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**To: All Members of the Planning, Housing and Economic Development Policy  
Development and Scrutiny Panel**

Councillor Rob Appleyard  
Councillor Barry Macrae  
Councillor Colin Blackburn  
Councillor Lisa O'Brien  
Councillor Fiona Darey  
Councillor Cherry Beath  
Councillor David Veale

Chief Executive and other appropriate officers  
Press and Public

Dear Member

**Planning, Housing and Economic Development Policy Development and Scrutiny Panel:  
Tuesday, 1st March, 2016**

You are invited to attend a meeting of the **Planning, Housing and Economic Development  
Policy Development and Scrutiny Panel**, to be held on **Tuesday, 1st March, 2016 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** - Reception: Civic Centre - Keynsham, Guildhall - Bath, The Hollies - Midsomer Norton. Bath Central and Midsomer Norton public libraries.

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

## 4. Recording at Meetings:-

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators.

To comply with the Data Protection Act 1998, we require the consent of parents or guardians before filming children or young people. For more information, please speak to the camera operator

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- 5. Attendance Register:** Members should sign the Register which will be circulated at the meeting.

**6. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.**

**7. 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, Housing and Economic Development Policy Development and Scrutiny Panel -  
Tuesday, 1st March, 2016**

**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 Chairman 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 or a member of his staff 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 - 5TH JANUARY 2016 (Pages 7 - 20)

8. CABINET MEMBER UPDATE

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

9. FOXHILL REGENERATION CHARTER - DRAFT FOR CONSULTATION (Pages 21 - 46)

The Charter requires approval as a consultation draft prior to engagement work with the Community and Stakeholders. Paul Brockway from Atlas will present the Charter to Members and engage in discussion around its key issues and ambitions. Presentation slides are attached.

10. BATH ENTERPRISE AREAS (INC. SOMER VALLEY) (Pages 47 - 64)

This paper presents the Policy Development and Scrutiny Panel with updates in relation to the Bath Enterprise Area programme.

Presentation slides are attached.

11. DIGITAL B&NES (Pages 65 - 86)

The Panel has requested a progress update on the implementation of the Digital BANES programme 2015-2020. The report outlines progress in 2015/16 and planned actions for 2016/17. Presentation slides are attached.

12. SKILLS & APPRENTICESHIPS PROGRAMME (Pages 87 - 106)

A programme of work has been defined to ensure that the opportunities arising from economic growth within the district between now and 2030 are harnessed for the benefit of our residents. Our residents are a key asset, contributing to productivity growth: residents' skills must match business need to meet our growth targets. Members will receive a presentation on the priority actions which are being progressed to assist in delivering the Employment & Skills Action Plan.

Presentation slides are attached.

13. PANEL WORKPLAN (Pages 107 - 112)

This report presents the latest workplan for the Panel. Any suggestions for further items or amendments to the current programme will be logged and scheduled in consultation with the Panel's Chair and supporting officers.

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

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Bath and North East Somerset Council

**PLANNING, HOUSING AND ECONOMIC DEVELOPMENT POLICY DEVELOPMENT  
AND SCRUTINY PANEL**

**Minutes of the Meeting held**

Tuesday, 5th January, 2016, 2.00 pm

**Bath and North East Somerset Councillors:** Rob Appleyard (Chair), Barry Macrae (Vice-Chair), Colin Blackburn, Lisa O'Brien, Fiona Darey, Paul Crossley (In place of Cherry Beath) and David Veale

**Officers :** Lisa Bartlett (Divisional Director for Development), Simon de Beer (Group Manager for Policy & Environment), Graham Sabourn (Head of Housing) and Richard Walker (Planning Officer)

**Cabinet Members in attendance:** Councillor Liz Richardson (Cabinet Member for Homes & Planning) and Councillor Patrick Anketell-Jones (Cabinet Member for Economic Development)

**35 WELCOME AND INTRODUCTIONS**

The Chairman welcomed everyone to the meeting.

**36 EMERGENCY EVACUATION PROCEDURE**

The Chairman drew attention to the emergency evacuation procedure.

**37 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Councillor Cherry Beath had sent her apologies to the Panel, Councillor Paul Crossley was present as her substitute for the duration of the meeting.

**38 DECLARATIONS OF INTEREST**

Councillor Fiona Darey declared an other interest with regard to Agenda Item 12 (Student Accommodation) as she is a tutor at the University of Bath.

The Chairman, Councillor Rob Appleyard declared a disclosable pecuniary interest during Agenda Item 8 (Cabinet Member Update) as he is a Director of Curo.

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

There was none.

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

Robin Kerr, Chairman of the Federation of Bath Residents' Associations (FoBRA) made a statement to the Panel on the subject of the Placemaking Plan. A copy of the statement can be found on the Panel's Minute Book, a summary is set out below.

*FoBRA has been tracking the Placemaking Plan for some years, as we did the Core Strategy. We have contributed to its long development assiduously, meeting with officers and probably making more comments than any other body. Its importance to Bath residents is obvious, but it is lengthy and complicated.*

*From the beginning we have wanted a Student Housing Policy, my colleague Chris Beezley is going to speak about this further later, but that duty cannot be shirked. The seemingly unstoppable expansion of our two universities, however desirable, is a ticking time-bomb threatening our citizens' ability to find homes or jobs here and placing further pressure on the Green Belt.*

*We also want to see space standards for market housing. About half of English Authorities impose minimum space standards on new commercial housing, but not B&NES, with the result that many of our new-build houses are cramped, often with less space than social housing.*

*Lastly, flooding risk, there is much in the Plan about mitigation of this risk in the Enterprise Areas, which is understandable, as otherwise no development would take place in them. However, there is a considerable likelihood some 2000 existing homes upstream, many of them Listed, and of great importance to World Heritage, yet this is hardly mentioned and no practical measures are proposed to deal with it.*

*Moreover, in the sections on development sites in Central Riverside and Manvers Street mitigation is planned for the development parts, but, scandalously, nothing for the existing properties close by, thereby condemning them to damage. In all fairness this has to be rectified and money found to carry out the necessary work.*

Councillor Barry Macrae commented that in a previous representation to the Panel the Environment Agency had clearly stated that upstream flooding would not be a problem.

Ian Herve, Abbey Ward Flood Group made a statement to the Panel on the subject of the Placemaking Plan. A copy of the statement can be found on the Panel's Minute Book, a summary is set out below.

*Throughout this Draft Placemaking Plan there are many contradictory statements and much wishful thinking where flood risk in Bath is concerned. In the Bath subsection of this Plan, paragraph 122 states that the Recreation Ground "Functions as an important storage area during flood events".*

*All well and good you might say except for one missing piece of information. The flood risk maps for that area. These can be viewed on the B&NES website in the 2013 Black and Veatch Technical Note for the Bath Quays Project.*



*This shows the actual flooded areas for various Annual Probability return risk events. The Rec does indeed flood at a low risk event of a 1:25 year flow but so do the neighbouring properties. As the water rises the neat line drawn on the B&NES map does not define the flooded area.*

*This effectively means that it is now council policy to designate the basement flats of Johnstone Street, Great Pulteney Street, the houses in Pulteney Mews, those along Pulteney Road to the south of the railway bridge, Broadway and the Dolemeads and of course, Widcombe School as “important flood storage”.*

*The Environment Agency predicts that this risk will increase by 10% by 2040. This Placemaking Plan predicts that by 2020 “winter precipitation could increase by up 18% and be more intense”.*

*Paragraph 21 states that the “Council will encourage and support residents throughout Bath”. We would argue that a key element of that support has to be a more thorough recognition of the flooding risks and concrete and funded proposals for protecting the whole city, not merely sites planned for development.*

Councillor Fiona Darey said that she was aware of the concerns of Walcot residents and that a further meeting would be of benefit so that they could ask questions to the Environment Agency.

The Chairman said that he felt it was a matter that the Panel could review at a future meeting.

Chris Beezley made a statement to the Panel on the subject of Student Accommodation in Bath. A copy of the statement can be found on the Panel’s Minute Book, a summary is set out below.

*For over 10 years FoBRA has been pressing B&NES to adopt a Student Housing Strategy. With the Placemaking Plan (PMP) reporting 24,000 students now, forecast to rise to 32,000 within 5 years, B&NES has acknowledged FoBRA’s concerns:*

- *that there will be considerable and ever-increasing pressure for private sector student accommodation for the foreseeable future;*
- *that Bath ‘over performs as a host to Higher Education’ (para.252);*
- *that student accommodation ‘is one of the most high profile issues affecting Bath’(para.221);*
- *that student accommodation is ‘clearly a matter that requires policy direction at a strategic and site specific level.’ (para.233); and*
- *that, as early as 2020, even with 1,000 further campus beds, there could be a shortfall of 5,000 private sector beds (para.229)*

*and yet it refuses to advocate a Student Housing Strategy (para.234).*

*The Plan proposes little scope for further accommodation blocks, and there is no indication that the universities will scale back their growth aspirations or risk building more campus bedrooms than the usual demand from new students justifies. This means that more students could find themselves homeless (a trend that has already started at the University of Bath this year) as demand for additional HMOs approaches 1,250, that is 250 per year over the next 5 years.*

*To put this into context, the Government's net additional housing allocation to Bath of 7,020 equates to 390 per year. FoBRA suggests that homeless students and/or a build rate of 640 new dwellings per year to achieve the target figure of 390 would be unsustainable, and is likely to render the PMP 'unsound'.*

*Where in the PMP does it state how the universities intend to house their future students or what increase in HMO numbers would be sustainable? Nowhere. That is why FoBRA believes that a Student Housing Strategy is so desperately needed.*

*FoBRA therefore seeks this Scrutiny Panel's assurance that the long-overdue Student Housing Strategy is now developed as a matter of urgency, is regularly reviewed, engaging openly with the universities and residents, and that the Placemaking Plan and its reviews are guided by it.*

Neil Latham, Bath Spa University made a statement to the Panel on the subject of Student Accommodation in Bath. A copy of the statement can be found on the Panel's Minute Book, a summary is set out below.

