

**Democratic Services**

Riverside, Temple Street, Keynsham, Bristol BS31 1LA

Telephone: (01225) 477000 *main switchboard*

Direct Lines - Tel: 01225 394458

Web-site - <http://www.bathnes.gov.uk>

Date: 13<sup>th</sup> January 2014

E-mail: [Democratic\\_Services@bathnes.gov.uk](mailto:Democratic_Services@bathnes.gov.uk)

**To: All Members of the Housing and Major Projects Policy Development and Scrutiny Panel**

Councillor Rob Appleyard  
Councillor Nathan Hartley  
Councillor Steve Hedges  
Councillor Brian Simmons  
Councillor Gerry Curran  
Councillor June Player  
Councillor David Veale

Cabinet Member for Sustainable Development: Councillor Ben Stevens

Cabinet Member for Homes & Planning: Councillor Tim Ball

Chief Executive and other appropriate officers

Press and Public

Dear Member

**Housing and Major Projects Policy Development and Scrutiny Panel: Tuesday, 21st January, 2014**

You are invited to attend a meeting of the **Housing and Major Projects Policy Development and Scrutiny Panel**, to be held on **Tuesday, 21st January, 2014** at **5.30 pm** in the **Brunswick Room - 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.

**Housing and Major Projects Policy Development and Scrutiny Panel - Tuesday, 21st  
January, 2014**

**at 5.30 pm in the Brunswick Room - 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 - 19TH NOVEMBER 2013 (Pages 7 - 14)

8. CABINET MEMBER UPDATE

The Cabinet Member(s) will update the Panel on any relevant issues. Panel members may ask them questions.

9. CURO DEVELOPMENT UPDATE

Representatives from Curo will deliver a presentation to the Panel on their current and future development plans.

10. FORMER MOD SITES (Pages 15 - 20)

After a long presence in the city, the Ministry of Defence is now in the process of leaving Bath. The Council is keen to ensure that all three sites are regenerated as housing led development sites. They should contribute to achieving the aspirations of the local communities as well as meeting the wider objectives of the Bath and North East Somerset Core Strategy.

11. PANEL WORKPLAN (Pages 21 - 24)

This report presents the latest workplan for the Panel.

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

**BATH AND NORTH EAST SOMERSET COUNCIL**

**HOUSING AND MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL**

Tuesday, 19th November, 2013

**Present:-** Councillors Rob Appleyard (Chair), Steve Hedges, Brian Simmons, Gerry Curran, June Player, David Veale and Douglas Nicol (In place of Nathan Hartley)

**Also in attendance:** Derek Quilter (Divisional Director for Project Management) and Graham Sabourn (Head of Housing) and Emma Bagley (Policy Development & Scrutiny Project Officer)

**Cabinet Member for Homes & Planning:** Councillor Tim Ball

**Cabinet Member for Sustainable Development:** Councillor Ben Stevens

**27 WELCOME AND INTRODUCTIONS**

The Chairman welcomed everyone to the meeting.

**28 EMERGENCY EVACUATION PROCEDURE**

The Chairman drew attention to the emergency evacuation procedure.

**29 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Councillor Nathan Hartley had sent his apologies to the Panel. Councillor Douglas Nicol was present as his substitute for the duration of the meeting.

**30 DECLARATIONS OF INTEREST**

Councillor Douglas Nicol declared a personal and non-prejudicial interest in agenda item 9 (Recommendations Response to Boat Dwellers & River Travellers Task & Finish Group). He stated that his wife worked for the Canal & River Trust at one of their marinas.

**31 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

The Chairman announced that he had agreed for the Medium Term Service & Resource Plan in relation to Housing to be debated later in the meeting. Previously this was to be solely discussed by the Wellbeing Scrutiny Panel.

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

Michael Carley, Bath Against Cuts made a statement to the Panel on the subject of the Bedroom Tax. He asked the Council to consider adopting a no evictions policy in relation to the tax as under the Housing Act it has an obligation to protect the vulnerable.

