents to travel by car to work elsewhere.
- The development proposals shall include on-site space for growing food, in the form of gardens and allotments.
- Development on this site must maximise the opportunities to create and encourage a low carbon environment and lifestyle.
- The designing in of appropriate low and zero carbon technologies is welcome.

- The new school needs to be zero carbon or as close to zero carbon as possible.
- Any commercial buildings on site are to be BREEAM rated and zero carbon by 2019
- Street lighting should be designed according to best practice. It should seek to minimise visual clutter and use low energy, whilst enabling a safe and convivial night time environment. It should be designed to avoid detrimental environmental impact including light pollution (sky glow) and light spillage onto adjacent areas.

Concept Statement for the Foxhill MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

Evidence Base

Evidence has been specifically commissioned to inform our understanding of the site and its context. It is not intended to be exhaustive in breadth or depth, but to highlight some of the important considerations relevant to informing the evolution of design proposals for the site.

The Evidence Base should be seen as complementary to adopted local and national planning policy, and other material considerations such as national guidance, best practice and emerging planning policy. It must also be recognised that there are inevitable tensions between the different studies that have been commissioned. It is the role of the developer team to be responsive to the issues that have been identified, and to demonstrate a reasoned and iterative response. In highlighting important issues, the evidence base should not be misinterpreted as precluding development; rather they are highlighted to enable a design response to be made.

To enable realistic site values to be established and to ensure that appropriate development proposals are generated, it is essential to have a thorough understanding of this Evidence Base and the planning policy framework against which schemes will be judged.

The Evidence Base, interpreted as a whole also provides the context for the commissioning of further detailed studies that will support proposed development. These will be identified following early engagement with the Council's Planning Service. The Council's preliminary view is that an EIA will be required for this site.

The Evidence Base covers the following key issues. This will be supplemented by other evidence as and when it is produced.

- Landscape and Visual, including
 - Ecology and
 - Arboricultural considerations:
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As part of its commitment to enabling the delivery of a smooth planning process, Bath and North East Somerset Council's Planning Service offers a comprehensive end to end range of services to applicants. This includes:

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The Council will advise applicants to engage with the Planning Service from the outset. To help provide a quality of service:

- It expects applicants to conduct proposals through an agreed structured and accountable design development and planning process.
- It expects applicants to engage with local communities in shaping their proposals and demonstrate how its input has influenced proposals

For more information about the process of securing planning permission, and the Council's expectations of developer's engagement with local communities, visit <http://www.bathnes.gov.uk/neighbourhoodplanning>

Concept Statement for the Foxhill MOD site

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Planning obligations

This part of the Concept Statement sets out the potential planning obligations which the Council will expect prospective developers to enter into in order to secure the necessary supporting infrastructure.

- 35% affordable housing, and/or make a contribution for the retrofitting/upgrade of existing poor quality affordable housing provision in Foxhill.
- Provision of a new primary school on site (unless suitable alternative provision can be made).
- Provide an on-site Early Years facility.
- A site for a new primary care health facility (made available at health care use land value).
 - NB These education and health facilities could be provided in an appropriately designed multifunctional building where the new and existing neighbourhoods meet.
- Provision of an appropriate built community space with associated facilities.
- Provision of circa 2.4 ha of formal open space (and management and maintenance contribution).
- Provision of circa 2.4 ha of natural areas including structural landscaping.
- Provision of circa 0.48 ha of allotments.
- Financial contribution towards new/extended bus services.
- Financial contribution towards other infrastructure.
- Financial contribution toward Play Services
- Financial contribution to off-site Youth Services provision
- Current forecasts indicate that Secondary and Post 16 provision is projected to be sufficient, however pupil numbers will continue to be monitored and if there is projected to be a shortfall in available

places in the future, a contribution to off-site Secondary and/or Post 16 provision will be required.

Further sources of information

(DETR and CABE 2000) *By Design: Urban Design in the Planning System - Towards Better Practice*.

(DETR and CABE 2001) *By Design - Better Places to Live by Design*.

(CABE 2006) *Design and access statements - How to write, read and use them*.

(CABE 2006) *The principles of inclusive design*.

(English Partnerships and the Housing Corporation 2007) *Urban Design Compendium 1 and 2*.

(DfT and DCLG 2007) *Manual for streets*.

(English Partnerships and Design for Homes 2006) *Car parking - What works where*.

Link to Council's Local Plan, Draft Core Strategy and evidence base:

www.bathnes.gov.uk/planningpolicy

Further information on the Concept Statements

For further information please contact Planning Policy on 01225 477548 or email to planning_policy@bathnes.gov.uk

These Concept Statements can also be made available in a range of languages, large print, Braille, on tape, electronic and accessible formats.

MoD Ensleigh

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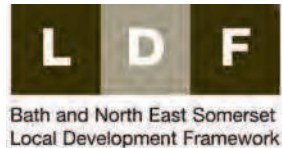


*Shaping
the future
of MoD
Ensleigh*

Concept Statement for the Ensleigh MOD site

September 2012

**Bath & North East
Somerset Council**



Concept Statement for the Ensleigh MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

The redevelopment of Bath's three MoD sites is a rare and challenging opportunity to create a series of new residential neighbourhoods in a unique World Heritage Site. It is an opportunity to boost housing supply within the city and to add to the evolution of Bath as a centre of innovative and progressive urban design.

Whilst the Council is seeking to make the best use of land in the city, it must also ensure that the Outstanding Universal Value of the World Heritage Site are given proper consideration. Working with local communities and the development industry, the Council looks forward to achieving high quality residential areas that make efficient use of land, respond to the unique local context and integrate well with established neighbourhoods and communities.

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Introduction

After a long and influential presence in the city, the Ministry of Defence is now leaving Bath. It has already begun to relocate staff to its site at Abbey Wood and will begin the disposal of its Foxhill, Warminster Road and Ensleigh sites in September 2012.

The Council's Draft Core Strategy has identified these sites as being critical to meeting the city's need for additional housing. The Council is committed to ensuring that the housing led redevelopment of these sites is of high quality and responds to the specific design and placemaking challenges that each presents. To help achieve this, the Council has been working in partnership

with the MoD, the Homes and Communities Agency and ATLAS to produce Concept Statements for each site. As part of this the Council has commissioned evidence that has informed our understanding of each site and has highlighted important issues to be considered and addressed by developers.

Purposes of Concept Statements

The purposes of the Concept Statements are to summarise the Council's analysis of the sites, describe the Council's vision for their redevelopment, and to set out the design principles that will need to be met in order to realize that vision. The statements have been prepared now to inform the sale of the sites and shape the formulation of development proposals.

Role and Status

The Concept Statements have been subject to public consultation and set out the Council's expectations for each site. Developers will need to respond to these and to the commissioned evidence, and will also be expected to engage with the public and the Planning Service in the formulation of their proposals for development.

The Concept Statements need to be considered in the context of the Council's vision and objectives, adopted local and national planning policy, the commissioned evidence base and other material considerations such as national guidance, best practice and emerging planning policy.

The content of the Concept Statements will be used to inform the Council's forthcoming Placemaking Plan DPD and should be regarded as part of the preparation stage of that document. They will carry due weight as a material consideration in negotiations with developers and in the determination of planning applications.

The Council's Vision for Bath and North East Somerset

The Council has recently revised its vision for the kind of place that it wants Bath and North East Somerset to be, putting people first and communities at the heart of everything it does. It sees Bath and North East Somerset as a place:

- **Where everyone fulfils their potential;**
- **With lively, active communities; and**
- **With unique places and beautiful surroundings.**

The Council has set the following three objectives, which are intended to help fulfil this overall vision. This Concept Statement responds to these objectives.

- **Promoting independence and positive lives for everyone;**
- **Creating neighbourhoods where people are proud to live; and**
- **Building a stronger economy**

Concept Statement for the Ensleigh MOD site

September 2012 for Cabinet Endorsement

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Introduction to the Ensleigh site

The site comprises 10.35 ha, and occupies an exposed and prominent location on the Lansdown plateau. It is 2.75 km to the north of the City Centre.

Aside from some residential properties to the south and east of the site, the surroundings are open in appearance. The land to the west is used as sports fields. The eastern and southern parts of the site are located on or close to the crest of a ridge, beyond which land slopes steeply toward Bath. The site is sensitive to a number of important viewpoints.

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At present the dominant built form on site is of single story utilitarian blocks with one two storey block occupying the north west quadrant of the site. The remainder of the area is used for vehicular circulation and parking. The principal access is from Granville Road.



Figure 1 – Aerial photograph showing the site and its immediate context.

Concept Statement for the Ensleigh MOD site

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Site analysis

Achieving the most appropriate design approach will require detailed examination of the site context. Prospective developers will be expected to demonstrate, through character appraisal and a thorough understanding of the evidence base, how their proposed scheme responds to the site.

Figure 2 illustrates the key constraints and opportunities already identified through the Council's analysis of the site. Key issues include:

- Critical location within the World Heritage Site;
- The edges of the site are visually sensitive;
- Scale and massing are critical, particularly adjacent to the ridgelines;
- Setting of the Area of Outstanding Natural Beauty and the Green Belt will need to be carefully considered;
- Peripheral location of the site requires measures to ensure greater self-containment and enhanced public transport access to the city centre.
- Grade 1 listed Beckford's Tower with important views in and out.
- Setting and character of adjacent listed buildings;
- Opportunities to improve habitat connectivity; and
- Clusters of significant trees worthy of retention. Opportunities to plant new trees within the site.