*I would like to start by confirming the University's desire to work with the Council and the community in developing our plans for student housing in the city and wider region. In 2012, the University did not object to the Article 4 proposals about restrictions on the development of houses of multiple occupation (HMOs), recognising the impact in wards such as Oldfield Park and Westmoreland. In 2016, we hope to see our continued contribution to the dialogue around student housing.*

*The data presented in sections 5.10 to 5.15 of the paper does not align with our own projections, which indicate much more modest growth. We will be preparing a full response to the Placemaking Plan consultation and would welcome a meeting with the Council to jointly update the student number projections and housing estimates. In summary, by 2020/21 our estimated number of additional bedspaces is approximately 1,100 (equivalent to around two Green Park House sized developments or three Twerton Mill developments) rather than the 3,895 quoted.*

*Conscious of the impact HMOs have on the city, we are in the early stages of planning a pilot scheme to house some continuing students (i.e. 2<sup>nd</sup> and 3<sup>rd</sup> year undergraduates).*

*We recognise that all new accommodation does not need to be in the city. We have excellent transport links into Bath, particularly on the routes from Bristol. We would welcome the opportunity to discuss possible sites with the Council that fall along those key transport routes into the city.*

*We therefore believe that Bath does not 'over perform' as a host to higher education as some people have suggested, and has the capacity to benefit from some further carefully managed expansion.*

*I would like to close by saying that our students are an extremely important part of this community. They don't just contribute economically, but bring a wealth of creativity and innovation, and also contribute to the cultural life of Bath.*

Councillor Paul Crossley asked what % of students still live at home while studying at the university.

Neil Latham replied that 7% of students are from Bath and live at home, whilst 27% of students live outside of the city but remain in family accommodation.

Councillor Paul Crossley asked if he had a timescale for the proposals relating to 2<sup>nd</sup> and 3<sup>rd</sup> year students.

Neil Latham replied that ideas were at the early planning stages.

Councillor Barry Macrae commented that he was concerned over possible new sites being developed along the A4 as this would add to traffic congestion.

Neil Latham replied that any development in Corsham would be in relation to the 50 post graduate places for that site and enable students to live and study there. He added that in terms of Keynsham sites there would be no car parking at any halls and use of public transport would be highly encouraged.

#### **41 MINUTES - 24TH NOVEMBER 2015**

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

#### **42 CABINET MEMBER UPDATE**

The Head of Housing informed the Panel that the Housing Zone capacity funding bid to DCLG to provide resident support, a viability assessment and a full time Project Officer to manage the Council's involvement in the regeneration of Foxhill and the development of Mulberry Park had been successful. He added that the level of detail was not known at this stage, but the figure was £313,000.

Councillor Paul Crossley asked in terms of gypsy and traveller sites what the unmet demand of the travelling community is.

The Head of Housing replied that the full transit need had been met and that they were 10 permanent pitches short from what was originally identified.

The Group Manager for Policy & Environment added that identifying new pitches was in the work programme for the coming 2 to 3 years and that an options document could be published towards the end of 2016 or the beginning of 2017.

Councillor Lisa O'Brien said that she was pleased to read about the successful remodeling and extension of a property in Keynsham, but that she was aware of a similar property that was having difficulty in securing funding.

The Head of Housing said that he was aware of the case referred to by Councillor O'Brien as the costs were higher than the current threshold for funding. He added that low interest loans are available in these circumstances providing security can be given.

The Head of Housing informed the Panel that the annual estimate of rough sleeper numbers was carried out in November in partnership with DHI Reach and Julian House. Twenty two people were identified as rough sleeping, which is a reduction from twenty seven in 2014 and thirty three in 2013.

He said that the Government funding stream for this service was due to end in March 2016. However, the Supporting People & Commissioning Team has confirmed that new funding has been identified for 2016/17.

#### **43 WEST OF ENGLAND JOINT SPATIAL PLAN**

The Group Manager for Policy & Environment introduced this item to the Panel. He explained that the Joint Spatial Plan (JSP) is being prepared by the officers of the four UAs and that the costs of which are being managed within existing budgets. However, additional funding has been required to procure specialist expertise and for the public consultation process. It is proposed that this will be funded during 2015/16 from reserves.

He stated that the Joint Transport Study (JTS) is being undertaken by Atkins on behalf of the West of England Councils. The need for additional resource input from Atkins is presently being reviewed, to support the initial transport assessment of JSP options. This is likely to entail a small additional funding requirement from B&NES and the other UAs, the source for which will be identified and approval sought through usual process prior to any further commitment.

He said that chapter 3 of the document sets out the evidence on the quantum of development that needs to be accommodated. In summary, the Wider Bristol Strategic Housing Market Assessment (SHMA) identifies that around 85,000 dwellings are needed between 2016 and 2036. Around 56,000 are already identified in existing plans leaving around 30,000 still to find. The affordable housing needed between 2016 and 2036 is around 30,000 of which around 20,000 still need to be identified.

He added that the JTS is being undertaken alongside the JSP with complementary milestones. The first stage of the JTS has assessed the performance of the current transport network, study objectives and outline concepts for investment in improving the transport network. In addition, the Issues and Options document includes a commentary on transport issues and a transport-focused spatial scenario.

He informed the Panel that the consultation period closes on January 29<sup>th</sup> 2016 and that a draft Plan could be expected towards the middle of this year.

Councillor Paul Crossley asked if the 'vision' within the Plan had been adopted by any of the four UAs. He stated that he did not agree with it in its entirety.

The Group Manager for Policy & Environment replied that this vision had taken key points from existing versions across the four UAs based upon the agreed Strategic Economic Plan, but that no overall agreement for it had yet been received.

Councillor Paul Crossley commented that the housing shortfall in his opinion was through Bristol's inability and their lacking of a High Buildings Strategy.

The Group Manager for Policy & Environment replied that the three other authorities encouraged Bristol to complete work relating to urban intensification and that they have acknowledged there is a need for a "step change" in their approach.

Councillor Lisa O'Brien commented that she felt it was a rose tinted vision that was over ambitious and not a solid blueprint. She asked if any consideration had been given to discussing development outside of the four UAs, Monmouthshire for example.

The Group Manager for Policy & Environment replied that discussions have only been in relation to the prescribed areas of the SHMA.

Councillor Lisa O'Brien said that she was aware of a number of people that are choosing to live in lower cost homes in Wales and then commute into the area for work. She added that she didn't feel that this element should be ruled out.

The Divisional Director for Development replied that there was a strict process to this work and that the needs of the identified areas must be met first. She added that there were 2 to 3 phases to the process and that discussions were ongoing between the UAs.

Councillor Paul Crossley commented that action should be taken on sites that have planning permission, but have not been developed. He said that it was also too easy to convert employment sites into housing.

The Divisional Director for Development replied that they have highlighted the issue of change of use to the Government as a problem locally.

Councillor Barry Macrae said that he would like to see a timeline of events published for these documents. He added that the needs of our residents must be protected with the correct infrastructure in place.

Councillor Fiona Darey asked if Bristol were truly aware of their need to change.

The Group Manager for Policy & Environment replied that they were and that we were awaiting their Urban Intensification document. He said that this was expected in January / February and could be shared with the Panel.

Councillor Lisa O'Brien said that in her opinion the area of North West Bristol / Severnside was the ideal area for development of housing and employment sites. She added that she wished to applaud the Joint Transport work that had been carried out

The Chairman asked if there was a hierarchy to the documents involved in this work area.

The Group Manager for Policy & Environment replied that the recently adopted Local Plan takes precedent and that the JSP would guide further Core Strategy work.

The Panel **RESOLVED** to ask that their comments on the West of England Joint Spatial Plan Issues and Options Document and the Joint Transport Study be taken into consideration as part of the consultation process.

#### **44 DRAFT PLACEMAKING PLAN FOR BATH & NORTH EAST SOMERSET**

The Group Manager for Policy & Environment introduced this item to the Panel, He explained that the draft Placemaking Plan includes;

- Spatial frameworks for Bath, Keynsham, the Somer Valley & the Rural Areas. It allocates sites for development where these are necessary to deliver the strategy, setting out the required land-use mix and the development principles.
- Designations where there is a need to identify and protect valued assets, such as important open hillsides or Local Green Space
- Identifies schemes to be implemented such as road or cycleway improvements
- Generic criteria-based planning policies

He said that the consultation period ends on 3<sup>rd</sup> February 2016 and any comments from the Panel can be taken into account as part of the forthcoming examination process.

He stated that in Bath, the key issue is how to facilitate the Council's ambitions for growth and change in a relatively small city, recognized for its unique heritage and environment and constrained by the Green Belt. The development of the spatial strategy has therefore required that the Council make choices, in order to ensure its key priorities are met. The Plan reflects the ambitions of the Economic Strategy the Housing & Well-being Strategy and the Bath Transport Strategy. In particular the proposals of the Bath Enterprise Area Masterplan have been formalised. The Plan highlights the transport interventions that are needed to realise the District's growth proposals.

In Keynsham, the Plan seeks to build on the growing strengths of the town, providing a Masterplan for future change. This takes account of the significant growth contained in the Core Strategy. It seeks to consolidate this growth and address the identified key issues facing the town. It includes the allocation of Riverside for mixed use, residential led development including a replacement Leisure Centre. He said that a key element of the strategy for the town is the need to regenerate the High Street and the Plan includes a number of policies to achieve this.

In the Somer Valley, the Plan focuses on regeneration in light of the Core Strategy objectives of seeking a greater balance between homes and jobs. Both Midsomer Norton and Westfield are preparing their own Neighbourhood Plans and the Placemaking Plan complements the Neighbourhood Plans.

In the rural areas, B&NES has worked closely with the parishes to produce spatial frameworks for inclusion either in the Placemaking Plan or in their own Neighbourhood Plans. The approach has been to identify locations for new

development where required in consultation with the local communities whilst identifying the key environmental assets for protection and conservation.

Councillor Paul Crossley questioned the need for approx. 30,000 m<sup>2</sup> of comparison retail up until 2029 as a vast majority of people now do their shopping on the internet.

The Group Manager for Policy & Environment replied that this recommendation was within the Plan following advice that had been sought by retail experts.

Councillor Lisa O'Brien commented that whilst internet sales were obviously massive a great number of people still look at items in shops prior to purchasing. She added that to some the whole process of shopping remains an aspect of enjoyment and a pleasurable leisure experience.

The Chairman asked if the Council has a policy that controls the heights of buildings within the City.

The Group Manager for Policy & Environment replied that a study had been previously carried out and that this evidence base had been used to formulate the policies in the Draft Plan.

The Chairman asked if as the views of officers and developers will differ would it not be better to firm up our position through a policy.

The Divisional Director for Development said that the Building Heights Study was a thorough piece of work and it has been and would continue to be used by developers and officers to assess development with the benefit of the new draft policies.

Councillor Fiona Darey said that she thought the Plan was an impressive document but asked why there was a lack of guidelines on room areas / heights.

The Group Manager for Policy & Environment replied that including space standards within the Plan was considered but the approach is not supported by Government guidance.