He expressed his concern over the prospect that the tax would force people out of their homes even though in some cases the 'spare' room may hold medical equipment, such as dialysis.

The Chairman thanked him for his statement and said he was aware that meetings had been held between the Council and the largest social housing provider in the area on the matter.

David Redgewell, South West Transport Network made a statement to the Panel. He said that he was grateful for the recent developments at Southgate relating to the Travel Centre, Toilets and Bus Shelters. He added that he felt further signage should be in place in relation to the car park at Bath Spa station and that a height bar should also be introduced.

He commented that a detailed transport framework was required to enable the work associated with Bath Western Riverside and the Core Strategy.

He asked for it to be noted that he was disappointed that the format of reporting Major Projects had changed and asked if that could be reconsidered for future meetings of the Panel.

The Chairman thanked him for his statement.

Councillor Eleanor Jackson addressed the Panel. She wished to ask two questions and make a statement. A copy of both can be found on the Panel's Minute Book, a summary is set out below.

- 1) I would like to know what can be done about the appalling conditions in damp in the maisonettes in Springfield Crest, Tynning, Radstock? The matter has been raised with Curo, but seemingly to no effect although the tenants are keeping their homes in an exemplary state of tidiness and decoration. Damp is everywhere, water is running down the walls and I think the housing inspector should call.
- 2) In the national press the situation has been highlighted where a quota of affordable housing has been agreed but then, after the planning consent has been given, the developer reneges on the commitment to 35% or whatever the authority concerned's policy is. What is happening in B&NES? Do we have a shortfall in properties not being built when they should be?

'The river and canal dwellers are B&NES residents, as much as those dwelling in houses. I want to see pioneering new local government policies both for those who

choose this way of life, because of its freedom and closeness to nature, and those who need a more settled existence because of ill health or their small children but cannot afford rents and mortgages on land.

I am therefore disappointed that although the Cabinet Members accept much of the case made in this report, and some of its recommendations, so much of the thrust of the recommendations is deferred. I appreciate that the Council has limited resources but deferring matters until April 2015 before the next elections is unacceptable.

We have here the opportunity to innovate to help those who live afloat or just want to enjoy the scenery at weekends – and building their needs into the Placemaking Plans, the SMAA and economic development is something this Panel ought to drive forward.'

Councillor Tim Ball replied that he had passed Councillor Jackson's concerns relating to Springfield Crest, Radstock to the Housing Team. He added that he would prepare a response to the January meeting relating to the % of affordable houses being built within the Council.

### **33 MINUTES - 23RD JULY 2013 & 17TH SEPTEMBER 2013**

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

### **34 CABINET MEMBER UPDATE**

Councillor Ben Stevens, Cabinet Member for Sustainable Development addressed the Panel. He stated that he had nothing further to add to the document that had been circulated to the Panel.

Councillor June Player asked if he could comment on any future plans for Roseberry Place, Bath.

Councillor Stevens replied that no decision had yet been made and that any decision would look to maintain employment within the local area.

Councillor Gerry Curran commented that the Secretary of State was due to make a decision on the future of the former Bath Press site on December 16<sup>th</sup> 2013. He suggested that Councillors and officers associated with the decision have a joined up meeting regardless of the decision to discuss a way forward.

Councillor Ben Stevens replied that he agreed with that proposal.

Councillor Tim Ball, Cabinet Member for Homes & Planning addressed the Panel. He stated that he had nothing further to add to the document that had been circulated to the Panel.

The Chairman thanked them for their updates.

**35 CABINET RESPONSE TO POLICY DEVELOPMENT AND SCRUTINY  
RECOMMENDATIONS - BOAT DWELLERS AND RIVER TRAVELLERS TASK  
AND FINISH GROUP REVIEW**

Sally Ash, Head of Boating, Canal & River Trust addressed the Panel. A copy of her statement can be found on the Panel's Minute Book.

The Chairman asked what part the Trust played in the removal of vessels from the river.