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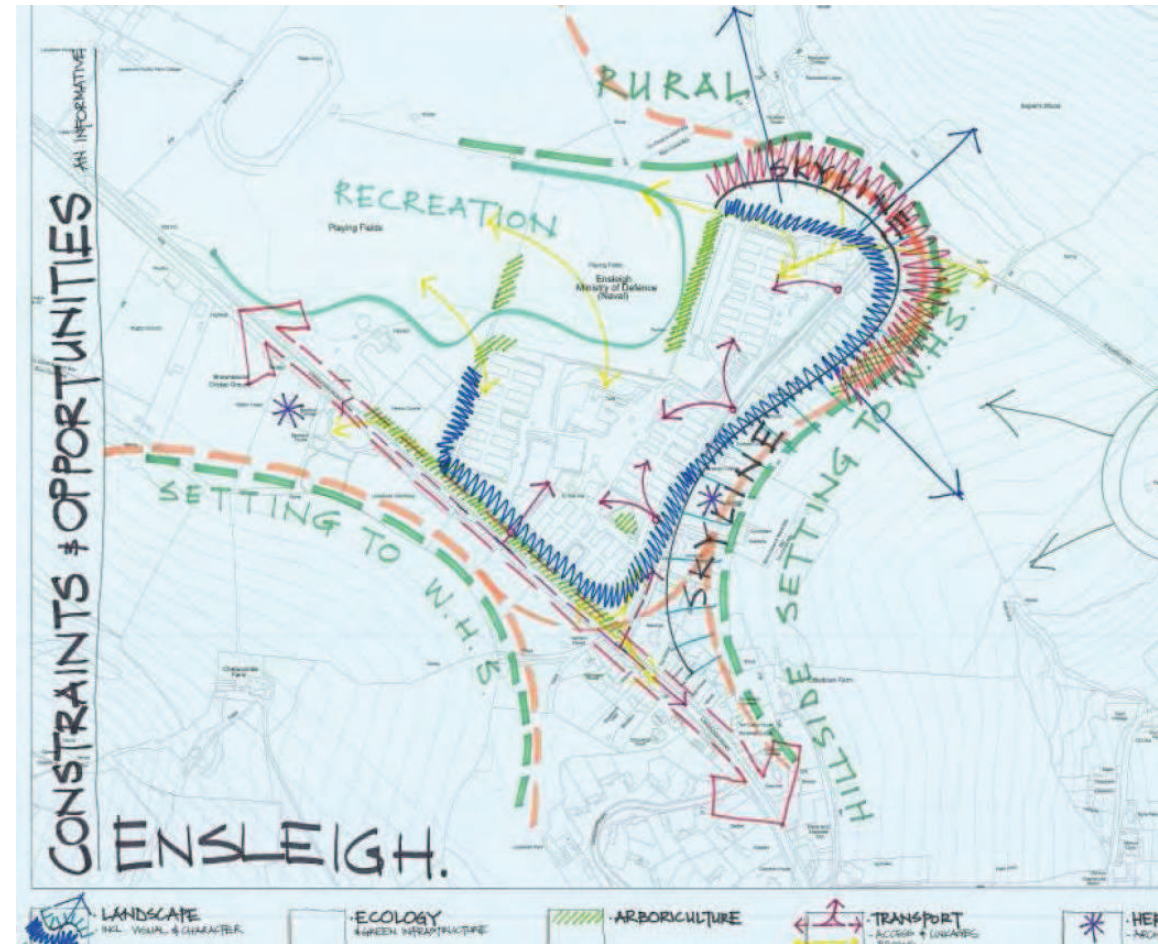


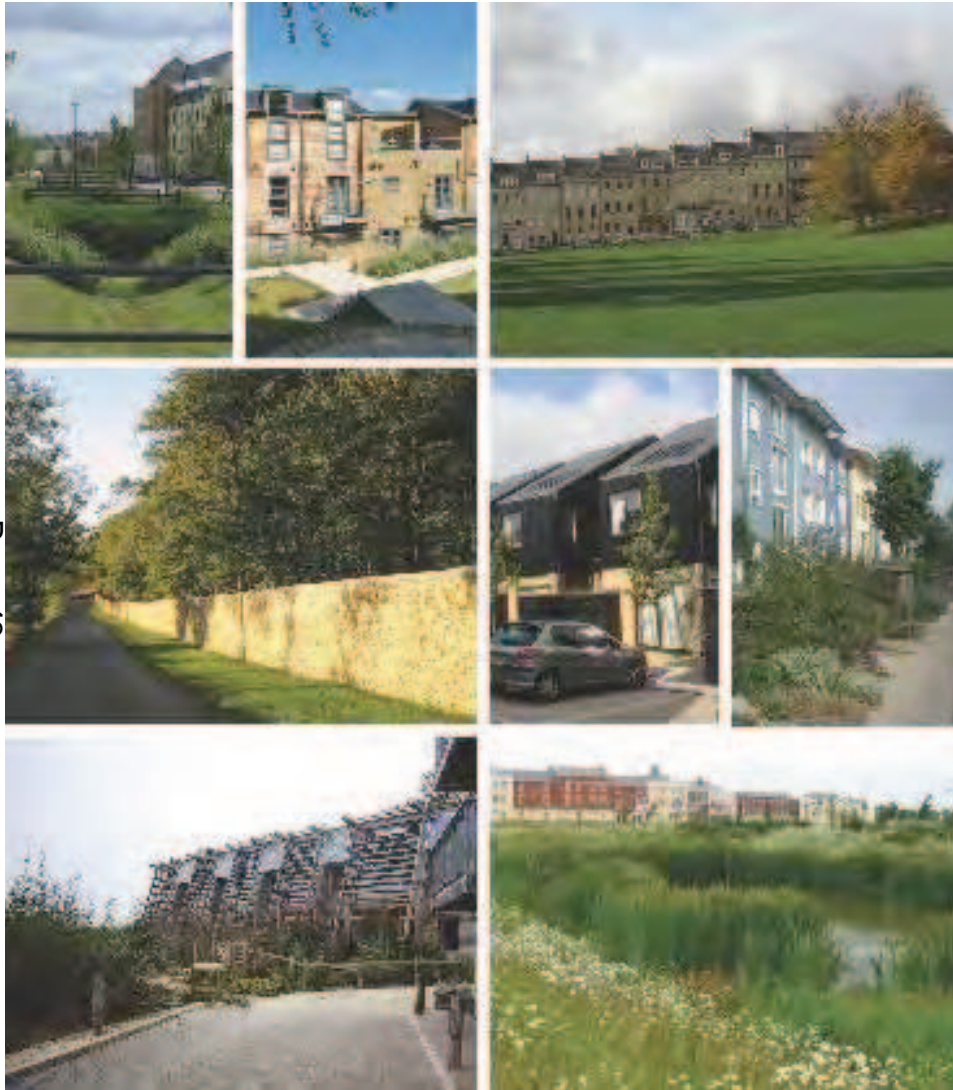
Figure 2 Initial analysis of key constraints and opportunities

The available evidence base, which supports this analysis is available at www.bathnes.gov.uk/mod-conceptstatements

Concept Statement for the Ensleigh MOD site

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The Council's vision for the site

This is a commanding site in an exposed and prominent location on the edge of the Cotswold plateau. Lying adjacent to an historic approach road into Bath, it provides an exciting opportunity and a creative challenge to provide an exceptional and sustainable neighbourhood that responds to its sensitive context.

The Council's Vision for this site is for:

- The delivery of a scheme that responds to the challenging requirements of such a visible and sensitive site; one that requires an appropriate and carefully considered response to issues of acknowledged importance.
- Development that delivers significant numbers of high quality homes and that achieves the site's full potential contribution towards meeting the city's overall housing needs.
- A housing led development that delivers viable community facilities and generates public transport demand that help to make the development more sustainable, and helps to enable people to make more sustainable lifestyle choices.

The formulation of any scheme for this site therefore demands a thoughtful and intelligent response that balances this vision and seeks to create opportunities to enable a high quality output. Given the size of the MoD site, its peripheral location and the lack of existing facilities, the aim of delivering a sustainable place requires a keen sense of the additional opportunities that there might be in the areas adjacent to the site. This is essential in order to secure a development capacity that can support the related infrastructure and facilities required to deliver a more sustainable community and lifestyle.

Figure 3 Example precedents (to be updated)

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In this regard, it is important to note that the land to the north and west of the MoD site boundary is not in the Green Belt, nor within the Cotswold Area of Outstanding Natural Beauty (see plan below).

Spatially and when integrated with the MoD site, this enlarged area could provide the potential opportunity to enable a bolder vision to be generated, and one that in due course could more comprehensively achieve the vision for the site as set out above.

It is however an extremely sensitive location particularly in terms of landscape, World Heritage Site issues and visual impact, and part of this area is designated as a Site of Nature Conservation Interest (SNCI). It also provides vital sports facilities for local schools and alternative replacement provision would need to be sought in collaboration with the owners of the land. These environmental concerns were very strongly reflected in the consultation comments received and thorough appreciation of these important considerations is of the utmost importance. Massing and visual impact studies would need to be undertaken to assess and demonstrate the impact of development on these issues of acknowledged importance.

The option of development in this area will be considered more thoroughly in the emerging Placemaking Plan.

For clarification, this Concept Statement relates to the boundary of the MoD site as indicated in Figure 1.