The Panel **RESOLVED** to ask that their comments on the Pre-submission Draft Placemaking Plan be taken into account during this consultation process.

## **45 NEIGHBOURHOOD PLANNING**

The Divisional Director for Development introduced this item. She explained that the Council has worked closely with local communities in both preparing neighbourhood plans and on the Placemaking Plan. She stated that there are currently three 'made' plans which have been brought into force (Stowey Sutton, Freshford & Limpley Stoke and Clutton) and another 10 plans under preparation with 6-7 expected to be 'made' by the end of 2016.

She said that a number of the Parish and Town Councils have sought to allocate sites or designate local green spaces via the Placemaking Plan rather than through a Neighbourhood Plan. This is an efficient way for the Parish and Town Councils to

impact on development locally without incurring the additional work of a Neighbourhood Plan.

The Chairman asked if these Parish & Town Councils were still able to receive CIL funding.

The Divisional Director for Development replied that once the Neighbourhood Plan is made (adopted), a parish will receive 25% of CIL payments for development within their Neighbourhood Area, in line with the CIL Regulations (rather than the typical 15%).

The Panel **RESOLVED** to note the current position on Neighbourhood Planning in B&NES.

#### **46 STUDENT ACCOMMODATION - SCENE SETTING**

The Chairman commented that he welcomed this report as decisions need to be made on how we work in the future regarding this subject.

The Divisional Director for Development introduced the report to the Panel. She explained that at the time of the preparation, examination and adoption of the Core Strategy in 2013/14 the combined published growth forecasts/corporate plans of both institutions were lower than the growth rates achieved prior to 2011.

She said that the data provided by the University of Bath (UoB) in July 2015 shows that it aspires to grow from around 14,000 registered students in 2011/12 to around 19,300 in 2020/21. The forecast growth is very much set to be oriented towards full time study, which generates the greatest need for further study bedrooms. The aspiration is therefore for 5,300 more students and this would equate to a need for 4,700 more bed spaces to 2020/21.

She said that the data provided by Bath Spa University (BSU) between March and July 2015 lacks clarity in respect of future changes in actual students, their mode of study and accommodation needs revising. She added that in its representations at Options stage it stated that it aspired to grow from 6,632 FTEs (full time equivalents) in 2014/15 to 10,500 FTEs in 2020/21. This was broken down by year group but not mode of study. In response to the Council's request to back date FTEs figures to 2011/12 the University provided a figure of 6,060. Total aspired to FTE change for the current decade is therefore around 4,500.

She stated that on the basis of the representations received at the Placemaking Plan Options Stage (Jan- July 2015) it is prudent for the Development Plan to assume in total that:

- aspired to enrolment would see numbers increase from around 22,500 to around 31,700 (+9,200) to 2020/21
- accommodation needs would increase from 16,300 to 24,800 (+8,500)
- that these figures are only to 2020/21 and that if they are not achieved by then, that they may be achieved later in the Plan period. If they are achieved then further growth may be aspired to later in the plan period.



She explained that in December 2015, the Council had taken into account dedicated new supply (on and off-campus) that has been built since 2011, is under construction or is permitted, and estimated additional capacity of not more than 1,000 within specific areas currently shown for accommodation development in the UoB masterplan (2014 update). Exclusive use developments yield around 3,000 bed spaces (1,700 to UoB and 1,300 to BSU). A further 944 bedspaces that are built, under construction or permitted are currently or potentially available to any student.

She said that the Council still seeks to enable, as far as possible, the continued success of The UoB and BSU and the contribution they make to the city's identity, profile and employment base, and their wider contribution to the UK skilled workforce and GVA. However, in terms of the strategy for Bath, the University development requirements and aspirations form part of a whole suite of demands on a highly constrained city, which is a relatively small as a host for two universities and which has a limited land supply for meeting all development needs in full.

She stated that the development of new academic space and student accommodation are clearly matters that require policy direction in the Local Plan at a strategic and site specific level. The Council is mindful that the growth in student numbers has not been accompanied by sufficient on-campus study bedrooms but that the associated expansion of the student lettings market (which the National Planning Practice Guidance or NPPG allows as part of the solution to student housing issues) has diminished the 'normal' housing stock of the city, cancelling out, in part, gross additions to the stock. She added that whilst a student HMO sector is a common feature of University towns its current size in relation to Bath is already a cause for concern and the idea of it increasing further exacerbates this concern for interest groups including residents associations and those seeking to secure a house to rent or buy. The issues relate to the retention of mixed neighbourhoods in the city and also the maintenance of the conventional stock of residential properties from a strategic perspective.

She said that some stakeholders have requested a dedicated student accommodation strategy to inform planning policy. In the Council's view the reality for Bath is that the approach to this issue cannot stand alone outside of an overall integrated suite of planning policies for the whole city that considers and balances all uses and all issues.

She informed the Panel that site allocation policies have been made for the UoB campus at Claverton Down (including the Sulis Club) and for BSU campus (but not including Sion Hill for which generic development management policies will be used to manage change). The UoB's and BSU's work in preparing and consulting on estate and campus masterplans demonstrates the value of proceeding on a strategic basis and has provided part of the evidence base to inform planning policy for future development.

Councillor Barry Macrae said that he agreed with the view that this matter cannot be discussed in isolation. He added that the loss of communities is a concern and that if accommodation sites were to move to rural areas and students were to then commute what effect would this have on other members of the public.

He called for the Universities to contribute fully to this process and welcomed any subsequent debate on the matter.

Councillor Lisa O'Brien asked if the true cost of the summer lettings option had been configured.

The Planning Officer replied that this had not been carried out yet as aspirations can go up and down. He added that sites along the river corridor were being sought. Councillor Paul Crossley asked if any firm proposals had been put forward for the BMW site on the Lower Bristol Road.

The Planning Officer replied that no definitive proposal had been received.

The Chairman asked if a Memorandum of Understanding should be sought between the Council and the Universities to have a holding number of students for a period of time.

The Divisional Director for Development replied that ongoing discussions were taking place with both Universities.

The Planning Officer added that he was aware that Bath Spa University had taken part in a number of discussions with the Council over the past few years.

Councillor Colin Blackburn asked if there had been any studies regarding the possibility of returning current HMOs into regular housing stock.

The Planning Officer replied that he felt it was unlikely that any current HMO would return to its former state.

Councillor Colin Blackburn said that he would be keen to see the Council's thoughts on extending the Article 4 direction to other parts of the City.

Councillor Fiona Darey asked if it was possible to define under the licence the category of residents that live in a particular HMO e.g. Young professionals / students.

The Divisional Director for Development replied that the Planning process does not allow the Council to be that descriptive.

Councillor Paul Crossley said that he endorsed the views of Councillor Blackburn regarding extending the Article 4 direction. He added that it was important for the standards of the property and the responsibilities of the landlord to be identified.

Councillor Liz Richardson, Cabinet Member for Homes & Planning commented that some discussions on this matter have taken place within the Local Development Framework Steering Group. She added that she felt that there were still some properties within the area that are not licensed.

The Chairman asked if officers were supportive of the role that HMOs currently play within the Council.

The Divisional Director for Development replied that the matter of HMOs should not be seen solely as a student issue. She added that she would discuss the SPD with Councillor Richardson.

Councillor Colin Blackburn said that he would welcome further discussion on the matter as he believed that HMOs for young professionals were invaluable.

Neil Latham stated that Bath Spa University would be writing a written contribution as part of the current consultation on the Draft Placemaking Plan.

The Panel **RESOLVED** to ask that their comments on the strategy contained in the Draft Placemaking Plan for responding to the demands for student accommodation be taken into account.

**47 PANEL WORKPLAN**

The Panel confirmed their current workplan as printed in the agenda pack.

The meeting ended at 5.05 pm

Chair(person) .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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<b>Bath &amp; North East Somerset Council</b>		
MEETING/ DECISION MAKER:	<b>Planning, Housing and Economic Development PDS Panel</b>	
MEETING/ DECISION DATE:	<b>Tuesday 1<sup>st</sup> March 2016</b>	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2833
TITLE:	<b>Draft Foxhill Regeneration and Development Charter</b>	
WARD:	Combe Down	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b>		
Consultation Draft of the Foxhill Regeneration and Development Charter		

## **1 THE ISSUE**

- 1.1 The draft Foxhill Regeneration and Development Charter, developed by the Homes and Communities Agency Advisory Team for Large Applications (ATLAS) in conjunction with Bath and North East Somerset Council and Curo, aims to firmly set the high level ambitions of both organisations for the regeneration of Foxhill.

The Charter requires approval as a consultation draft prior to engagement work with the Community and Stakeholders. Paul Brockway from Atlas will present the Charter to Members and engage in discussion around its key issues and ambitions.

## **2 RECOMMENDATION**

- 2.1 That the Draft Foxhill Regeneration and Development Charter is debated and the record of the discussion taken to support the independent consultation exercise being carried out by Atlas.

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

- 3.1 There are no direct resource implications around approval of the draft charter for consultation. Community engagement and consultation costs are being met by Housing Zone capacity funding awarded directly to ATLAS.
- 3.2 There are no staffing implications around engagement and consultation on the Charter that cannot be met within existing capacity.
- 3.3 The Ambitions articulated in the Charter will provide a framework to determine how the Council may direct future resources into the Foxhill regeneration, if available. The scale of potential revenue implications will be considered as part of

any future project assessment and appropriate approvals will be sought on a project by project basis as required.

- 3.4 Funding has been secured for a project management officer post within the Council to support the delivery of the Charter and the Government's Housing Zone targets.

## **4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

- 4.1 The Charter is the articulation of the agreed ambitions of Curo and Bath and North East Somerset Council in their respective roles as land owner and Local Authority. It is not a planning document nor is it proposed to adopt the Charter in any formal policy.

- 4.2 The Ambitions in the Charter will advise and underpin potential future investment decisions, targeting of staffing resources and potential partnership development work with outside agencies. Future decision-making will be taken through the appropriate approval processes with statutory requirements and responsibilities, options and risks assessed as needed.

- 4.3 Delivery of the Foxhill Housing Zone is essentially focused on meeting an accelerated completion of new homes. This contributes to Core Strategy house building targets and delivery of affordable housing.

- 4.4 The wider regeneration aspects of the Housing Zone, which are outlined and underpinned by the Charter, reflect the need to improve the health outcomes and socio-economic performance of Foxhill as a place to live.

## **5 THE REPORT**

- 5.1 The Foxhill Housing Zone comprises the redevelopment of the former MOD site for 700 new homes (Mulberry Park) and the regeneration of the neighbouring post war Foxhill estate which will deliver additional new homes, alongside wider community, social and economic regeneration activities.