Sally Ash replied that the Trust does monitor certain areas licences and for vessels adhering to licence conditions. She added that if a boat was found to be causing an offence they would be sent up to three formal warnings across the space of 28 days and then the case would be referred to their solicitors. County Court proceedings would then follow and may result in the licence being revoked and the boat being removed from the water.

She stated that only a small number of cases are taken this far and that the Trust would never seek to make people homeless.

The Chairman asked if the Trust was aware of any Local Authority that was working with local communities with regard to moorings.

Sally Ash replied that the Trust was in dialogue with a number of Local Authorities in London and was in a position to offer advice to both the developer and the Local Authority.

Councillor Dave Laming addressed the Panel. He said that he was thankful to the Cabinet for their efforts in providing the River Corridor with funding. He stated that it was critical to have a co-ordinating body on this matter and welcomed the creation of the River Regeneration Trust.

The Chairman then posed the following series of questions to the Cabinet Member for Homes & Planning on behalf of the Panel.

Recommendation 1 and 1.1

There is no mention of key information (i.e. timescales, required action) that would explain the decision and offer options for the way forward.

- What does 'significant officer time' mean?
- Have you assessed how much work would be involved, i.e. FTE?
- Where could funding for the additional/seconded post come from?
- When do you envisage this piece of work starting?
- Has contact with other teams to be involved yet been made, i.e. scope of the work, involvement, options for lead/support staff?



### Recommendation 1.3

It could be argued that this particular piece of work would not take up 'significant officer time' if treated as a standalone piece of work, separate from the wider review proposed at recommendation one.

- Have you assessed how much work would be involved?
- Could this be carried out separately from the wider review?

### Recommendation 2

Welcome this action, however the equalities lead officers will need to be involved to support the CRT and enable endorsement of the strategy.

### Recommendation 3

The response confirms the recommendation cannot be achieved through the Strategic Housing Marketing Assessment (SHMA). However, whilst 'a different approach' is acknowledged, no solution appears to have been sought. It therefore seems unrealistic to make mention of 'significant officer time' as a barrier when the approach is unknown.

- What different approaches to the SHMA are there?
- What would be the feasibility of each of these approaches, i.e. impact, officer time, etc?
- What is the likely delivery timescales of these other approaches?

### Recommendation 3.3

The lack of relevant 'document or mechanism' needs further clarification to ascertain whether this is a barrier, or whether this could be resolved.

- Is there anything actively preventing this action, i.e. legislation?
- Can a policy/mechanism be put in place that will enable it?

### Recommendation 3.4

Similarly to the responses to rec 1, there is no mention of possible timescales and/or action to better enable implementation at a later date.

- What exactly will require 'significant officer time'?
- When do you envisage this piece of work starting, bearing in mind the Mooring Strategy is currently being developed?
- What can be done to support this to inform the Mooring Strategy?
- Can a partnership approach be utilised to achieve this sooner?

Councillor Tim Ball replied that he would respond to the points raised at the January meeting of the Panel.

Sally Ash commented that the Trust was attempting to develop a mooring plan and would welcome the Council's response to their current consultation. She added that the consultation was due to close on November 28<sup>th</sup>.

The Chairman asked for this information to be passed to Councillor David Dixon, Cabinet Member for Neighbourhoods. He thanked everyone for their contributions to the debate and said that he was hopeful of some good collaboration work in the future.

## 36 HOUSING ALLOCATIONS UPDATE

The Head of Housing introduced this item to the Panel. He explained that following extensive consultation the Cabinet decided to restrict access to the scheme to applicants who are resident within Bath & North East Somerset or have a need to reside here, for example, due to employment, social or medical reasons.

They also decided to give priority to applicants who are social housing tenants within Bath and North East Somerset and would like to move because their home is too large for their needs and allow the under-occupation of properties in rural villages where there is a shortage of properties of a particular size.