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Figure 4 Extent of Green Belt and Area of Outstanding Natural Beauty shown in green and hatched area. Source: Bath Local Plan

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Figure 5 - Illustrative concept plan highlighting the potential connectivity within the site and to adjacent area.

Key to be added

Key components of the development

The Council expects that the development will include the following key components:

- Approximately 350 new homes in a range of types and sizes, including 35% affordable housing. The Council's aspiration is that these are built to Level 5 or above of the Code for Sustainable Homes;
- A new single form entry primary school (unless suitable alternative provision can be identified);
- Up to 2,000 sq. m of employment floor space;
- Small scale retail facilities should be sought on the site
- 1.2 ha of integrated formal open space;
- 1.2 ha of natural open space, including structural landscaping;
- 0.24 ha of allotments;
- There will be at least one vehicular access to the site from the Lansdown Road and at least one vehicular access from Granville Road.
- A financial contribution to identified infrastructure.

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Design principles

This part of the Concept Statement sets out the Council's proposed design principles, which are intended to help prospective developers formulate scheme proposals that will realize the vision. These principles have been formulated with a view to securing high quality development. They are not, however, intended to stifle design creativity. If a prospective developer proposes an alternative approach, which would clearly meet or exceed the Council's aspirations for design quality, that approach will be considered on its merits. This qualification is intended to ensure that the design principles set out below do not preclude one-off exceptional design solutions.

These Design Principles need to be considered in the context of the Council's vision and objectives, adopted local and national planning policy, the commissioned evidence base and other material considerations such as national guidance, best practice and emerging planning policy.

Developers will need to:

- Demonstrate how they have responded to the evidence base, and have addressed emerging and adopted planning policy.
- Reflect best practice as embodied in 'By Design', and achieve a 'good' standard as a minimum when assessed against 'Building for Life' criteria.
- Respond to the Council's aspiration to achieve Code for Sustainable Homes Level 5 or above for all housing across the development site. A viability assessment that has considered the financial implications of development at Code 5 and above forms part of the Evidence Base for the MoD sites. Developers will be expected to demonstrate that this aspiration has been thoroughly

considered. All homes should be Level 6/zero carbon in full if being delivered after 2016.

- Undertake massing and visual impact studies at an early stage to demonstrate the impact of the quantum of development on issues of acknowledged importance. This should be undertaken to inform the development value ascribed to the site.
- Formulate a comprehensive masterplan for the whole site area, recognising that the delivery of this masterplan may be achieved in different phases.

Layout

- The layout shall be pedestrian and cycle dominant, with excellent public transport accessibility. A 'shared space' ethos for streets and spaces should prevail throughout the site.
- The street layout and pattern of development will be expected to facilitate possible expansion into potential sites to the north and west of the MOD site, even if its delivery is deemed to not be desirable at the present time.
- The layout shall use site topography and vegetation to minimize the visual impacts of the development on the edge of the plateau in particular.
- Layout will be expected to respond positively to the fact that the eastern edge of the site in particular is highly visible from other parts of the city.
- The layout will be expected to exploit opportunities to create new views and juxtapositions, which will enhance the character of the city.
- Development will be expected to have a positive relationship with Lansdown Road, and be set back behind a continuation of the roadside dry stone wall. Individual development plots accessed directly from Lansdown Road will be strongly resisted.

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Density and mix of uses

- The scheme proposals will be expected to maximise the potential to deliver a significant amount of new residential development on this site, subject to an appropriate and considered response to issues of acknowledged importance. It should be connected to the city centre by existing bus services.
- The scheme shall include a mix of dwelling types and sizes, and include opportunities for self-build housing.
- There is a minimum requirement on developers to provide sufficient land and to fund the construction of a 210 place school and associated facilities on the MoD Ensleigh site, unless alternative provision can be identified
- In addition to home working this site also offers opportunities for employment development. Provision of up to 2000sq m gross of employment space will be encouraged.
- Small scale retail facilities should be sought

Landscape and ecology

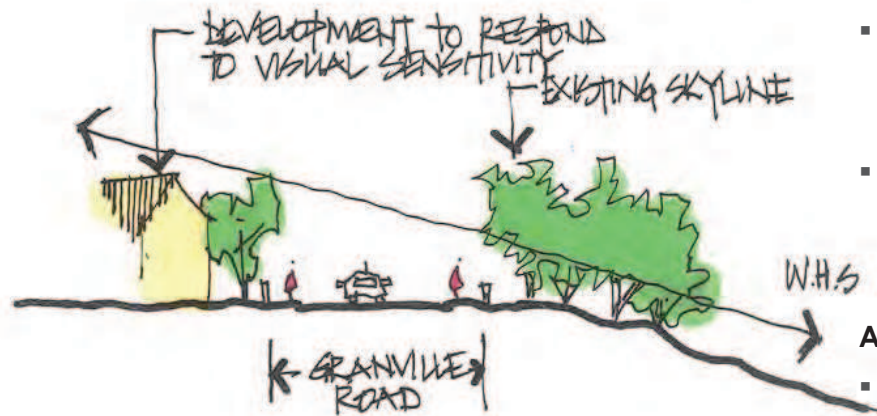
- The scheme will deliver high quality green infrastructure providing good opportunities for people to access, enjoy and utilise natural spaces
- Development proposals must respond sensitively to the different edges of the sites and provide high quality semi-natural habitat within new areas of green infrastructure.
- Maintain and where possible reinforce the role this site plays in providing the hillside setting for the World Heritage Site and green skyline for the city.

- Development proposals shall also respond positively to the AONB.
- The margins of this site are of critical importance in terms of landscape and ecology, and the proposed development shall include appropriate responses.
- The developer will be expected to take steps to retain important trees on site and take opportunities to plant appropriate new trees within the site.
- Formal, informal and doorstep play opportunities will be provided within distances appropriate for age and independent play. Play areas will be provided for through the provision of an integration of playable landscape and equipment. Playable spaces within the public realm shall provide additional opportunities for the local community to engage with the site and each other.
- The scheme will be expected to be based upon well integrated and multi-functional Green Infrastructure, providing development that is permeable for both people and wildlife, and which includes appropriate provision of public open space:
 - Formal open space of 1.2 ha;
 - Natural areas, including structural landscaping of 1.2 ha;
 - Allotments 0.24 ha.
- Note that in principle some of the required open space provision could be met in areas adjacent to the site, if this can be demonstrated to properly meet needs and secure the long term protection, management and enhancement of these adjacent areas.

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Scale: height and massing

- The site is on the edge of the plateau where the scale (height and massing) of new buildings will need to be very carefully considered to avoid adverse visual impacts on the World Heritage Site and the AONB. More detail on this issue is contained in the Evidence Base.
- Building and public realm elements must be detailed well to ensure a high quality environment for all, that befits the setting of the World Heritage Site, views to and from Beckford's Tower and ensures the development will endure into the future.

Appearance: details and materials

- Developers should select a high quality palette of materials and carefully consider detailing in the context of the World Heritage Site.
- Natural Bath stone ashlar or other appropriate high quality materials will be expected to be the dominant materials throughout the development.
- Boundary wall treatment must reflect the character of existing walls in the vicinity.
- Developers should use either dark coloured natural slate or clay pantiles for roofs - or integrated photovoltaics, and timber or metal framed windows.
- Developers should use natural stone for paving and kerbs throughout the publicly accessible parts of the scheme.
- Developers will be encouraged to create a more diverse development (in architectural terms) by making provision for self build arrangements on part of the site.

Figure 6 - Development should respond appropriately to the skyline

Density and mix

- The scheme proposals will be expected to maximise the potential to deliver a significant amount of new residential development on this site, connected to the city centre by existing bus services.
- In addition to home working this site also offers opportunities for employment development.

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Historic environment considerations

- This site is within the World Heritage Site, not merely adjacent to it. The values of the WHS need to be recognised and development proposals need to respond to them positively.
- Development proposals must protect and enhance the settings of adjacent listed buildings.
- The scheme proposals will be expected to relate well to the geography and history of the city and to the edge of plateau location of this site. This should emerge from a detailed contextual analysis.

Access and movement

- Development proposals will be expected to include a comprehensive plan of access and movement solutions for the whole site, including the potential for accessing adjoining land.
- This comprehensive plan will be expected to make provision for buses to service the site, ensuring that all residents are within 400m walking distance of a bus stop.
- Development proposals will be expected to maximize opportunities to create new linkages in the existing network of footpaths etc through Green Infrastructure provision.
- There will be one vehicular access to the site from Lansdown Road and at least one vehicular access from Granville Road.

Supporting facilities and infrastructure

- Development on this site will generate the need for additional primary school places, which given lack of capacity in the wider neighbourhood will require provision of a new primary school on-site.
- There is a shortfall of community facilities in the vicinity of the site and developers will be encouraged to address this shortfall in their development proposals.
- Development proposals will be expected to respond positively to the opportunity to reinforce the sports focus of the locality, looking beyond the MOD site to the adjacent playing fields and sports facilities.
- The scheme will be expected to deliver high quality green infrastructure, providing good opportunities for people to access, enjoy and utilize natural spaces.