- 5.2 Outline planning consent and a detailed first phase consent has been achieved for Mulberry Park. Attention is now turning to plans for significant redevelopment and regeneration on the Foxhill estate.

- 5.3 The draft Foxhill Regeneration Charter has been developed over a series of 3 workshops between November 2015 and January 2016 run by ATLAS with Cabinet, Ward members and senior officers from the Council and the Curo Senior Management team.

- 5.4 The purpose of the workshops and the resulting Charter is to establish a baseline of understanding of the issues surrounding regeneration of Foxhill, the opportunities for intervention created by the development of Mulberry Park ) and to agree a set of underlying ambitions for the area.

- 5.5 These agreed ambitions will help the Council respond effectively and consistently to policy, investment and other decision making requirements as the masterplanning of the regeneration of Foxhill gets underway and long into the future once development commences.

5.6 The 4 key ambitions identified for the Foxhill Housing Zone are:

- **Communities:** ‘communities which continue to be proud of themselves and the local neighbourhood’
- **Connections:** ‘a neighbourhood which is well connected and fully integrated with its surroundings’
- **Housing Choice:** ‘a destination where people choose to come to live and then want to stay’
- **Quality of Place:** ‘A vibrant neighbourhood with a mix of uses and a strong local economy’

5.7 The Charter will help to de-risk much of the work coming forward through the Foxhill Housing Zone. In particular it should firmly set the joint high level ambitions and provide a mandate for Curo and the Council to work together, ensuring that the Housing Zone is delivered appropriately and effectively.

5.8 The draft Charter is going forward to community and stakeholder consultation and engagement during Feb 2016. ATLAS are commissioning independent consultants to undertake this work which will be scoped in collaboration with Curo and the Council. This will include engagement with Members through Planning Homes and Economic Development Policy Development and Scrutiny Panel and with the Council’s political Groups.

5.9 Following this period of consultation, the Charter will be used to underpin a community-focussed masterplanning exercise for the regeneration of the Foxhill estate that will take an options appraisal approach to balance constraints to development with preferred community outcomes.

## 6 RATIONALE

6.1 There is a need to demonstrate a series of shared ambitions with Curo prior to the extensive and complex masterplanning work to come. This Charter, and the Council’s formal support of its Ambitions, will clearly set the joint ambitions of Curo and B&NES as discussions on masterplanning commences, leading to a formal planning application in due course.

## 7 OTHER OPTIONS CONSIDERED

For the Council not to engage with Curo on the regeneration plans for Foxhill outside of statutory LPA functions. Such an option has not been proposed as it:

- a) presents significant risk to the delivery of Housing Zone targets for accelerated housing completions
- b) reduces the opportunity for the regeneration to support wider Corporate priorities around Health and Well-being and delivering a sustainable, economic City.

## 8 CONSULTATION

- 8.1 The Charter has been developed by ATLAS through 3 workshops including Cabinet and ward members and senior management from both the Council and Curo. The workshops also involved representatives from the Homes and Communities Agency and the architects leading on masterplanning work.
- 8.2 This supporting report has been consulted on with the Council's s151 Officer, Monitoring Officer and Strategic and Divisional Directors in Place.

## 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>Louise Davidson 01225 477658</i>
<b>Background papers</b>	<a href="http://www.mulberryparkbath.co.uk/">http://www.mulberryparkbath.co.uk/</a>
<b>Please contact the report author if you need to access this report in an alternative format</b>	



# Foxhill Regeneration and Development Charter (text only)

## Final ATLAS Draft - Version 5

### FOR CONSULTATION

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Charter Ambitions

- Communities: 'communities which continue to be proud of themselves and the local neighbourhood'
- Connections: 'a neighbourhood which is well connected and fully integrated with its surroundings'
- Housing Choice: 'a destination where people choose to come to live and then want to stay'
- Quality of Place: 'A vibrant neighbourhood with a mix of uses and a strong local economy'

Making things happen

## Forward

The development of the Foxhill Housing Zone provides an exciting opportunity to create a sustainable and vibrant community in the south of Bath. It is crucial that we build a distinctive, well-connected neighbourhood where people choose to visit and live.

Bath & North East Somerset Council and Curo are working together with local people to use the opportunity of new development at Mulberry Park as a catalyst for positive regeneration that will lead to improvements in both the physical and social environment at Foxhill.

This Regeneration and Development Charter sets out our shared ambitions for Mulberry Park and Foxhill. These ambitions will guide Curo, the Council and local people in the development and delivery of homes, open spaces and community facilities built with quality, choice and community pride at their heart.

The successful development of the Foxhill Housing Zone cannot be achieved by one organisation alone and this Charter provides a set of shared ambitions that all partners can work towards. It will equip key stakeholders with a common understanding of the kind of community we wish to nurture and a clear and shared language that will enable closer working in the creation of an integrated and sustainable development.

We have been fortunate to draw on the expertise of the Homes & Communities Agency in shaping this Charter. Their understanding of the site coupled with their knowledge of developments across the UK has ensured that we can learn from experiences elsewhere to bring the best to the Foxhill Housing Zone.

We recommend this Charter as a document that sets out shared ambitions for the successful development of the Foxhill Housing Zone. Now Curo, the Council and the local community can use it to ensure that together we build a distinctive, vibrant and sustainable community that can thrive and endure.

**TO BE SIGNED BY B&NES AND CURO**

## **The Opportunity**

Foxhill comprises a former Ministry of Defence site (renamed Mulberry Park) and its neighbouring post war former council estate. Both areas are located within the Combe Down Ward of Bath, on the southern outskirts overlooking the World Heritage City.

MOD Foxhill (Mulberry Park) is a strategic allocated site in the Bath and North East Somerset Council (B&NES) Core Strategy. It has also been the subject of a detailed Masterplan Concept Statement, produced by B&NES with ATLAS assistance in 2012. The government declared Foxhill as a Housing Zone in 2015. Housing Zones are locally led partnerships aimed at speeding up housing delivery on large sites. Proposals for development at MOD Foxhill have now been incorporated into the B&NES emerging Placemaking Plan. Outline planning permission was granted for proposals at Mulberry Park in March 2015 and the first phase of development was granted reserved matters approval in September 2015.

There has been significant research relating to the socio-economics of the Foxhill neighbourhood in recent years. It possesses a number of positive community assets such as extensive green space, a strong sense of local identity and dedicated community groups. Alongside these positive assets are also high levels of deprivation, lack of work, social vulnerability and poor educational outcomes that are 'hidden' by the general affluence of the Combe Down Ward and its surrounds. As a former council housing estate it also has one of the highest proportions of affordable housing in the District. Its 'hidden' nature means that the Estate has missed out on previous regeneration opportunities that have benefitted other areas of Bath.

The redevelopment of the Mulberry Park site is seen as the ideal catalyst for major estate and community regeneration of Foxhill and was the key driver in Curo's acquisition of the site in 2013. Curo owns approximately 60% of the 863 homes on the Foxhill Estate. Curo's landholding interests in this area provide a unique opportunity to realise significant regeneration proposals for the existing estate alongside development proposals for the delivery of 700 new homes and associated facilities at Mulberry Park.

The Charter seeks to describe this opportunity for new investment in the neighbourhood, stimulated and secured through the redevelopment of Mulberry Park. It describes a series of ambitions and the collaborative approach to their delivery in order to realise the benefits in terms of the broader economic, housing, social, education and cultural offer within Combe Down.

## **About the Charter**

### **Aims**

This Charter has been drawn up by ATLAS on behalf of B&NES Council and Curo and amounts to a shared understanding of the issues and opportunities at Foxhill.

This Charter has three overriding aims:

- To establish a set of shared ambitions for Foxhill which can inspire the existing and new communities to become involved and shape their neighbourhood in the future;

- To provide a framework for a genuinely collaborative approach by equipping B&NES councillors and officers and Curo with a common language, helping them to communicate more effectively with existing communities and those people who may want to move into the area.
- To secure better outcomes for Foxhill and the wider area from future investment and to support strategic decision making.

## Status and Uses

B&NES and Curo have agreed this Charter as a clear statement of their shared ambitions towards creating a unified development linking Mulberry Park and the Foxhill Estate, which has wider benefits for the Combe Down area.

All of the principles of the charter are underpinned by national, regional and local planning policies and it seeks to interpret these rather than to repeat them. The Charter does not constitute a formal planning policy document, although it will be treated as a material consideration by the Council in determining planning applications.

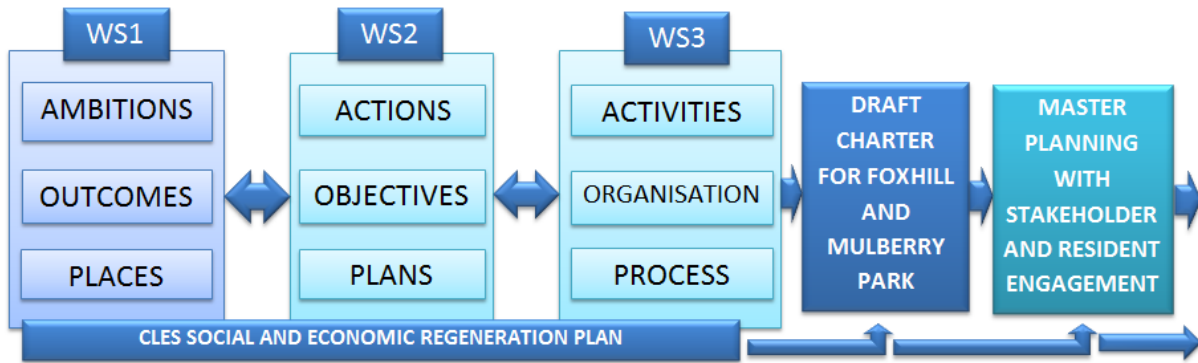
The Charter will be principally used to assist the parties in:

- **Masterplanning**  
Provide a framework for the masterplanning exercise for the regeneration of the Foxhill estate. The Charter will inform and be informed by future engagement with local residents and other key stakeholders.
- **Making investment and other strategic decisions**  
The Charter will be used by B&NES and Curo in decision-making regarding investment, policy development and the identification by Curo of priorities relating to its existing housing stock within Foxhill.
- **Aligning funding streams**  
B&NES and Curo will use the Charter to support approaches to securing investment from government agencies and other funding sources and to enable them to align their spending plans with future investment priorities for Foxhill.