He then asked the Panel's view on the Government consultation detailed in paragraph 4.9 of the report. He explained that if the guidance were adopted it would "strongly encourage" the existing policy to be amended in the following two areas:

### (1) Eligibility: Local connection

- a) Introduce a 2 year residency test – At present we require residency of 3 out of the last 5 years or 6 out of the last 12 months, or
- b) Employed in the district for "a number of years" – At present we simply require permanent employment with no specified term, or
- c) Close family living in the district for a "number of years" - At present we require a person who needs to move to the area to receive or provide support to/from a close relative to support with no specified term.

### (2) Publishing information about the waiting list and letting outcomes

The guidance would also require us to publish accurate, up-to-date and anonymised information on household characteristics, including the age, sex, ethnicity and nationality of applicants and new tenants.

The Panel **RESOLVED** to;

- i) Note the issues detailed in the briefing report, and
- ii) Approve the adoption of the "Providing Social Housing for Local People: Strengthening Statutory Guidance on Social Housing Allocations".

**37 MEDIUM TERM PLAN AND 2014/15 BUDGET UPDATE**

The Head of Housing introduced this report to the Panel. He reminded the Panel that they were only allowed to debate the elements of the plan that related to Housing.

He highlighted some of the efficiency savings and service reductions for them.

£25k saving from ceasing the voluntary Accreditation Scheme for private rented accommodation.

£26k saving from a reduction in staffing capacity in Housing Services.

The Accreditation Scheme provides landlords & tenants with reassurance that a property meets minimum standards. Proposed additional HMO licensing areas cover a significant proportion of the accreditation properties. – as a result, the voluntary scheme will be stopped. Reduction in staffing capacity is likely to result in increased waiting times for some housing services.

£39k worth of savings identified from the customer services work stream which looks at redesigning the customer pathway, making better use of IT systems and implementing streamlined processes (including family information). These savings were predicated on a number of assumptions around the corporate provision of IT systems and other services. So far the delivery of these systems has fallen short of expectations. As such the required saving is unlikely to be made through “efficiency” measures. Plans for delivery of an equivalent saving, through service reductions, are being worked on.

The Panel **RESOLVED** to note the report.

**38 PANEL WORKPLAN**

The Chairman introduced this item to the Panel. He proposed that they receive a report in January on the matter of Leased Housing Stock. He wanted to explore whether a policy exists on this issue and to ask what happens to the funds if a previously leased property is brought back into the Council portfolio and then sold.

The Head of Housing replied that he believed the majority of these properties would be in the centre of Bath and that he recalled having conversations with Property Services on this matter in the past. He added that he would provide the Panel with a report at their January meeting.

The meeting ended at 7.25 pm

Chair(person) .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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<b>Bath &amp; North East Somerset Council</b>		
<b>MEETING/ DECISION MAKER:</b>	<b>Housing &amp; Major Projects Scrutiny Panel</b>	
<b>MEETING/ DECISION DATE:</b>	<b>21 January 2014</b>	<b>EXECUTIVE FORWARD PLAN REFERENCE:</b>
<b>TITLE:</b>	<b>MOD Sites Update</b>	
<b>WARD:</b>	All	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b>		
None		

## 1 THE ISSUE

- 1.1 After a long presence in the city, the Ministry of Defence is now in the process of leaving Bath. It has already begun to relocate staff to its site at Abbey Wood. The Council is keen to ensure that all three sites are regenerated as housing led development sites. They should contribute to achieving the aspirations of the local communities as well as meeting the wider objectives of the Bath and North East Somerset Core Strategy.

## 2 RECOMMENDATION

- 2.1 Housing & Major Projects Policy Development & Scrutiny Panel is asked to note the progress on the MOD sites.

## 3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 There are no direct resource implications arising from this report.

## 4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 The redevelopment of the former MOD sites, guided by the Council's agreed Concept Statements, will create new communities, and will protect the most important parts whilst delivering viable social, economic and environmental benefits.

4.2 All development schemes will be the subject of detailed planning applications for consideration of the Council as the Local Planning Authority. Decisions will therefore be taken in accordance with the appropriate statutory and regulatory guidance in due course.

