

Bath & North East Somerset Council

MEETING:	Planning, Transport and Environment Policy Development and Scrutiny Panel
MEETING DATE:	15 May 2012
TITLE:	Draft Concept Statements for MoD sites in Bath
WARD:	ALL

AN OPEN PUBLIC ITEM

List of attachments to this report:

Appendix 1: draft Concept Statements for MoD Foxhill

Appendix 2: draft Concept Statements for MoD Warminster Road

Appendix 3: draft Concept Statements for MoD Ensleigh

1 THE ISSUE

1.1 At its meeting on 13 March 2012, the panel considered an update report on the draft MoD site Concept Statements. Since then the Cabinet has agreed the draft Concept Statements for the redevelopment of the MoD sites at Ensleigh, Foxhill and Warminster Road in Bath. The Panel also considered the proposals for public consultation. The Concept Statements are now undergoing a broad public consultation exercise and the Panel is now being asked for its views on the Concept Statements before they are reported back to Cabinet for endorsement in July.

2 RECOMMENDATION

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

2.1 Consider the draft Concept Statements for the redevelopment of the MoD sites at Ensleigh, Foxhill and Warminster Road and advise the Cabinet of any comments they wish to make on their content.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The preparation of the three Concept Statements is being funded from Planning Service Placemaking Plan budget in the Local Development Framework budget. Any additional funding required will be drawn from Development & Major Projects reserves subject to the appropriate approvals for the use of these reserves.
- 3.2 It is not currently envisaged that the Council will need to make a contribution to the redevelopment of these sites, other than that referred to in paragraph 2.1 above, for the preparation of Concept Statements. However, the Council will need to prioritise the infrastructure provision to be supported by developer contributions. The draft Concept Statements start this process by identifying key infrastructure requirements associated with the development of each of the three sites.
- 3.3 Based on the (Strategic Housing Land Availability Assessment) SHLAA the three sites have the capacity of generating up to £10.5 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.

4.0 THE REPORT

Introduction

- 4.1 The three MOD sites are of significant importance to Bath and North East Somerset in terms of new housing supply. They form a key part of the Core Strategy approach of focussing development on brownfield land to limit urban expansion onto greenfield sites. The sites are identified within the SHLAA as providing around 20% of Bath's supply in the period up to 2026.
- 4.2 Relocation of staff to MOD Abbey Wood has already commenced with the MOD expecting to have vacated the sites by March 2013, although a portion of the Ensleigh site is anticipated to remain in active MOD use until approximately 2018. The MOD intends to start marketing the sites from September 2012.

Project Governance

- 4.3 An officer steering group has been formed that includes senior representatives from the MOD, Bath & North East Somerset Council and the Homes and Communities Agency. The role of the Steering Group is to provide overall project direction to the project and to make or ratify key project decisions.

Concept Statements: Contents and Objectives

- 4.4 For sites such as these, the Council would normally prepare formal planning policy through a Development Plan Document (DPD) but because there is insufficient time in the disposal timescale to complete this statutory process, the Concept Statements are being prepared. However, the Concept Statements are the first stage in the preparation of the Council's Placemaking Plan (Site Allocations DPD) and their preparation will be 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.

- 4.5 The Concept Statements are not detailed site briefs or masterplans. Instead, they set out the high level development principles to assist developers in the formulation of proposals for each site. The Concept Statements will highlight the relevant evidence base as well as highlighting what further work is required. They will assist developers in what is required to create sense of place and quality whilst also maximising the development potential of each site.
- 4.6 The Concept Statements will set out in a concise manner:
- The aspirations for each site,
 - The key planning priorities and requirements for new development as they relate to each site,
 - The process setting out how developers (once the sites have been sold) should engage with local communities.
- 4.7 Preparation of the Concept Statements is intended to 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.

Partnership working

- 4.8 As the Concept Statements will ultimately affect the value of the three sites, it is important to ensure the MoD remain committed to partnership working and support the content of the Statements. In addition to the Statement of Intent (section 3 above), a verification process has been agreed with the MoD.
- 4.9 The MoD has agreed to provide its own resources for the verification of the Council's baseline analysis together with resources to support community and stakeholder consultation, where appropriate.

Timetable

- 4.10 A project plan has been agreed with the MOD to enable the three Concept Statements to be prepared and agreed by the Council to meet with MoD's disposal timescales. Following the public consultation in April to May, the Concept Statements will be reviewed and reported to Cabinet in July for endorsement.

5.0 RISK MANAGEMENT

- 5.1 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.
- 5.2 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 is the first part of preparing the statutory Placemaking Plan which will afford them sufficient planning weight at this stage.

6.0 EQUALITIES

- 6.1 An Equality Impact Assessment (EqIA) has been completed. No adverse or other significant issues were found.
- 6.2 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.
- 6.3 In accordance with the Council's Statement of Community Involvement, The public consultation process has been designed to ensure that a wide range of people and groups as possible have the opportunity to engage in the process

7.0 CONSULTATION

- 7.1 *Ward Councillor; Cabinet members; Parish Council; Overview & Scrutiny Panel; Staff; Other B&NES Services; 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*
- 7.2 At the meeting on 13th March, PTE Scrutiny Panel gave its approval to the public consultation process.

8.0 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*

9.0 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.

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Background papers	B&NES Core Strategy (Submission Version 2011) B&NES Strategic Housing Land Availability Assessment 2011

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