## Origins

The idea for this Charter grew out of three workshops organised by ATLAS and involving B&NES officers and members and Curo staff which took place over three months between November 2015 and January 2016.

This Charter also acknowledges that regeneration of the wider area has already started with the redevelopment proposed at Mulberry Park. It has also been informed by the outcomes and proposed actions of the emerging Social and Economic Regeneration Plan for Foxhill and Mulberry Park. The relationship between the workshops, Charter, emerging Social and Economic Regeneration Plan and future masterplanning is illustrated by the diagram below.



Workshop 1 (WS1) enabled B&NES and Curo to talk about their aspirations and issues for the future of Foxhill and the wider Combe Down area, including Mulberry Park, resulting in a set of ambitions. Workshop 2 (WS2) tested and refined these ambitions and explored how they could potentially be delivered. Workshop 3 (WS3) established some key principles for how B&NES and Curo will continue to work together in seeking to deliver the ambitions of the Charter, particularly with regard to the process for the creation of a masterplan for the Foxhill estate regeneration. The workshops brought together key decision makers from the B&NES and Curo to talk about their aspirations and issues for the future regeneration of Foxhill, building on previous work undertaken by Curo, B&NES, the community and voluntary organisations with local residents.

## Charter Ambitions

The Charter includes a series of key principles for achieving regeneration and development under four broad ambitions built up by B&NES and Curo through the workshops. These are:

1. Communities: communities which continue to be proud of themselves and their local neighbourhood
2. Connections: a neighbourhood which is well connected and fully integrated with its surroundings
3. Housing Choice: a destination where people choose to live and then want to stay
4. Quality of Place: a vibrant neighbourhood with a mix of uses and a strong local economy

A central, cross-cutting theme for the Charter running through each ambition is that of building a sense of community and integration through providing a greater choice of housing along with the active participation of people in the way their neighbourhood is run.

### Communities

***‘communities which continue to be proud of themselves and their local neighbourhood’***

Successful communities are made up of people from many different backgrounds but who benefit from the trust, co-operation and general sense of wellbeing created when people interact. The Charter seeks to:

- Ensure that existing and future residents engage and then remain actively involved and engaged in creating a new neighbourhood and regeneration going forward.
- Maintain trust and empower local people to lead in developing and managing their community, utilising local knowledge and expertise.

- Foster a sense of continued community pride and ownership of the area, improving the life chances of people who live there now.
- Ensure good, affordable access to services (including smart use of technology) and provide new and flexible education, health and community/arts facilities, as part of a 'Community Hub'.
- Provide more leisure opportunities and open spaces which people can enjoy.

## **Connections**

### ***'a neighbourhood which is well connected and fully integrated with its surroundings'***

Places and communities that are well connected and linked to each other as well as linked by effective public transport and other sustainable travel modes provide benefits in terms of natural communication. This supports social and economic integration alongside reduced congestion, and pollution. The Charter seeks to provide:

- A place which is integrated with Bath and a neighbourhood that 'knits' into the wider area and is no longer out of the way.
- A unified, permeable development linking Mulberry Park and the Foxhill Estate, and the wider Combe Down area, where both existing and new housing fit seamlessly together and the community is linked by useable high quality green spaces.
- Sustainable transport links to Combe Down, the rest of the City and the wider area together with safe routes to walk and cycle, linked to the Skyline walk.
- Improved high speed broadband connectivity, required to support social and business development including small and medium sized businesses in Combe Down generally.
- Improved access to community services.

## **Housing Choice**

### ***'a destination where people choose to come to live and then want to stay'***

Regeneration can provide the opportunities for the Foxhill area to become a central part of one of Bath's key desirable neighbourhoods in which to live. The Charter aims to:

- Improve housing standards and living conditions and enhance the reputation of the area.
- Provide greater choice of homes to generate a balanced community, including affordable housing, such as rental, shared ownership and sub-market sale to meet local housing needs.
- Enable the delivery of homes which people feel an attachment to and continue to take pride in.
- Ensure that housing in all tenures allows for changes in needs and lifestyles as people's circumstances and ages change, so they can still remain fully included in their neighbourhood.
- Actively promote opportunities to work from home or work close to home.
- Design new housing so that differences in tenure are not obvious.
- Ensuring that any new housing in the estate is of the same high quality as Mulberry Park.

## **Quality of Place**

### ***'A vibrant neighbourhood with a mix of uses and a strong local economy'***

The right mix of uses in the best quality design of buildings alongside high quality public realm help to create vibrant neighbourhoods with a clear identity and strong economy that people prize. The Charter will seek proposals that:

- Create a safe environment and a walkable neighbourhood.
- Deliver high quality buildings, green infrastructure, streets and spaces, and iconic and distinctive built infrastructure (e.g. Cable Car).
- Provide a high quality, sustainable management and maintenance service.
- Establish and respond to a clear set of place making 'rules' including appropriate building heights, densities and ensuring houses look the same regardless of tenure.
- Develop skills and encourage local employment opportunities including through links with other local large employers such as the hospitals, colleges and Bath University
- Develop skills and opportunities for learning alongside a flexible community space/facilities/hub which could also be used by small market enterprises and business uses.
- Provide high speed broadband connectivity to support access to training and services.

## **Making things Happen**

A key purpose of the Charter is to provide a framework for genuinely collaborative working between B&NES, Curo and other key stakeholders including, importantly, local residents and community groups. It will provide an important framework for the masterplanning exercise that will take place alongside continued resident and stakeholder engagement. In doing so, it is recognised that the Charter will remain a 'living' document that will benefit from periodic updating and refinement to reflect the long term nature of the proposed regeneration ambitions.

This final section of the Charter sets out the key themes and principles for on-going collaborative working alongside the key next steps for further collaborative action by B&NES and Curo identified at this point in the delivery of the project. It then sets out the broad intentions with regard to the ensuing masterplanning process.

## **Working Together**

The creation of the Charter has involved extensive collaborative working and engagement. Successful delivery of the Charter ambitions through the masterplanning process and subsequent delivery stages will depend to a large extent on this collaboration continuing over a substantial period of time. Key elements identified as important for achieving this are:

- ***Governance, Communication and Engagement***

The Foxhill Forum is already established and seeks to incorporate the views of bodies like the Community Association, Foxhill Residents Association, Residents Regeneration Panel, the Stakeholder Forum and Public Services Board into the wider decision making and delivery of the project by Curo and B&NES. The production of this Charter and engagement in the masterplanning process presents an opportunity to revisit and re-fresh these arrangements to ensure that what is in place is fit for purpose going forward.
- ***Project Management***

Delivery of the Charter ambitions and successful regeneration will be complex. Strong project management and positive collaborative working across a wide range of stakeholders will be important, with consideration being given to the following key elements:

  - Organizing an appropriate project management structure, including an overall Partnership Board sitting above a Working/Practitioners Group or similar two tier structure.
  - A collaborative, multi-disciplinary 'Development Team' approach should be adopted, by both Curo and B&NES throughout the masterplanning and planning application processes.

- Establishing an overall project plan and timetable against which key decisions would need to be made and the project advanced in a timely manner. The issues, risks and resulting tasks for achieving this timely progress should be readily identified and understood.
- **Planning Performance Agreements (PPAs)**

PPAs are a recognized and well used tool within B&NES for formalizing and recording the above elements of project management and can also be used to respond to resource and capacity issues that could also affect the timely delivery of the project. A PPA was previously used successfully by Curo and B&NES for the Mulberry Park planning application.
- **Monitoring and Measuring Progress**

There are likely to be benefits in terms of transparency of decision making, continued collaboration, project management and identifying progress for there to be a periodic (potentially annually) review of this Charter. This would include the reconfirmation (or refinement where appropriate and agreed) of the ambitions, working arrangements and key actions.

There are also a number of key immediate areas for working together by B&NES and Curo under each of the four identified Charter ambition areas. These have been identified through the process of agreeing this initial version of the Charter alongside the concurrent production of the emerging Social and Economic Regeneration Plan. They will be updated through the proposed project management approach and periodic monitoring.

- **Delivering Communities**

Establishing and agreeing the approach to the intended integrated provision of access to services, infrastructure and opportunities for employment and skills. Continuing the high levels of engagement and consultation with the existing communities.
- **Delivering Connections**

Agreeing an appropriate strategy and design response to secure the desired physical integration of Foxhill and the surrounding area and the opportunities presented by the community hub on the Mulberry Park site. Developing a shared understanding of how people want to move towards, around and through the regeneration areas and agreeing the potential approach to the extent of demolition and/or retention of homes on the Foxhill estate.
- **Delivering Housing Choice**

Clearly establishing and agreeing a definition of and approach to the delivery of affordable housing, affordable living and housing choice generally.
- **Delivering Quality of Place**

Initiating discussions as an early part of the masterplanning process over the approach towards and content of the place making rules and how best to ensure a high quality design and place.

In addition, the Charter recognises that the successful delivery of the ambitions is interlinked with being able to demonstrate and agree the extent to which alternative options are likely to be viable. A further key action for B&NES and Curo to undertake jointly at this time is to define and agree the scope of a brief for **independent analysis of scheme viability**.



## **The Masterplanning Process**

The ambitions outlined in this Charter will be delivered through a combination of social, economic and physical regeneration. These will in a large part be delivered through a masterplanning process which will culminate in a proposal setting out the physical changes envisaged alongside the actions proposed in the emerging Social and Economic Regeneration Plan. The masterplan will acknowledge the constraints that affect the estate, particularly land ownership, as well as the opportunities provided by the development of the adjacent Mulberry Park site. Following individual discussions with private owners of properties within the estate in early 2016 and broader consultation and engagement with local residents on this Charter, the masterplanning process will start.

The project architects will then seek to establish the optimum design solution for the masterplan that best delivers the Charter ambitions whilst minimising the impact on those that do not wish to sell. Options will be developed and tested against the ambitions set out in this Charter through a series of workshops with residents, B&NES and other stakeholders. Further engagement will take place with the wider public through exhibitions to test the proposals more broadly. At each key stage options will also be tested for deliverability and financial viability. Formal approval from B&NES for the masterplan will then be sought through an outline planning application.

## **Next Steps for the Charter**

This draft Charter has been worked up jointly by Curo and officers and members of B&NES. Both partners now want to give local residents, community groups and other stakeholders an opportunity to have their say about the shared ambitions for Foxhill. Curo and B&NES would like the stakeholders to act as critical friends, providing a sounding board to the ambitions outlined in the draft Charter and potentially suggesting refinements and improvements which can be taken forward into the masterplanning exercise.