## **5 THE REPORT**

5.1 After a long presence in the city, the Ministry of Defence is now in the process of leaving Bath. It has already begun to relocate staff to its site at Abbey Wood. Disposal of its Foxhill, Warminster Road and Ensleigh sites concluded in March 2013.

5.2 The sites were acquired by:

- Foxhill: Curo
- Ensleigh: Spitfire Developments - a subsidiary of IM Properties Plc
- Warminster Road: Square Bay

5.3 The Council is keen to ensure that all three sites are regenerated as housing led development sites. They should contribute to achieving the aspirations of the local communities as well as meeting the wider objectives of the Bath and North East Somerset Core Strategy.

5.4 To achieve this, the Council worked with the MoD and key stakeholders to produce Concept Statements for each of the three Bath MoD sites.

### **CONCEPT STATEMENTS**

5.5 Each Concept Statement guides how the regeneration of the site will protect the most important parts and deliver viable social, economic and environmental benefits. They outline:

- The vision for the site;
- The key planning and community priorities and requirements in their regeneration;
- How developers should engage with local communities once the sites have been sold and the design and planning of the sites begins.

5.6 The Concept Statements are based on sound evidence. They set out realistic requirements and priorities for developers to take into account in any future proposals. As part of their preparation, they were appraised for economic viability, and stakeholder engagement played an important part in shaping them.

5.7 The programme of stakeholder and community consultation was built into the process the drafting.

5.8 On 12<sup>th</sup> September 2012, the Concept Statements were endorsed by the Council for development management purposes, to inform the production of the Council's emerging Placemaking Plan. This provides the Council with a robust and sound policy position in ongoing discussions with developers. It sent a clear

message to prospective purchasers and developers as to the Council's requirements and expectations.

5.9 The consultation (during April/May 2012) enabled residents, community groups and businesses local to the sites to comment on the draft documents. Through this process, developers and investors have been strongly encouraged to be fully aware of the consultation comments, aspirations and concerns that were raised.

5.10 The Council's cabinet also considered the Concept Statements. It considered issues that were raised during the consultation process, including educational provision and our targets in relation to sustainable construction. The Cabinet endorsed the revised Concept Statements following consideration of the consultation comments.

### **MOD Site Update**

5.11 **Ensleigh:** The site comprises 10.35 ha, and occupies an exposed and prominent location on the Lansdown plateau. The surroundings are generally open in appearance: 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 located adjacent to the Green Belt and Cotswold AONB and sensitive to a number of important viewpoints.

5.12 The Council's Vision for this site is set out in the Concept Statement. It is for:

- delivery of a scheme that responds to the challenging requirements of such a visible and sensitive site.
- development that delivers significant numbers of high quality homes and achieves a 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.

5.13 The Council expects that the development will include a range of following key components, including:

- Approximately 350 new homes in a range of types and sizes, including 35% affordable housing;
- 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
- integrated formal open space;
- natural open space, including landscaping;
- A financial contribution to identified infrastructure, including a financial contribution towards provision of replacement employment provision to be allocated within the Bath area.