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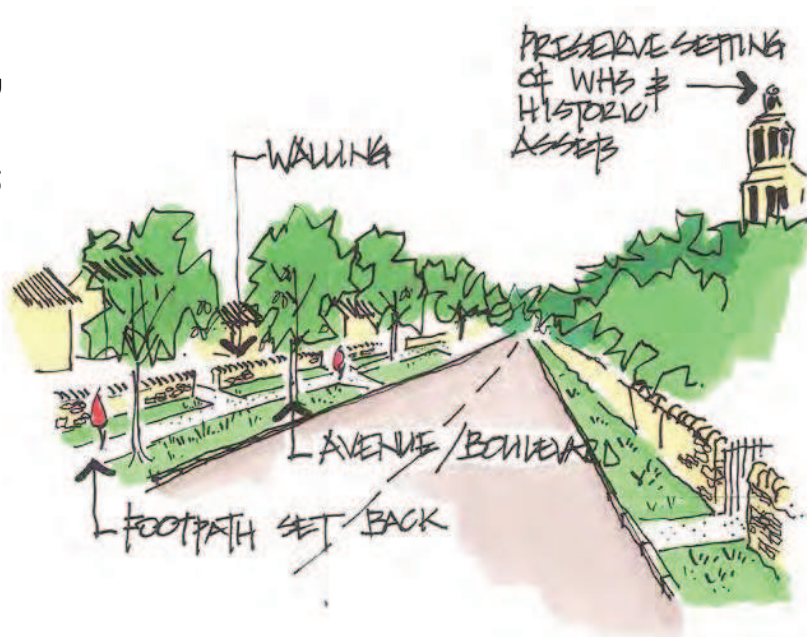


Figure 7 - Intended view along Lansdown Road.

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Environmental performance

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- An energy strategy should be produced that addresses the potential to reduce energy consumption through the use of high specification building fabric, passive and active solar technologies, and ground or air source heat pumps etc.
- The provision of large scale (site wide) low carbon energy infrastructure shall be considered as part of a comprehensive plan for the site. Any proposals will need to respond to the sensitive landscape character of the site.
- The designs of individual homes shall facilitate home working in order to help reduce the need for residents to travel by car to work elsewhere.
- Development on this site must maximize the opportunities to create and encourage a low carbon environment and lifestyle.
- Building and landscape design will include measures which provide on-site wildlife habitat features. For example, green roofs may be considered appropriate in some locations.
- The designing in of appropriate low and zero carbon technologies is welcome. The new school needs to be zero carbon or as close to zero carbon as possible.
- Any commercial buildings on site are to be BREEAM rated and zero carbon by 2019.
- Street lighting should be designed according to best practice. It should seek to minimise visual clutter and use low energy, whilst enabling a safe and convivial night time environment. It should be designed to avoid detrimental environmental impact including light pollution (sky glow) and light spillage onto adjacent areas.

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- It expects applicants to engage with local communities in shaping their proposals and demonstrate how its input has influenced proposals

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Concept Statement for the Ensleigh MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

Planning obligations

This part of the Concept Statement sets out the potential planning obligations which the Council will expect prospective developers to enter into in order to secure the necessary supporting infrastructure.

- 35% affordable housing.
- Provision of a new single form entry primary school on site (unless suitable alternative provision can be made).
- Provision of 1.2 ha of formal open space (and management and maintenance contribution).
- Provision of 1.2 ha of natural open space;
- Provision of 0.24 ha of allotments.
- Financial contribution towards new/extended bus services.
- Financial contribution towards infrastructure.
- Financial contribution to off-site Early Years provision
- Financial contribution toward Play Services
- Financial contribution to off-site Youth Services provision
- Current forecasts indicate that Secondary and Post 16 provision is projected to be sufficient, however pupil numbers will continue to be monitored and if there is projected to be a shortfall in available places in the future, a contribution to off-site Secondary and/or Post 16 provision will be required.

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Further sources of information

(DETR and CABE 2000) *By Design: Urban Design in the Planning System - Towards Better Practice.*

(DETR and CABE 2001) *By Design - Better Places to Live by Design.*

(CABE 2006) *Design and access statements - How to write, read and use them.*

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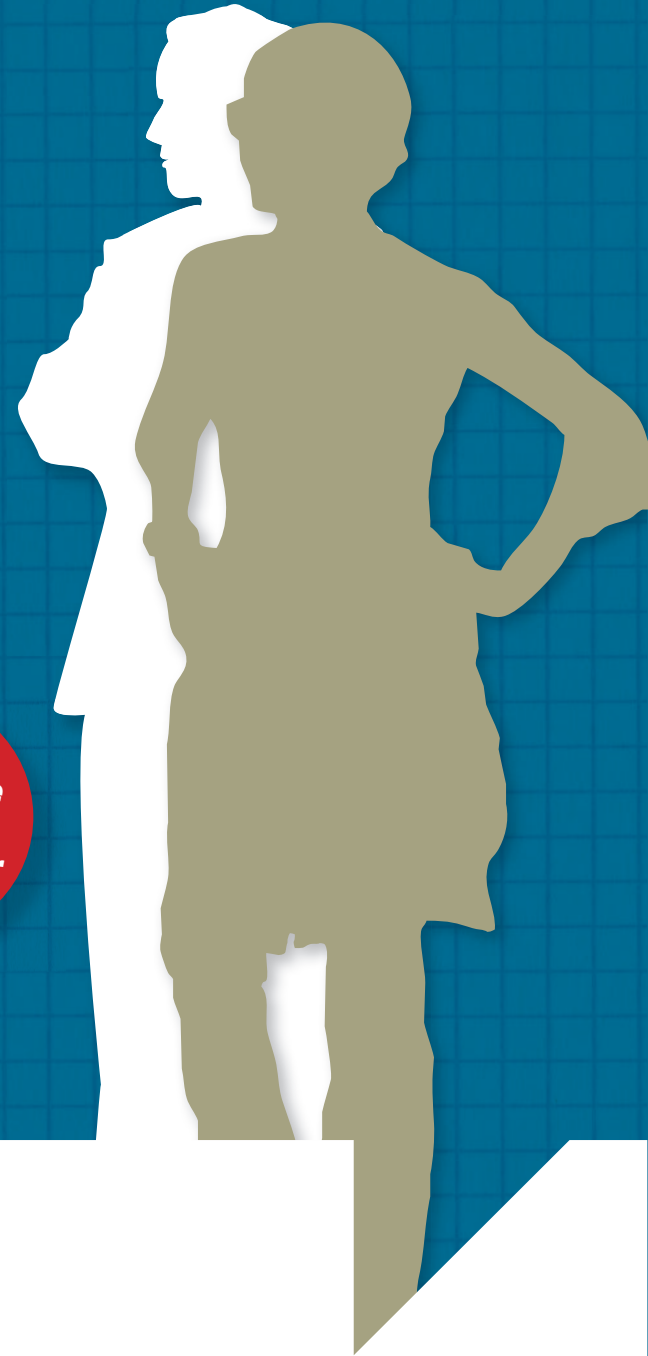
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MoD Warminster Road

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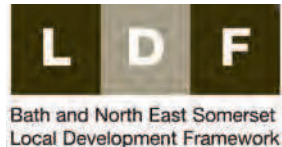


*Shaping
the future
of MoD
Warminster
Road*



Concept Statement for the Warminster Road MOD site
September 2012

**Bath & North East
Somerset Council**



Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

The redevelopment of Bath's three MoD sites is a rare and challenging opportunity to create a series of new residential neighbourhoods in a unique World Heritage Site. It is an opportunity to boost housing supply within the city and to add to the evolution of Bath as a centre of innovative and progressive urban design.

Whilst the Council is seeking to make the best use of land in the city, it must also ensure that the Outstanding Universal Value of the World Heritage Site are given proper consideration. Working with local communities and the development industry, the Council looks forward to achieving high quality residential areas that make efficient use of land, respond to the unique local context and integrate well with established neighbourhoods and communities.

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Introduction

After a long and influential presence in the city, the Ministry of Defence is now leaving Bath. It has already begun to relocate staff to its site at Abbey Wood and will begin the disposal of its Foxhill, Warminster Road and Ensleigh sites in September 2012.

The Council's Draft Core Strategy has identified these sites as being critical to meeting the city's need for additional housing. The Council is committed to ensuring that the housing led redevelopment of these sites is of high quality and responds to the specific design and placemaking challenges that each presents. To help achieve this, the Council has been working in partnership

with the MoD, the Homes and Communities Agency and ATLAS to produce Concept Statements for each site. As part of this the Council has commissioned evidence that has informed our understanding of each site and has highlighted important issues to be considered and addressed by developers.

Purposes of Concept Statements

The purposes of the Concept Statements are to summarise the Council's analysis of the sites, describe the Council's vision for their redevelopment, and to set out the design principles that will need to be met in order to realize that vision. The statements have been prepared now to inform the sale of the sites and shape the formulation of development proposals.

Role and Status

The Concept Statements have been subject to public consultation and set out the Council's expectations for each site. Developers will need to respond to these and to the commissioned evidence, and will also be expected to engage with the public and the Planning Service in the formulation of their proposals for development.

The Concept Statements need to be considered in the context of the Council's vision and objectives, adopted local and national planning policy, the commissioned evidence base and other material considerations such as national guidance, best practice and emerging planning policy.

The content of the Concept Statements will be used to inform the Council's forthcoming Placemaking Plan DPD and should be regarded as part of the preparation stage of that document. They will carry due weight as a material consideration in negotiations with developers and in the determination of planning applications.

The Council's Vision for Bath and North East Somerset

The Council has recently revised its vision for the kind of place that it wants Bath and North East Somerset to be, putting people first and communities at the heart of everything it does. It sees Bath and North East Somerset as a place:

- **Where everyone fulfils their potential;**
- **With lively, active communities; and**
- **With unique places and beautiful surroundings.**

The Council has set the following three objectives, which are intended to help fulfil this overall vision. This Concept Statement responds to these objectives.