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# Draft Foxhill Regeneration & Development Charter



Homes &  
Communities  
Agency

Advisory Team for Large  
Applications (ATLAS)

**B&NES Planning,  
Housing and Economic  
Development, Policy  
Development & Scrutiny  
Panel**

**Tuesday 1st March 2016**

**Paul Brockway  
Ian Collinson**



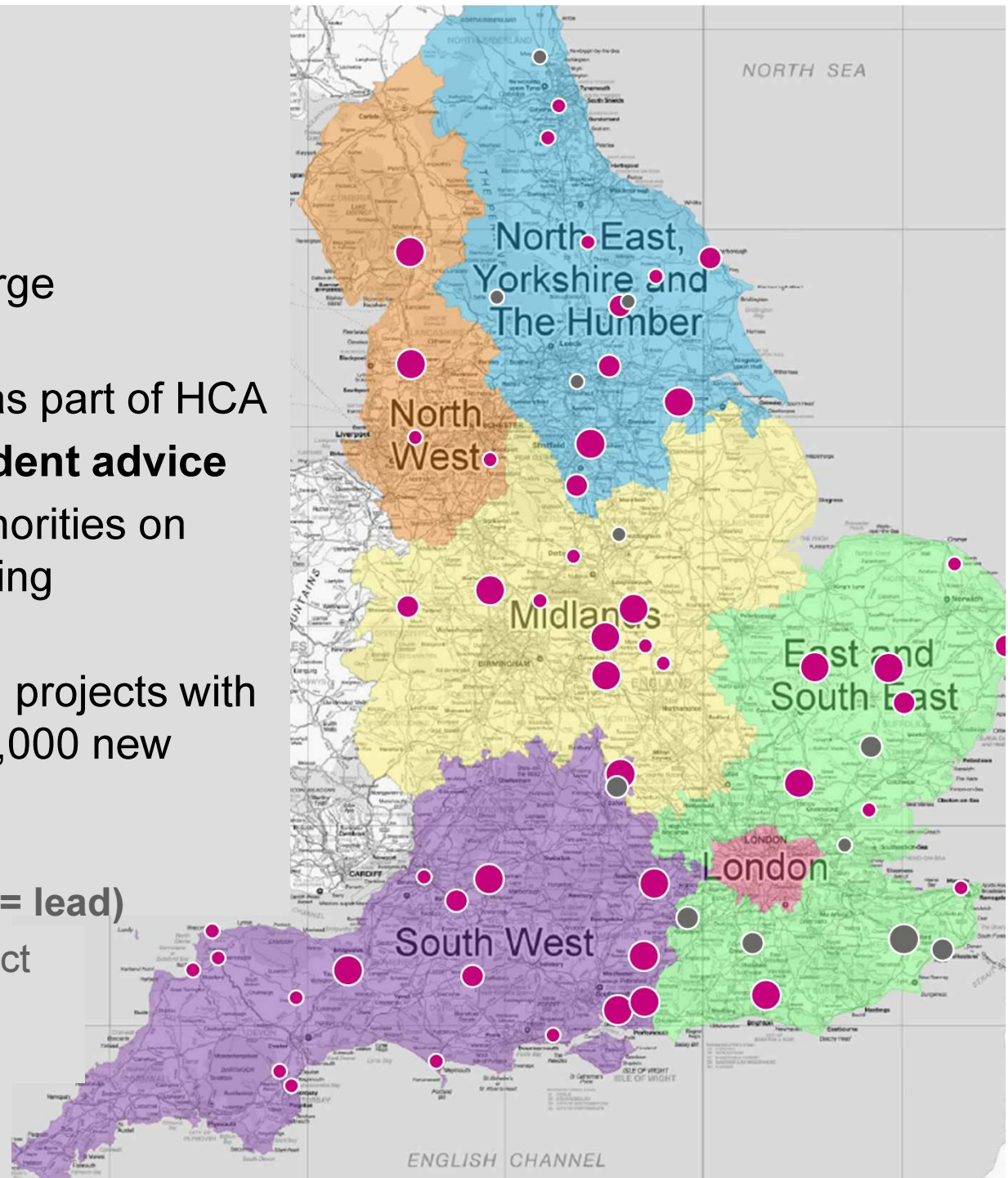
# Who we are

## ATLAS

- Advisory Team for Large Applications
- Free service offered as part of HCA
- **Impartial & independent advice**
- Supporting Local Authorities on around 70 large housing developments
- Assisting in delivering projects with scope for around 240,000 new homes

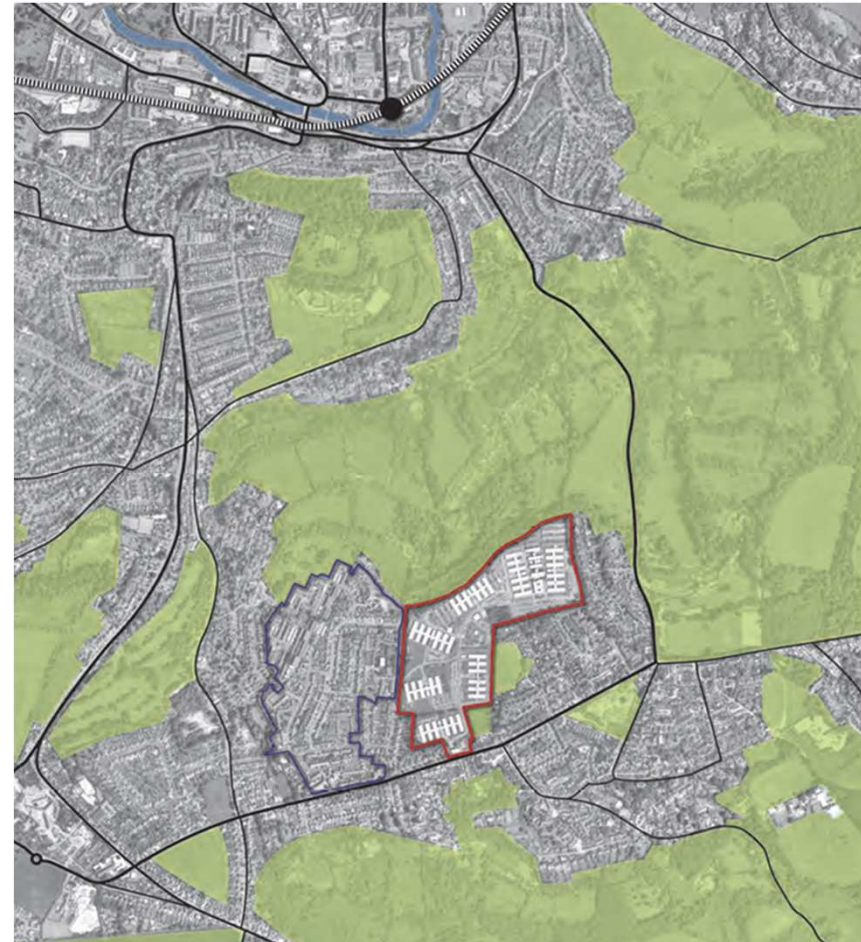
Key: (pink = project, grey = lead)

- > 2,500 units within project
- 1,000 – 2,500 units
- < 1,000 units



# Explaining the draft Charter

- What is it?
- Where has it come from?
- When and How is it proposed to be used?
- Further Refinement and Public Consultation
- Questions





# What is it?

“The draft charter has been created to establish a set of **shared ambitions** for Foxhill that can inspire existing and new **communities** to become involved and shape the future of their neighbourhood. It will also act as a **framework** for B&NES and Curo as they **work together** to develop Mulberry Park and regenerate Foxhill Estate. The ultimate goal of the draft charter is to **secure better outcomes** for Foxhill and the wider area.”

“At the heart of the draft charter are **four ambitions** that will **guide decision-making** about regeneration and development. Each ambition aims to contribute to building a greater sense of **community** by providing more housing choice and through the active **participation** of people in deciding how their neighbourhood is run.”



# What is it?



## Communities

*'communities which continue to be proud of themselves and their local neighbourhood'*

Successful communities are made up of people from many different backgrounds who benefit from trust, co-operation and a general sense of wellbeing, which is created when people interact. The draft charter seeks to:

- Ensure existing and future residents become and then remain actively involved in creating a new neighbourhood.
- Maintain trust and empower local people to develop and manage their community, utilising local knowledge and expertise.
- Foster a sense of continued community pride and ownership, improving the life chances of people who live there.
- Ensure good, affordable access to services and provide new and flexible education, health and community/arts facilities.
- Provide more leisure opportunities and public open spaces.



# What is it?



## Connections

*'a neighbourhood which is well connected and fully integrated with its surroundings'*

Communities that are well connected and linked to each other – as well as linked by effective public transport and other methods of sustainable travel – achieve higher levels of social and economic integration. These communities also benefit from reduced congestion and pollution. The draft charter seeks to provide:

- A place integrated with Bath and a neighbourhood that 'knits' into the wider area and that is no longer out of the way.
- Links between Mulberry Park and Foxhill Estate, and the wider Combe Down area, where both existing and new housing fit seamlessly together and with the community linked by high-quality green spaces.
- Sustainable transport links to Combe Down, the rest of the city and the wider area, including safe routes to walk and cycle, and the Skyline walk.
- Improved high speed broadband.
- Improved access to community services.





# What is it?



## Housing Choice

*'a destination where people choose to come to live and then want to stay'*

Regeneration can allow the Foxhill area to become a central part of one of Bath's most desirable neighbourhoods. The draft charter aims to:

- Improve housing standards and living conditions and enhance the reputation of the area.
- Provide a greater choice of homes and a balanced community, including affordable housing such as rental, shared ownership and sub-market sale to meet local housing needs.
- Enable delivery of new homes that people will accept, grow attached to and take pride in.
- Ensure that all types of housing allows for changes in people's needs and lifestyles, so they can remain fully included in their neighbourhood as their circumstances and age alter.
- Actively promote opportunities to work from home or work close to home.
- Design new housing so that differences between housing type and rental/ownership status are not obvious.
- Ensure that any new housing built on Foxhill Estate is of the same high quality as Mulberry Park homes.



# What is it?



## Quality of Place

*'A vibrant neighbourhood with a mix of uses and a strong local economy'*

When the right mix of housing is combined with the best quality in building and high quality public spaces it is possible to create vibrant neighbourhoods that have a clear identity and strong economy. The draft charter will seek proposals that:

- Create a safe environment and a walkable neighbourhood.
- Deliver high quality buildings, streets and spaces, and iconic infrastructure (e.g. cable car).
- Provide a high quality, sustainable site management and maintenance service.
- Establish a clear set of 'rules' covering issues such as appropriate building heights, densities and the need to ensure that homes look the same regardless of whether they are privately owned, rented, shared ownership, council owned and rented, etc.
- Encourage local employment opportunities, including links with large, local employers such as hospitals, colleges and universities.
- Develop opportunities for learning via a flexible community space/ facilities/ hub.
- Provide high speed broadband connectivity to support access to training and services.