- 5.14 Following disposal by the MOD the holding has been split into two sites, one south of Granville Road (to be developed by Skanska) and the other north (to be developed jointly by Linden Homes and Bloor Homes). A detailed planning application for 39 homes (including 13 affordable) on the southern site was granted permission in December 2013 subject to conditions and s.106 agreement. The development will provide a mix of 1 and 2 bedroom flats and 4 and 5 bedroom houses. The affordable homes comprise (2 x 1 bed, 10 x 2 bed, 1 x 3 bed (wheelchair accessible) flats). Skanska have announced that they are disposing of their UK residential portfolio and so at this time it is not known who will implement the permission.
- 5.15 Pre-application discussions on the northern site have taken place and Linden/Bloor have held a public consultation event. The final mix of land uses on the site and number and type of homes has not yet been finalised and no formal application has yet been submitted. However, it is anticipated that the scheme will provide around 250 homes with a mix of 1, 2, 3, 4 and 5 bedroom homes (including affordable homes) and an 'Extra Care' facility (not Care Home) to provide affordable housing for older people, plus potentially small-scale retail space. An application is expected in early 2014.
- 5.16 A number of public consultation events have been undertaken by the applicants, outlining initial proposals. The feedback will be used to refine proposals, as well as formal pre-application feedback.
- 5.17 **Warminster Road:** 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.
- 5.18 The Council expects that the development will include a range of following key components, including:
- 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;
  - An aspiration for new bridges over the canal and railway.
  - A financial contribution to identified infrastructure.
- 5.19 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.
- 5.20 As with the MOD Ensleigh Site, there have been a number of community meetings and exhibitions, outlining initial proposals and seeking views on the development of the site.
- 5.21 Pre-application discussions are on-going between the Council and the developers Square Bay over the layout, extent and form of the proposed development and its response to the site's sensitive context, and prominence of the site in citywide views.



5.22 A planning application is expected to be submitted within the next 3 to 4 weeks.

5.23 **Foxhill** 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.

5.24 The Foxhill site was acquired by Curo. A separate report on this agenda updates on Curo developments, including Foxhill.

## 6 RATIONALE

6.1 The report is for noting. Consideration of the schemes as planning applications will be necessary when they are submitted, assessed against the relevant material considerations including the Concept Statements.

## 7 OTHER OPTIONS CONSIDERED

7.1 None.

## 8 CONSULTATION

8.1 Development Management – relevant case officers.

## 9 RISK MANAGEMENT

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

<b>Contact person</b>	<i>Jonathan Medlin 01225 477593</i>
<b>Background papers</b>	<i>MOD Concept Statements (see <a href="http://www.bathnes.gov.uk">www.bathnes.gov.uk</a>)</i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	

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## HOUSING AND MAJOR PROJECTS PDS FORWARD PLAN

This Forward Plan lists all the items coming to the Panel over the next few months.

Inevitably, some of the published information may change; Government guidance recognises that the plan is a best assessment, at the time of publication, of anticipated decision making. The online Forward Plan is updated regularly and can be seen on the Council's website at:

<http://democracy.bathnes.gov.uk/mgPlansHome.aspx?bcr=1>

The Forward Plan demonstrates the Council's commitment to openness and participation in decision making. It assists the Panel in planning their input to policy formulation and development, and in reviewing the work of the Cabinet.

*Should you wish to make representations, please contact the report author or Mark Durnford, Democratic Services (01225 394458). A formal agenda will be issued 5 clear working days before the meeting.*

*Agenda papers can be inspected on the Council's website and at the Guildhall (Bath), Hollies (Midsomer Norton), Riverside (Keynsham) and at Bath Central, Keynsham and Midsomer Norton public libraries.*

# Housing and Major Projects PDS Forward Plan

**Bath & North East Somerset Council**

Anticipated business at future Panel meetings

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 21ST JANUARY 2014</b>				
21 Jan 2014	HMP PDS	Curo Development Update		Ashley Ayre
21 Jan 2014	HMP PDS	Former MoD Sites	John Wilkinson Tel: 01225 396593	Louise Fradd
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 11TH MARCH 2014</b>				
11 Mar 2014	HMP PDS	Council Land Availability	Rob Scott Tel: 01225 477906	Andrew Pate
11 Mar 2014	HMP PDS	Leased Housing Stock	Mike Dawson Tel: 01225 396093	Andrew Pate
	HMP PDS	Bath Western Riverside	Derek Quilter Tel: 01225 477739	Andrew Pate
<b>FUTURE ITEMS</b>				
	HMP PDS	Commuted Sums	Graham Sabourn Tel: 01225 477949	

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
	HMP PDS	Somerset Valley		
The Forward Plan is administered by <b>DEMOCRATIC SERVICES</b> : Mark Durnford 01225 394458 Democratic_Services@bathnes.gov.uk				

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