- **Promoting independence and positive lives for everyone;**
- **Creating neighbourhoods where people are proud to live; and**
- **Building a stronger economy**

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

Introduction to the Warminster Road site

The site comprises 7.0 ha and occupies a highly prominent location between the Warminster Road (A36) and the Kennet and Avon Canal. The A36 is a key approach route to the city and provides the principal access to the site.

Figure 1 opposite shows the site and its immediate context.

At present the site contains a number of single storey office blocks with associated vehicular circulation and parking, plus undeveloped natural areas to the north and east.



Figure 1 – Aerial photograph showing the site and its immediate context.

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

Site analysis

Achieving the most appropriate design approach will require detailed examination of the site context. Prospective developers will be expected to demonstrate, through character appraisal and a thorough understanding of the evidence base, how their proposed scheme responds to the site.

Figure 2 opposite illustrates the key constraints and opportunities already identified through the Council's initial analysis of the site. Key issues include:

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- Critical location within the World Heritage Site;
- Sloping topography;
- Important views over, out of and into the site;
- Landscape and ecological value of the green canal corridor;
- Significant trees and grassland in the open area adjacent the canal corridor;

The available evidence base which supports this analysis is found at www.bathnes.gov.uk/mod-conceptstatements



Figure 2: Initial analysis of key constraints and opportunities

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base



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The Council's vision for the site

The Council's vision is for a bold, high density, low carbon development that will maximize the site's potential to accommodate new homes close to the city centre. This is one of the most visible sites in the city and demands a scheme that achieves the highest international standards of urban design and architecture.

The Council's vision is for a development that maximises the use of land whilst elegantly addressing the challenging topography of the site in the Bath tradition. The new development will enhance the character of Warminster Road as a key route into the city. It will also frame the green corridor adjacent to the canal and enhance the quality and connectivity of wildlife habitats within and immediately adjacent to the site. It will create new views and juxtapositions of buildings, which will enhance the richness and texture of this part of the city. The new development shall be a positive and distinctive addition to Bath, demonstrating innovation in building, construction and infrastructure design to achieve high levels of environmental performance that embrace low and zero carbon opportunities, whilst retaining a character and appearance that sits comfortably within the World Heritage Site.

It will be a new neighbourhood that is very well connected into its local context and nearby facilities, including the provision of new pedestrian and cycle bridges over the canal and railway, plus a high quality pedestrian/cycle network within and through the site.

Overall it will set a new high standard for residential led developments within the World Heritage Site.

Figure 3 Example precedents (images to be updated)

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

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Key components of the development

The Council expects that the development will include the following key components:

- Approximately 100 new homes in a range of types and sizes, including 35% affordable housing;
- A new primary school (unless suitable alternative provision can be identified);
- Circa 0.35 ha of integrated formal open space;
- Circa 0.35 ha of natural open space, including structural landscaping;;
- Circa 0.07 ha of allotments;
- The access and internal circulation network will include pedestrian routes through the site, and include one main vehicular point of access and an emergency access from Warminster Road;
- An aspiration for new bridges over the canal and railway.
- A financial contribution to identified infrastructure.

Figure 4 - Concept Plan

Design principles

This part of the Concept Statement sets out the Council's proposed design principles, which are intended to help prospective developers formulate scheme proposals that will realize the vision. These principles have been formulated with a view to securing high quality development. They are not, however, intended to stifle design creativity. If a prospective developer proposes an alternative approach, which would clearly meet or exceed the Council's aspirations for design quality, that approach will be considered on its merits. This qualification is intended to ensure that the design principles set out below do not preclude one-off exceptional design solutions.

These Design Principles need to be considered in the context of the Council's vision and objectives, adopted local and national planning policy, the commissioned evidence base and other material considerations such as national guidance, best practice and emerging planning policy.

Developers will need to:

- Demonstrate how they have responded to the evidence base, and have addressed emerging and adopted planning policy.
- Reflect best practice as embodied in 'By Design', and achieve a 'good' standard as a minimum when assessed against 'Building for Life' criteria.
- Respond to the Council's aspiration to achieve Code for Sustainable Homes Level 5 or above for all housing across the development site. A viability assessment that has considered the financial implications of development at Code 5 and above forms part of the Evidence Base for the MoD sites. Developers will be expected to demonstrate that this aspiration has been thoroughly

considered. All homes should be Level 6/zero carbon in full if being delivered after 2016.

Layout

- The layout shall be pedestrian and cycle dominant, and provide convenient access to public transport adjacent to the site. A 'shared space' ethos for streets and spaces should prevail throughout the site.
- Streets and public spaces within the site must be safe and accessible for all, providing direct, well lit, routes through the site, and should be orientated to maximise public benefit and enjoyment of near and distant views across the site.
- The layout must respond positively to the fact that the site is highly visible from other parts of the city.
- The layout shall take full advantage of the sloping topography to create new views and juxtapositions and enhance the appearance of this part of the World Heritage Site.

Density and mix of uses

- The scheme proposals shall fully optimise opportunities to deliver a significant amount of new residential development on this site.
- The scheme shall include a mix of dwelling types and sizes, and include opportunities for self-build housing.
- There is an identified need to provide a 210 place school in the Central and North East part of Bath, and the MoD site alone generates the need for about 30 school places. Due to the lack of available alternative sites within reasonable proximity of the MoD Warminster Road site and the inadequate capacity to expand existing schools, there is a requirement for developers to provide sufficient land and to fund the construction of a 210 place school and associated facilities on the MoD Warminster Road site, unless alternative provision can be identified.

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

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NB: Public consultation highlighted the potential of the MoD Warminster Road site to address existing space deficiencies at Bathwick St Mary Primary School, and to meet the wider primary education needs of this part of city. Developers will be expected to demonstrate that the delivery of these options has been explored. Possible options include:

- a 210 school on the Warminster Rd site;
- transfer Bathwick St Mary's to MOD site and expand to 420 place school with the redevelopment of the existing Bathwick St Mary's site for residential purposes; or
- keep Bathwick St. Mary's on existing site and provide 210 more places on the Warminster Road site either as a linked extension or a split site 420 place Bathwick St. Mary's.

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- Small scale retail facilities should be sought
- Whilst the emphasis shall be on supporting existing facilities and services in the wider neighbourhood, small scale retail facilities should be sought that do not impact on the vitality and viability of existing centres. Financial contributions will be sought to undertake environmental improvements to local centres in the vicinity.

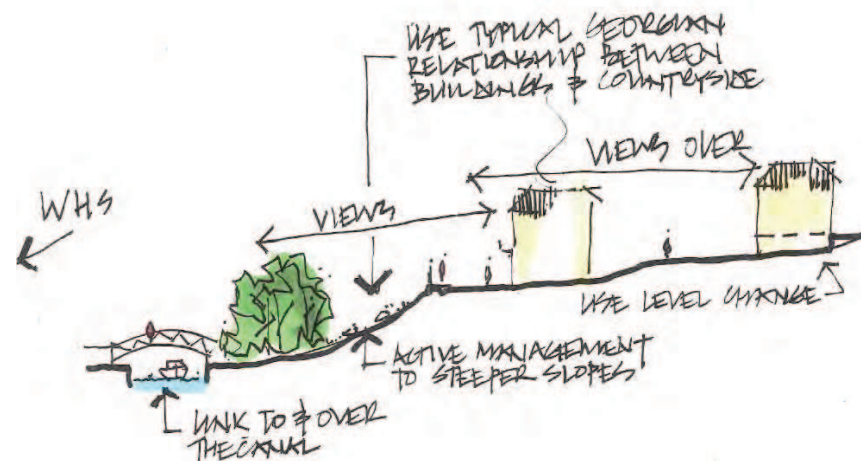


Figure 5 - Typical site section

Landscape and ecology

- The scheme will deliver high quality green infrastructure providing good opportunities for people to access, enjoy and utilise natural spaces. The natural areas adjacent to the existing developed part of the site should largely be retained as natural areas.
- The scheme will be expected to be based upon well integrated and multi-functional Green Infrastructure, providing development that is permeable for both people and wildlife, and which includes appropriate provision of public open space.
 - Formal open space of 0.35 ha;
 - Natural areas, including structural landscaping of 0.35 ha;
 - Allotments 0.07 ha.

Note that in principle some of the required open space provision could be met in areas adjacent to the site, if this can be demonstrated to properly meet needs and secure the long term protection, management and enhancement of these adjacent areas.

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

To be read in conjunction with the B&NES Local Plan, Draft Core Strategy, other relevant planning policies and the evidence base

- Formal, informal and doorstep play opportunities will be provided within distances appropriate for age and independent play. Play areas will be provided for through the provision of an integration of playable landscape and equipment. Playable spaces within the public realm shall provide additional opportunities for the local community to engage with the site and each other.
- Within and immediately adjacent to the site, development must safeguard and enhance the quality and connectivity of wildlife habitats, supporting and extending ecological diversity with particular reference to bat corridors.
- The developer will be expected to take steps to retain important trees on site and take opportunities to plant appropriate new trees within the site.

Scale: height and massing

- The topography of the site will be a strong influence on the form and configuration of development.
- Given the proximity of the site, the scale (height and massing) of new buildings will need to be very carefully considered to avoid adverse visual impacts on the World Heritage Site. More detail on this issue is contained in the Evidence Base.
- Building and public realm elements must be detailed well to ensure a high quality environment for all, that befits the setting of the World Heritage Site, and ensures the development will endure into the future.