# Where has it come from?



# When and How is it proposed to be used?

- To establish a set of shared ambitions for Foxhill
- To provide a framework for a genuinely collaborative approach
- To secure better outcomes for Foxhill and the wider area from future investment and to support strategic decision making
- Informing and guiding future masterplanning
- Not a formal planning policy document – material consideration

# Further refinement and Public Consultation

- Today
- Resident and Stakeholder Consultation Event this evening at St Andrew's Centre, Combe Down.
- Subsequent masterplanning process including a number of resident and stakeholder workshops and consultations
- Charter will remain a 'living' document that will benefit from periodic updating and refinement to reflect the long term nature of the proposed regeneration ambitions



Homes &  
Communities  
Agency

Advisory Team for Large  
Applications (ATLAS)

# QUESTIONS

<b>Bath &amp; North East Somerset Council</b>		
<b>MEETING/ DECISION MAKER:</b>	<b>Planning, Housing and Economic Development Policy Development &amp; Scrutiny Panel</b>	
<b>MEETING/ DECISION DATE:</b>	<b>1<sup>st</sup> March 2016</b>	<small>EXECUTIVE FORWARD PLAN REFERENCE:</small>
<b>TITLE:</b>	<b>Bath Enterprise Area Programme Update</b>	
<b>WARD:</b>	All	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b>		

## **1 THE ISSUE**

- 1.1 This paper presents the policy development and scrutiny panel with updates in relation to the Bath Enterprise Area programme.

## **2 RECOMMENDATION**

- 2.1 The Bath Enterprise Area programme will continue to promote development and regeneration within the Enterprise Area in order to deliver against the Council's ambitions as outlined within the Core Strategy, Placemaking Plan, Economic Strategy and the Council's financial plan.

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

- 3.1 The Bath Enterprise Area programme has provisional approval within the capital programme as approved by Council in the Feb 2016 budget report. In order to progress the key development focused on the Bath Quays' within the required timeframes, full budget approval will be sought for elements of the programme in 2016/17. This will allow the project team to progress the delivery of the Bath Quays' projects and wider EA schemes in order to meet the Council's objectives in the timeliest manner.
- 3.2 The Bath Quays programme has attracted provisional funding from the City Deal Economic Development Fund (EDF) (£25m), Local Growth Fund (LGF) (£10m) and Cycle City Ambition Fund (CCAF) (c£3.2m).

## **4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

- 4.1 Each individual project within the Bath Enterprise Area programme has its own statutory considerations which are unique to the project and which are considered on a case by case basis. The Bath Quays projects (Bath Quays South, Bath Quays North, Bath Quays Bridge and Bath Quays Waterside) are the focal point for Council led

development within the Enterprise Area and each project has undertaken an Equalities Impact Assessment and has undertaken significant stakeholder engagement – both formal and informal. A wide range of statutory consents have been secured in relation to these projects.

## 5 THE REPORT

### 5.1 Bath Enterprise Area update:

#### (1) Bath Quays Waterside

- Bath Quays Waterside is a strategic flood alleviation project, jointly promoted by both Bath and North East Somerset Council and the Environment Agency. The project seeks to address flood risk posed by the river Avon to the central area of the city. The flood alleviation works will deliver improved flood conveyance, remove flood risk posed to key central development sites and deliver a new riverside park adjacent to the river.
- The Bath Quays Waterside project team has secured the required consents to enable the commencement of the project and the works contractor has been appointed. The contractor is currently in its enablement phase and is undertaking enablement works. Formal construction works will begin in spring and will be complete by the end of 2016.

#### (2) Bath Quays North

- Bath Quays North is identified within the Council's Placemaking Plan as "the Council's flagship regeneration project; it will be an area that will be transformed into the city's main business location, and will help to redefine the city's economic profile." Proposals foresee the delivery of up to 30,000 sq m of development on the site incorporating a mix of uses, but anchored around a critical mass of modern office development.
- The project team (formed by Council Officers) and supported by an experienced team of Surveyors, have been working to build on the work undertaken within the Enterprise Area Masterplan in order to develop a viable proposition to enable the delivery of the Bath Quays North site in order to realise the Council's ambitions for the site.
- Current proposals for the delivery of Bath Quays North anticipate that the Council will seek to procure a development partner through a formal OJEU procurement. OJEU procurement is deemed appropriate on the basis that the Council is keen to ensure that key project objectives are achieved – these being focused around the delivery of office accommodation and the associated delivery of business rates and job growth. The Council has committed to the delivery of job and business rates growth at a West of England LEP level and, on this basis, has secured programme entry status for up to £25m of City Deal EDF funding to support the delivery of the BQN project.

#### (3) Bath Quays South

- The Council is engaged in ongoing dialogue with an existing bath business (BMT) with a view to acquiring the former Newark Works site (Bath Quays South.)
- TCN have announced their intention to refurbish the Newark Works building fronting Lower Bristol Road to form creative workspace of around 30,000 sq ft. TCN are an existing operator of creative workspace and successfully operate



several other buildings throughout the UK, including a building adjacent to Bristol Temple Meads.

- A pre-app submission has been received from BMT and their development partner and a detailed planning application is anticipated during 2016.

#### (4) Bath Quays Bridge

- An international design competition was undertaken to appoint an architect for the Quays bridge following IABSE best practice guidance. A range of high quality proposals were received, with Marc Mimram architects selected as the winning practice by the jury panel.
- A children's competition was also run by the project team and was extremely successful with over 70 entries being received. A set of 'top trumps' cards were produced as a memento for all entrants to the children's competitions and winning entries received a prize, awarded by Marc Mimram at the bridge competition announcement.

#### (5) Cattlemarket

- Development interest in the Cattlemarket site remains and the Council has received approaches from parties interested in acquiring and developing the site.
- The site is a sensitive and complex redevelopment proposition and the Council is keen to see the comprehensive redevelopment of the wider Cattlemarket/Hilton site. Work is ongoing to consider how best to realise this ambition in an appropriate timeframe and in the context of other redevelopment proposals within the city.

#### (6) BWR/Sydenham Park

- The Crest Nicholson Western Riverside scheme continues to progress well. The next phase of works will see the delivery of the Studio Egret West residential blocks adjacent to the river and the erection of the replacement to the Destructor Bridge. The bridge is currently expected to be landed in the week preceding the Easter bank holiday.
- The Council continues to engage with other landowners in around BWR and Sydenham Park with a view to promoting the future realisation of the redevelopment of the area.
- The proposals promoted by Ediston in relation to their Pinesgate site were approved by committee on the 10<sup>th</sup> February 2016.

#### (7) Bath Press and Roseberry Place

- The Bath Press site has been granted planning permission for a residential led mixed-use scheme incorporating a small element of office accommodation. The Economic Development team are seeking to promote the office space to local office occupiers.
- The Roseberry Place redevelopment has also been granted planning permission for a mixed use scheme incorporating residential, office and local needs retail provision.
-

## 6 RATIONALE

6.1 The delivery of the Bath Enterprise Area programme is key to realising the Council's stated ambitions around job growth and housing delivery.

## 7 OTHER OPTIONS CONSIDERED

7.1 The Enterprise Area team has considered a wide range of options in relation to the delivery of the Bath Quays' projects. The Bath Quays North project in particular has involved the consideration of several delivery options. Other options have been discounted on the basis that they present risk to the Council in terms of either financial or reputational risk or on the basis that they risk the realisation of the Council's strategic goals on job growth, business rates generation and business retention. The Enterprise area team undertakes continuous option reviews in relation to the delivery of other projects within the Enterprise Area to ensure that emerging proposals are fit for purpose and represent the best option to enable successful delivery.

## 8 CONSULTATION

8.1 The Divisional Director for Community Regeneration, The Enterprise Area Project Director and the Corporate Finance Manager have been consulted in the preparation of this report.

## 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>Richard Marsh, Regeneration team, Community Regeneration</i>
<b>Background papers</b>	<i>N/A</i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	

# B&NES Enterprise Area & proposed Enterprise Zone

PDS Panel  
Tuesday 1st March 2016

# Bath Enterprise Area

The Bath Enterprise Area will realise the Council's ambitions to bring forward development within Bath.

The Council's ambitions for the sites are informed by;

- » The Core Strategy,
- » The Economic Strategy,
- » The Council's Financial plan,
- » The Placemaking Plan, and;
- » The Bath Riverside Enterprise Area Masterplan

# Bath Enterprise Area

## Continued delivery across the EA:

### Council owned sites

- » Bath Quays Waterside (flood alleviation)
- » Bath Quays South
- » Bath Quays North
- » The Cattlemarket/Cornmarket site

### Non-Council owned sites

- » Bath Western Riverside (BWR)
- » Sydenham Park
- » Bath Press
- » Roseberry Place

# Bath Quays Sites

## Bath Quays Waterside

- » Scheme jointly promoted by B&NES and the Environment Agency
- » Project will remove key sites from the floodplain and deliver a new riverside park
- » Enablement works underway with construction commencing in March. Works will be completed by the end of 2016.

## Bath Quays North

- » *“The Council’s flagship regeneration project; it...will help to redefine the city’s economic profile”*
- » Mixed use scheme delivering up to 30,000 sq m of office, retail and residential development with parking provision.
- » Council is committed to job and business rate growth through City Deal
- » Council to participate in development on Bath Quays North to ensure delivery of key objectives around business rates and job growth
- » Formal procurement of Joint Venture (JV) partner through OJEU process to occur during 2016.

# Bath Quays Sites

## Bath Quays South

- » Dialogue continues with BMT relating to their interest in acquiring the former Newark Works site (Bath Quays South.)
- » TCN have announced their intention to refurbish the Newark Works building fronting Lower Bristol Road to deliver around 30,000 sq ft of creative workspace
- » A pre-app has been submitted and planning applications are expected during 2016.

## Bath Quays Bridge

- » An international design competition was undertaken to appoint an architect to design the bridge link between BQN and BQS.
- » Marc Mimram was selected as the winning practice
- » A children's competition run alongside the main competition was extremely well received – receiving 70 entries from local children.