Appearance: details and materials

- Natural Bath stone ashlar or other appropriate high quality materials must be the dominant materials for the elevations of

buildings throughout the development, having regard to the prominence of this site with the World Heritage Site.

- The development should incorporate either dark coloured natural slate or clay pantiles for roofs - or integrated photovoltaics, and timber or metal framed windows.

Use natural stone for paving and kerbs throughout the publicly accessible parts of the scheme.

Historic environment considerations

- Respond positively to Warminster Road's significance as a key route into the city.
- Development proposals must protect and enhance the setting of adjacent listed buildings.
- The scheme proposals must relate well to the geography and history of the city and to the lie of the land, and should emerge from a detailed contextual analysis.

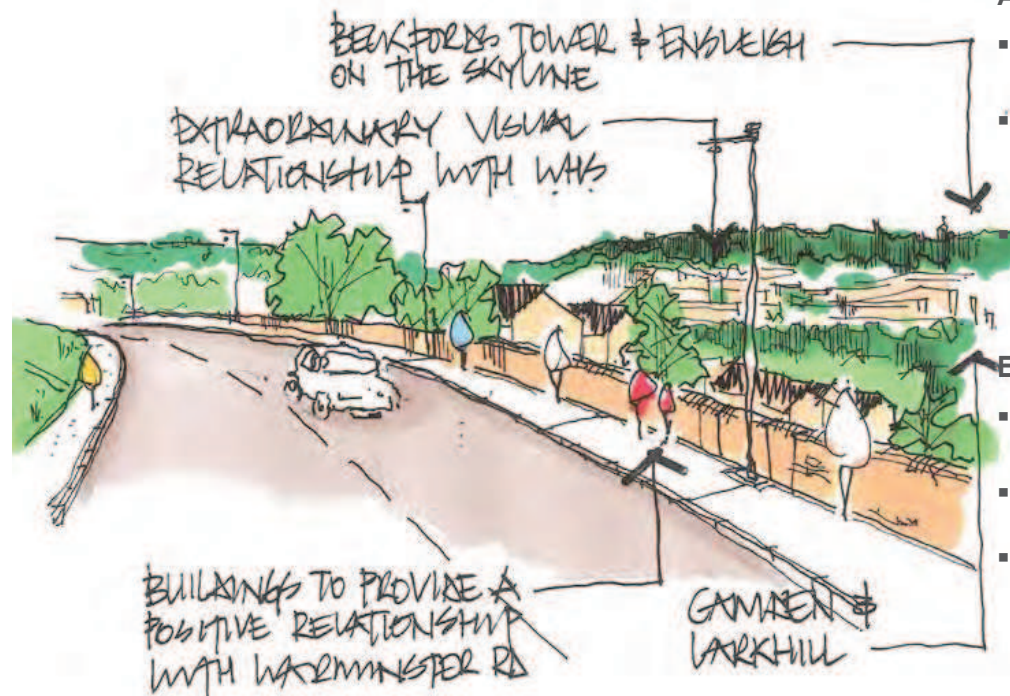


Figure 6 – Potential relationship with Warminster Road.

Access and movement

- There shall be one main point of access from Warminster Road, together with an emergency access.
- Due to its close proximity to the city centre, this site lends itself to an access and movement strategy which is based on low car ownership and an emphasis on non-private car modes.

Pedestrian and cycling permeability through to adjoining areas should be provided, including the provision of a new bridge over the canal towards the western edges of the site, and a bridge over the railway.

Environmental performance

- The scheme proposals shall include resource minimization strategies for energy and water, together with a waste reduction strategy.
- The Council's aspiration is to achieve Code for Sustainable Homes Level 5 or above for all housing across the development site.
- An energy strategy should be produced that addresses the potential to reduce energy consumption through the use of high specification building fabric, passive and active solar technologies, and ground or air source heat pumps etc.
- The potential for energy efficient, high density development shall be fully exploited.
- The designs of individual homes shall facilitate home working in order to help reduce the need for residents to travel by car to work elsewhere.
- Development proposals will be encouraged to include on-site space for growing food, in the form of gardens and allotments.
- Development on this site will be encouraged to maximise the opportunities to create and inspire a low carbon environment and lifestyle.
- The designing in of appropriate low and zero carbon technologies is welcome.

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

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- The new school needs to be zero carbon or as close to zero carbon as possible.
- Any commercial buildings on site are to be BREEAM rated and zero carbon by 2019.
- Street lighting should be designed according to best practice. It should seek to minimise visual clutter and use low energy, whilst enabling a safe and convivial night time environment. It should be designed to avoid detrimental environmental impact including light pollution (sky glow) and light spillage onto adjacent areas.

Evidence Base

Evidence has been specifically commissioned to inform our understanding of the site and its context. It is not intended to be exhaustive in breadth or depth, but to highlight some of the important considerations relevant to informing the evolution of design proposals for the site.

The Evidence Base should be seen as complementary to adopted local and national planning policy, and other material considerations such as national guidance, best practice and emerging planning policy. It must also be recognised that there are inevitable tensions between the different studies that have been commissioned. It is the role of the developer team to be responsive to the issues that have been identified, and to demonstrate a reasoned and iterative response. In highlighting important issues, the evidence base should not be misinterpreted as precluding development; rather they are highlighted to enable a design response to be made.

To enable realistic site values to be established and to ensure that appropriate development proposals are generated, it is essential to have a thorough understanding of this Evidence Base and the planning policy framework against which schemes will be judged.

The Evidence Base, interpreted as a whole also provides the context for the commissioning of further detailed studies that will support proposed development. These will be identified following early engagement with the Council's Planning Service. The Council's preliminary view is that an EIA will be required for this site.

The Evidence Base covers the following key issues. This will be supplemented by other evidence as and when it is produced.

- Landscape and Visual, including
 - Ecology and
 - Arboricultural considerations:
- Bats
- Energy and Sustainability Standards
- Transport Issues
- Historic Environment, including archaeology
- Infrastructure Requirements
- Schedule of consultation comments

A summary document is also available.

They are all accessible via the Council's website, see www.bathnes.gov.uk/mod-conceptstatements

Public Consultation comments on Draft Concept Statements

All comments received during the public consultation on the Draft Concept Statements are also available on the Council's website. This provides an important resource for future landowners and developers both in their assessment of the value of the sites, and in the formulation of their development proposals. Developers will also need to be aware of these comments in light of the detailed community engagement that they are expected to undertake (see the Council's Statement of Community Involvement) in accordance with the Localism Act 2012. This process will help to enable higher quality development proposals, as well as creating a smoother path through the planning process.

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

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The Process

This section of the Concept Statement summarises the process the Council expects applicants to engage in during the preparation of proposals and during the planning process. It outlines the resources it offers to applicants to enable the delivery of a managed planning process.

The Planning Service's offer to Applicants

As part of its commitment to enabling the delivery of a smooth planning process, Bath and North East Somerset Council's Planning Service offers a comprehensive end to end range of services to applicants. This includes:

- Pre-application 'Development Team' advice review
- Enabling access to the South West Design Review Panel
- Offering Planning Performance Agreements to applicants
- Providing advice on how to step up to the requirements of The Localism Act and to engage effectively with local communities by using the B&NES Neighbourhood Planning Protocol

The Planning Service will agree a framework of pre-application and application services with the applicant that is bespoke to the needs of the proposed development.

The Council's Expectation of Applicants

The Council will advise applicants to engage with the Planning Service from the outset. To help provide a quality of service:

- It expects applicants to conduct proposals through an agreed structured and accountable design development and planning process.
- It expects applicants to engage with local communities in shaping their proposals and demonstrate how its input has influenced proposals

For more information about the process of securing planning permission, and the Council's expectations of developer's engagement with local communities, visit <http://www.bathnes.gov.uk/neighbourhoodplanning>

Concept Statement for the Warminster Road MOD site

September 2012 for Cabinet Endorsement

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Planning obligations

This part of the Concept Statement sets out the potential planning obligations which the Council will expect prospective developers to enter into in order to secure the necessary supporting infrastructure.

- 35% affordable housing.
- Provision of a primary school on site (unless suitable alternative provision can be made).
- Financial contribution towards infrastructure.
- Provision of 0.35 ha of formal open space (and management and maintenance contribution).
- Provision of 0.35 ha of natural open space including structural landscaping;
- Provision of 0.07 ha of allotments.
- The aspiration for the provision of new bridges over the canal and railway for pedestrians and cyclists.
- Financial contribution to off-site Early Years provision
- Financial contribution toward Play Services
- Financial contribution to off-site Youth Services provision
- Current forecasts indicate that Secondary and Post 16 provision is projected to be sufficient, however pupil numbers will continue to be monitored and if there is projected to be a shortfall in available places in the future, a contribution to off-site Secondary and/or Post 16 provision will be required.

Further sources of information

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Bath & North East Somerset Council	
MEETING:	Planning, Transport and Environment Panel
MEETING DATE:	11 September 2012
TITLE:	City of Bath World Heritage Site Setting Supplementary Planning Document
WARD:	All Bath Wards and Wards surrounding the City (Bathavon North, Bathavon West, Farmborough and Bathavon South)
AN OPEN PUBLIC ITEM	
List of attachments to this report:	
Appendix 1: Summary of Key Issues and Proposed Course of Action following Consultation	

1 THE ISSUE

1.1 This report is to provide an update on the progress of the draft Supplementary Planning Document. Comments are sought from the Planning, Transport and Environment Panel for the proposed course of action given in Appendix 1 in response to the consultation. The proposed changes to the consultation draft will be reported to Cabinet on 14th November 2012 for consideration in order to enable preparation of the final version of the document for adoption as a Supplementary Planning Document.

2 RECOMMENDATION

The Planning, Transport and Environment Panel is asked to comment on:

2.1 The proposed course of action given in Appendix 1 leading to adoption as a Supplementary Planning Document to policies BH.1 in the Bath and North East Somerset Council Local Plan and B4 in the Core Strategy once it is adopted.

3 FINANCIAL IMPLICATIONS

3.1 The costs for producing the document and consulting on the draft are being met out of the existing Local Development Framework budget. There are no additional financial costs as a result of preparing and adopting the document as a Supplementary Planning Document. The document gives guidance in considering development and other proposals which may impact on the World Heritage Site and its setting and therefore is intended to speed up decision making and give greater certainty for developers.

4 THE REPORT

4.1 The consultation draft can be viewed on the Council's website at: www.bathnes.gov.uk/settingofbath.

4.2 The key purpose of this document is to provide information and guidance for the effective protection and appropriate management of the setting. To do this it

- Shows where the setting is
- Defines what is important about the setting and
- Outlines how to assess impacts on the setting

4.3 It is intended for use by developers and agents and development management planners when considering development proposals in the setting. It is also intended for use by landowners and managers of land when considering proposals for change and when considering management operations. It is also hoped it will be of interest to residents and visitors in appreciating the relationship of the surroundings of Bath to the city.

4.4 It has been prepared in line with current international and national policy and guidance including the *National Planning Policy Framework, Circular 07/2009 on the Protection of World Heritage Sites, The Operational Guidelines for the Implementation of the World Heritage Convention* and English Heritage guidance 'The Setting of Heritage Assets' and 'Seeing the History in the View' and with the benefit of experience from other World Heritage Sites.

5 RISK MANAGEMENT

5.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

6 EQUALITIES

6.1 An Equality Impacts Assessment has been completed. No adverse or other significant issues were found.

7 CONSULTATION

7.1 *Ward Councillor; Cabinet Members; Parish Councils; Policy Development and Scrutiny Panel; Staff; Other B&NES Services; Service Users; Local Residents; Community Interest Groups; Stakeholders/Partners; Other Public Sector Bodies; Section 151 Finance Officer; Chief Executive; Monitoring Officer*

7.2 Early stakeholder engagement has included ICOMOS UK, English Heritage and Bath Preservation Trust and the World Heritage Site Steering group. A series of internal and external presentations have been given to various groups. Presentations were given to the Local Development Framework steering group on 28th November 2011 and 17th April 2012.

7.3 Consultation on the Draft Supplementary Planning Document was carried out over the period 28th May to 6th July 2012. A variety of communication means were used to engage with stakeholders and to publicise the consultation including a stakeholder event held on 29th May attended by 34 delegates, emails to statutory and other consultees, copies of the document and consultation forms deposited at Libraries and Council offices, a web page and link through the 'Have Your Say' page on the Bath and North East Somerset Council website, the local media (Thisisbath.co.uk, Bath Chronicle and Nowbath.co.uk), Inform on 1 June 2012 and Radio Bristol.

8 ISSUES TO CONSIDER IN REACHING THE DECISION

8.1 *Customer Focus; Sustainability*

9 ADVICE SOUGHT

9.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	Simon de Beer, Policy and Environment Manager 01225 477616
Background papers	None
Please contact the report author if you need to access this report in an alternative format	

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City of Bath World Heritage Site Setting Supplementary Planning Document Summary of Key Issues and Proposed Course of Action following Consultation

There was wide support for the Supplementary Planning Document including from statutory consultees such as English Heritage. A total of 24 responses were received. These are currently being reviewed and a schedule of suggested changes is being produced which will be reported to the cabinet on 14th November 2012. Some of the key issues and the proposed course of action to address them is listed below.

Key Issues from the Consultation	Proposed Course of Action
The document is comprehensive and sometimes difficult to find the way around	A table will be included in the introduction directing users to relevant sections for a selection of anticipated specific purposes.
There is some repetition within and between chapters which could be reduced	Sections of the document will be combined where possible to reduce repetition and where this is not appropriate points will be summarised with cross referencing to where the issue is dealt with more fully
Improvements to the maps are suggested including numbering and clarity of reproduction	The presentation of maps will be reviewed
Comments on the potential complexity of the assessment process	A summary and a flow diagram of the impact assessment process using a fictional case study will be included to clarify the process
Various changes are suggested to enhance the document including adding additional viewpoints and reference to specific sites	Where appropriate changes will be incorporated. Some suggestions are outside the scope of the document.
Various comments on the wording relating to the setting including suggestions for additional areas to be added to the setting	Specific points to be considered and clarification or revisions to be considered as appropriate

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20mph Speed Limits in Residential Roads – Update

Briefing Note for P D S Panel, 11 September 2012

Author: Nick Jeanes, Team Leader Traffic & Safety

1. Background

1.1 On 11th April 2012 Cabinet approved a 2 year programme to implement 20mph limits in residential roads throughout Bath & North East Somerset. A funding item of £500,000 was allocated for this work, and a nominal timescale indicated, which showed the project being rolled out progressively through 14 defined areas within the urban areas and larger villages, and a 15th phase to cover residential roads in all the smaller villages, to be completed by the end of 2013. No detailed costing of the proposal had been carried out at this stage.

2. Funding

2.1 As a first step, the programme was scoped, and a more accurate cost estimate prepared, based on work carried out on the Twerton/Southdown area 20mph scheme, which had been initiated and developed in financial year 2011/12. Although the actual cost of each area to be rolled out will vary with local detail (i.e how many households to leaflet drop, how many lit and unlit signs required) a ball park estimate has indicated that the programme of 14 urban areas will cost approximately £600,000 (based on a unit cost of £42,600), representing a shortfall of £100,000 on the current funding provision. It is therefore proposed to roll out the scheme as per the programme, to the limit of the existing funding. Further funding will need to be sourced if the programme is to be completed. The 15th phase has not been costed at present, as it is not clear until consultation takes place how many of the smaller villages will require 20mph treatment

2.2 It is proposed that a series of 'softer' initiatives are rolled out to support the introduction of the TROs (see below), however this will have significant cost implications, and no funding has currently been identified for this work

3. Timescale

2.1 Timescale for roll out of the various areas is shown on the attached Programme. A period of approximately 7 months has been allowed, from the start of consultation to implementation, for each phase.

4. Consultation

4.1 Consultation is taking the form of a leaflet drop to all affected properties, followed by the standard statutory consultation of on-street advertising with letters sent to Members, Parish/Town Councils, and other representative groups. All responses to both leaflet drops and statutory consultation is reported back to the Cabinet Member for Transport.

4.2 Given that Bristol City Council are expanding their 20mph areas over a similar timescale, there is an opportunity to harmonise the media messages from both Authorities, and to this end Officers from both Councils are meeting regularly.

4.3 Bristol have also identified the need to employ Social Marketing methods ('soft' measures) to support the design and implementation of signed-only 20mph speed limits. B&NES Officers recognise the advantages of following this approach, and again there will be benefits from adopting a joined up approach between the two Authorities. However, University of the West of England studies done on Bristol's behalf have suggested that the social marketing element of widespread 20mph limits should attract around 10% of the total scheme cost, therefore if B&NES were to do something similar, a funding element of up to £60,000 in total will need to be found.

4.4 Given that a need to source future funding to complete the 20 Project has already been identified, it is recommended that consideration is given to funding the Social Marketing initiatives from the existing funding pot, to allow this work proceed in parallel with the 20 limit roll-out

5. Media Communication

5.1 We have informed 76,000 households about our plans for 20 mph zones across the district in the Summer edition of Connect Magazine. The next stage of our communications plan is to raise awareness through the media and our own communication channels about when and where the plans are being rolled out. A media launch is planned to coincide with implementation of the Twerton/Southdown 20 limit (see below), which signals the beginning of the 20mph roll-out .

6. Progress to Date

6.1 The first 20mph limit area (Twerton/Southdown) is due to be implemented on 24th September.

6.2 Consultation has now finished for the second area, Peasedown St John, with 615 leaflets returned by the end of August (out of 2800 distributed). 61.4% of returns supported the proposal, 4.3% had no opinion, and 32.1% were against. Consultation is currently being carried out in Newbridge/Weston and Keynsham, with leaflets due to be returned by 17th and 26th September respectively.

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Bath & North East Somerset Council	
MEETING: PLANNING, TRANSPORT AND ENVIRONMENT POLICY DEVELOPMENT & SCRUTINY PANEL	
MEETING DATE:	11th September 2012
TITLE:	WORKPLAN FOR 2012/13
WARD:	All
AN OPEN PUBLIC ITEM	
List of attachments to this report:	
Appendix 1 – Panel Workplan	

1 THE ISSUE

- 1.1 This report presents the latest workplan for the Panel (Appendix 1).
- 1.2 The Panel is required to set out its thoughts/plans for their future workload, in order to feed into cross-Panel discussions between Chairs and Vice-chairs - to ensure there is no duplication, and to share resources appropriately where required.

2 RECOMMENDATION

- 2.1 The Panel is recommended to
 - (a) consider the range of items that could be part of their Workplan for 2012/13

3 FINANCIAL IMPLICATIONS

- 3.1 All workplan items, including issues identified for in-depth reviews and investigations, will be managed within the budget and resources available to the Panel (including the designated Policy Development and Scrutiny Team and Panel budgets, as well as resources provided by Cabinet Members/Directorates).

4 THE REPORT

4.1 The purpose of the workplan is to ensure that the Panel's work is properly focused on its agreed key areas, within the Panel's remit. It enables planning over the short-to-medium term (ie: 12 – 24 months) so there is appropriate and timely involvement of the Panel in:

- a) Holding the executive (Cabinet) to account
- b) Policy review
- c) Policy development
- d) External scrutiny.

4.2 The workplan helps the Panel

- a) prioritise the wide range of possible work activities they could engage in
- b) retain flexibility to respond to changing circumstances, and issues arising,
- c) ensure that Councillors and officers can plan for and access appropriate resources needed to carry out the work
- d) engage the public and interested organisations, helping them to find out about the Panel's activities, and encouraging their suggestions and involvement.

4.3 The Panel should take into account all suggestions for work plan items in its discussions, and assess these for inclusion into the workplan. Councillors may find it helpful to consider the following criteria to identify items for inclusion in the workplan, or for ruling out items, during their deliberations:-

- (1) public interest/involvement
- (2) time (deadlines and available Panel meeting time)
- (3) resources (Councillor, officer and financial)
- (4) regular items/"must do" requirements (eg: statutory, budget scrutiny, etc)?
- (5) connection to corporate priorities, or vision or values
- (6) has the work already been done/is underway elsewhere?
- (7) does it need to be considered at a formal Panel meeting, or by a different approach?

The key question for the Panel to ask itself is - can we "add value", or make a difference through our involvement?

- 4.4 There are a wide range of people and sources of potential work plan items that Panel members can use. The Panel can also use several different ways of working to deal with the items on the workplan. Some issues may be sufficiently substantial to require a more in-depth form of investigation.
- 4.5 Suggestions for more in-depth types of investigations, such as a project/review or a scrutiny inquiry day, may benefit from being presented to the Panel in more detail.
- 4.6 When considering the workplan on a meeting-by-meeting level, Councillors should also bear in mind the management of the meetings - the issues to be addressed will partially determine the timetabling and format of the meetings, and whether, for example, any contributors or additional information is required.

5 RISK MANAGEMENT

- 5.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

6 EQUALITIES

- 6.1 Equalities will be considered during the selection of items for the workplan, and in particular, when discussing individual agenda items at future meetings.

7 CONSULTATION

- 7.1 The Workplan is reviewed and updated regularly in public at each Panel meeting. Any Councillor, or other local organisation or resident, can suggest items for the Panel to consider via the Chair (both during Panel meeting debates, or outside of Panel meetings).

8 ADVICE SOUGHT

- 8.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	Michaela Gay, Democratic Services Officer. Tel 01225 394411
Background papers	None
Please contact the report author if you need to access this report in an alternative format	

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Planning, Transport and Environment Policy Development & Scrutiny Panel Workplan

Meeting Date	Agenda Item	Director	Report Author	Format of Item	Requested By	Notes
26th July 2011	Bath Transport Package	GC	Peter Dawson	Report		
	Green Spaces Strategy Update	GC	Graham Evans	Report		
	Community Infrastructure Levy / Section 106	GC	Simon de Beer	Report		
	Food Waste Recycling Collections Update	GC	Carol Maclellan	Briefing		
	Cabinet Member Response to Commercial Waste Collection Single Inquiry Day	GC	Lauren Rushen	Report		
	Sustainable Growth Agenda (inc Housing)	JB	John Betty	Report		
	Cabinet Member Update			Verbal		
13th Sept 2011						
	Bath Parking Strategy	GC	Adrian Clarke	Report	Panel on 26/7/11	
	Integrated Transport Authority	GC	Peter Dawson	Presentation		
	Subsidised Bus Services	GC	Andy Strong	Briefing		
	Draft Core Strategy	GC	David Trigwell / Simon de Beer	Report	Panel on 26/7/11	
	Emerging Provision Strategy for Public Toilets	GC	Matthew Smith / Kate Hobson	Report		
	Cabinet Member Update					

Meeting Date	Agenda Item	Director	Report Author	Format of Item	Requested By	Notes
8th Nov 2011						
	Cabinet Member Update					
	Community Infrastructure Levy / Section 106 Update	GC	Simon de Beer	Verbal	Panel on 26/7/11	
	Gypsies & Travellers Plan: Issue & Options Consultation & "Call for Sites"	GC	Simon de Beer	Report		
	Local Sustainable Transport Fund	GC	Adrian Clarke	Presentation		
6th Dec 2011						
	Article 4 Direction (Student Housing – HMO)	GC	Simon de Beer	Report		
	Medium Term Service and Resource Plans	GC	Glen Chipp	Report		
17th Jan 2012						
	Cabinet Member Update					
	Planning & Transport Development – Service Action Plan	GC	David Trigwell	Report		
	Environmental Services – Service Action Plan	GC	Matthew Smith	Report		
	Introducing 20mph Speed Limits	GC	Adrian Clarke	Report	Panel on 26/7/11	
	Climate Change Strategy	AP	Jane Wildblood	Presentation	Panel on 26/7/11	

Meeting Date	Agenda Item	Director	Report Author	Format of Item	Requested By	Notes
13th March 2012						
	Cabinet Member Update					
	Community Infrastructure Levy / Section 106 Update	GC	Simon de Beer / David Trigwell	Verbal Update		
	Waste Strategy Review and Action Plan	GC	Carol Maclellan	Verbal Update		
	Neighbourhood Planning Protocol: Options for consultation	GC	Simon de Beer	Report		
	MOD sites Concept Statements	JB / GC	David Bone / Simon de Beer	Report		
	Travel Smart Cards	GC	Peter Dawson	Presentation		
15th May 2012						
	Cabinet Member Update					
	Procedure and Criteria for the Designation and Review of Local Wildlife Sites	GC	Lucy Corner	Report		
	Core Strategy Update	GC	David Trigwell	Presentation		
	Sustainable Construction & Retrofitting Supplementary Planning Document (SPD)	GC	Cleo Newcombe-Jones	Report		
	Gypsy & Traveller Sites Plan	GC	Simon de Beer	Report		
	MOD sites Concept Statements	JB / GC	David Bone / Simon de Beer / Stephen George	Report		

Meeting Date	Agenda Item	Director	Report Author	Format of Item	Requested By	Notes
26th July 2012						
	Cabinet Member Update					
	Travel to Work Review – Terms of Reference	GC	Donna Vercoe	Report		
	Allotments Management Plan	GC	John Crowther / Graham Evans	Report		
	Parking Charges Update	GC	Matthew Smith	Report		21/2/12 Agenda Plg
	Transport Strategy	GC	Adrian Clarke	Presentation	Panel on 13/9/11	
	London Road Congestion	GC	Peter Dawson	Presentation		28/9/11 Agenda Plg
	MOD sites Concept Statements	JB / GC	David Bone / Simon de Beer / Stephen George	Verbal Update		
23rd August 2012						
	Gypsy & Traveller Sites Plan: Pre-Consultation Results	GC	Simon de Beer	Report		
	Core Strategy Update	GC	David Trigwell	Report		
	Neighbourhood Planning Protocol	GC	Simon de Beer	Report		
	Green Infrastructure Strategy	GC	Simon de Beer	Report		

Meeting Date	Agenda Item	Director	Report Author	Format of Item	Requested By	Notes
11th Sept 2012						
	Cabinet Member Update					
	Gypsy & Traveller Sites Plan	GC	Simon de Beer	Verbal Update		
	MOD sites Concept Statements	GC	David Bone / Simon de Beer / Stephen George	Report	Panel on 26/7/12	
	World Heritage Site Supplementary Plan	GC	Simon de Beer	Report		
	20mph Speed Limits Update	GC	Nick Jeanes	Briefing	Panel on 15/5/12	
Oct 2012						
	Cabinet Member Update					
	Community Infrastructure Levy & Review of the Planning Obligations Supplementary Plan	GC	Simon de Beer / David Trigwell	Report		
	Sustainable Construction & Retrofitting Supplementary Planning Document (SPD) Update	GC	Cleo Newcombe-Jones	Briefing		
	Article 4 Direction & Supplementary Policy	GC	Simon de Beer	Report		
	Transport Strategy Update	GC	Adrian Clarke	Report		
	Car Parking Strategy	GC		Report		
	Bus Tendering Process	GC		Report		

Meeting Date	Agenda Item	Director	Report Author	Format of Item	Requested By	Notes
13th Nov 2012	Cabinet Member Update					
	Gypsy & Traveller Sites Plan: Draft Plan	GC	Simon de Beer	Report		
	Medium Term Service & Resource Plans	GC	Glen Chipp	Report		
	Placemaking Plan	GC	Simon de Beer	Report		
	Allotments Management Plan	GC	John Crowther / Graham Evans	Report		
	Commercial Waste Collection Single Inquiry Day - Update	GC	Carol Maclellan	Report	Panel on 26/7/11	
15th Jan 2013	Cabinet Member Update					
13th March	Cabinet Member Update					
15th May	Cabinet Member Update					

Last updated 31st August 2012

Meeting Date	Agenda Item	Director	Report Author	Format of Item	Requested By	Notes
Future items						

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