# Bath Quays Bridge

**BRIDGE 150 BRIDGE TOP TRUMPS**



Bridge name: *The Sydney Bridge*

What: <i>Arch</i>	TOP TRUMP SCORES
Where: <i>River</i>	Beauty:
Who: <i>Sydney Ella Dix</i>	Use:
How: <i>Metal and stone</i>	Strength:
	Long lasting:
	Length:

Fascinating Facts:  
*At night the lights on the arches light up. The road is for cars, buses, cyclists and people.*

@ArchCentre [www.archi](http://www.archi)





# The Cattlemarket

- » Development interest in the site remains and the Council has received approaches from parties interested in developing the site
- » The site is complex and sensitive and the Council is keen to see the comprehensive redevelopment of the wider site, including the Hilton
- » Work is ongoing to consider how best to realise this ambition in an appropriate timeframe and within the context of development in the wider city

## Other EA sites:

### BWR/Sydenham Park

- » BWR continues to deliver new residential development.
- » The replacement Destructor Bridge is expected to be landed in the week preceding the Easter bank holiday.
- » Ediston's Pinesgate scheme was approved by committee on 10<sup>th</sup> Feb.
- » Council Officers continue to engage with landowners regarding the redevelopment of the wider Sydenham Park area.

### Bath Press

- » Permission has been granted for a residential-led redevelopment incorporating a small amount of office provision.

### Roseberry Place

- » Has been granted planning permission for a scheme incorporating residential, retail and employment uses.

# Bath Enterprise Area

## Funding:

- » The Bath Enterprise Area programme has provisional approval within the capital programme as approved by Council in February
- » Full budget approval will be sought during 16/17 in order to allow the programme to progress to meet the Council's ambitions in the timeliest manner.
- » The Bath Quays' programme has attracted significant funding from;
  - » Local Growth Fund (LGF) - £10m
  - » City Deal Economic Development Fund (EDF) - £25m
  - » Cycle City Ambition Fund (CCAF2) – circa £3.2m

# Bath EA Delivery timetable

Site	Delivery
Bath Quays Waterside flood alleviation works	Commence March 2016 Completion end of 2016
Bath Quays North	Procurement during 2016 Commence 2018 Completion 2021+
Bath Quays South	Planning application anticipated in 2016 Development expected through 2017
Bath Quays Bridge	Planning application in 2016 Delivery TBC
Cattlemarket	TBC
BWR	Ongoing delivery
Sydenham Park	TBC – long term project
Bath Press	Commencement expected 2016
Roseberry Place	TBC



# Proposed Enterprise Zone

## Proposed Enterprise Zone

- » BATH CITY RIVERSIDE ENTERPRISE AREA
- » Explore option convert to EZ status
  
- » A367 CORRIDOR & SOMER VALLEY
- » Would target the area most in need of regeneration following major factory closures / relocations ie : Polestar / Alcan / Welton Bibby Baron.
- » Primary site, Old Mills
- » Secondary sites to be assessed
  - » Midsomer Norton town centre as the area's market town;
  - » Welton Bibby Baron site; and
  - » Expansion of the Bath Business Park at PstJ as an overspill location for Bath companies facing relocation from river corridor

## **EZ Incentives**

- Local Enterprise Partnerships retaining 100% of business rate growth for 25 years..
- A business rate discount for occupiers.
  - Central government will reimburse a 100% discount for five years up to the maximum state aid *de minimis*.
- Radically simplified planning approaches for the zone
- Support to ensure that superfast broadband is rolled out throughout the zone,.
- Enhanced capital allowances (instead of business rate discounts) for plant and machinery, in a limited number of cases, where there is a strong focus on manufacturing.
- Tax Increment Finance to support the long term viability of the area.
- UKTI support for inward investment or trade opportunities in the zone.

# Site Analysis

LOCATION	SIZE	USE ASSUMPTIONS	NOTES	RV UPLIFT to 2040 £m
Old Mills	13.5ha	45,000sqm of B1/B2/B8 employment	Allocated employment site with infrastructure constraints which will require investment.	£19.8
			A 'mid-range' scenario, 50 / 50 split offices & B2/B8, 4,000 office jobs and 600 B2/B8 jobs.	
Welton Bibby Baron	5.6ha	Residential + 10,000sqm retail & 10,000sqm B1/ B2 employment	Regeneration of vacant industrial site.	£5.039
MSN Town Centre		Residential & A1 / A3 uses	Includes redevelopment of South Road car park and Palladium/Brewery Area.	£3.065
Radstock College		New Construction Skills Centre + new Business centre	Business centre to replace existing college use.	Tbc
Charlton Timber Yard		Residential & 2500sqm retail	Regeneration of vacant retail site	£1.833
Rymans		Residential & health centre	Health centre requirement for town centre, site not yet confirmed.	£0.235
Existing Industrial sites: Westfield Haydon Midsomer Norton Enterprise Park Bath Business Park Welton Hollow		B1, B2, B8	Infill of existing employment sites.	£5.67
<b>TOTAL</b>				<b>£35.64</b>

# Timeline & Next Steps

Feb 2016	Commence Analysis of Bath Riverside and Somer Valley EZ
29 Feb 2016	Draft Memorandum of Understanding by Local Enterprise Partnership reps
31 March 2016	Memorandum of Understanding signed by Local Enterprise Partnership and returned to DCLG for Minister's signature
July / August 2016	Analysis of Bath Riverside and Somer Valley EZ completed
Sept 2016	Sign Off by B&NES & LEP of final site allocations & business rate baselines
14 December 2016	Deadline for Enterprise Zones commencing in April 2017 to provide maps/details of incentives sought and commencement dates for each site.
February 2017	Regulations for commencing incentives drafted and laid (ECA regulations are laid in April)
1 April 2017	Delivery of EZ activity
Sept 2017	Enterprise Zone Delivery Plan submitted to Secretary of State



<b>Bath &amp; North East Somerset Council</b>		
<b>MEETING</b>	<b>Planning, Housing and Economic Development Policy Development &amp; Scrutiny Panel</b>	
<b>MEETING DATE:</b>	<b>March 1<sup>st</sup> 2016</b>	EXECUTIVE FORWARD PLAN REFERENCE:
		E
<b>TITLE:</b>	<b>Digital BANES Programme 2015-2020: Progress Review</b>	
<b>WARD:</b>	All	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b>		

## 1 THE ISSUE

- 1.1 The Panel has requested a progress update on the implementation of the Digital BANES programme 2015-2020. The report outlines progress in 2015/16 and planned actions for 2016/17.

## 2 RECOMMENDATION

- 2.1 That the Panel notes the report and officers' planned actions.

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

- 3.1 Finance: Many of the actions in the Digital BANES programme are the responsibility of external bodies and organisations. Those actions which are the responsibility of the Council are to be implemented within existing budgets in the appropriate year, and/or are subject to successful fund-raising from external sources such as grants and EU funding. Many of the actions relate to using existing infrastructure and do not require additional financial resources.
- 3.2 The capital programme includes £1.040m of fully approved funding for elements of the Digital B&NES programme which are currently in delivery and there is a further £2.250m of provisionally approved funding which requires the consideration of a robust business case as part of the capital approval process.
- 3.3 The Digital B&NES programme has a target for additional revenue income of £100k in the 16/17 budget. Projects within this programme are intended to achieve this target.

- 3.4 Property: Some actions within the Digital BANES programme relate to the Council's ability to utilise its property and 'street furniture' portfolio to achieve best value and to support economic growth.
- 3.5 People: No implications; responsibilities can be covered within officers' existing job descriptions.
- 3.6 Place Directorate Plans: 'Connected' – ensuring connectivity issues are addressed. This is included in proposals linked to some of the items discussed in section 5 of this report and are being considered elsewhere in this agenda.

#### **4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

- 4.1 Equalities: The Digital BANES programme makes participation in cultural and creative activity a priority for the five year period.
- 4.2 Children: The Digital BANES programme makes children & young people's engagement in cultural and creative activity a priority for the five year period.

#### **5 THE REPORT**

- 5.1 The Digital BANES programme 2015-2020 was developed in 2014 and adopted in April 2015. It was launched on 29/04/15
- 5.2 The Digital BANES programme 2015-2020 was developed by the Council. Given Bath's extensive fibre network and its spare capacity and dark fibre, there is currently a high, future-growth opportunity for the city of Bath to become a dominant provider of ultra and superfast broadband connectivity for the greater socio-economic and e-government benefit of the citizens, businesses, the public sector and tourists in Bath while spearheading the connection of all residents and businesses including: schools, hospitals, hotels, malls, shops, restaurants and clinics throughout the city.
- 5.3 There are 5 priority themes:
- 1) Turn Bath into a **Smart City** and make provision for increasing data and bandwidth demands.
  - 2) Minimize the pressure on the already heavily-utilized existing infrastructure resources.
  - 3) Improve the ITC identity of BANES internationally.
  - 4) Provide economic growth through improved connectivity.
  - 5) Provide the infrastructure capacity for the future and not only the present.
- 5.4 For this PDS Panel, officers report on five pieces of work implemented or started in 2014/15:

(1) Connecting Devon And Somerset Programme (CDS) - Connecting Devon and Somerset has been set up to deliver next generation broadband infrastructure to areas where the market has failed to invest. It is a public-private partnership of six local authorities (Somerset, Devon, North Somerset, Torbay, Plymouth and Bath and North East Somerset) and our delivery partner BT to bring Super-Fast broadband to 90% of premises in the area covered by the CDS programme. The progress is as follows in BANES:

Cabinets live: 15

Premises connected to live cabinets: 4309 of 8821

Capable of superfast: 3151 of 7371

Premises coming soon: 1287

Estimated % completed: 57.23%

Areas connected: Batheaston, Saltford, Temple Cloud, Timsbury,

Coming soon: Blagdon, Chew Magna, Faulkland, Limpley Stoke,  
Midsomer Norton, Timsbury, West Harptree

We have submitted a list of priority areas that are not currently in the programme that we hope will be included in phase 2 of the CDS programme. These include Bath Quays, Foxhill, Midsomer Norton, Radstock to mention a few. Confirmation on the exact areas and post codes that phase 2 will cover will only be made available once the tender has been awarded and the contract has been signed. A draft notification for the ITT has been received from the European Commission and the CDS management are reviewing the notification to approve and publish it in February 2016.

5.5 (2) Open Programmable City Region (OPCR) – OPCR is a software defined network which connects Academia to industry and small and medium enterprises (SMEs) to previously unavailable resources and universities to universities. OPCR is funded by the West of England Local Enterprise Partnership (LEP) and governed by a joint venture between University of Bristol and Bristol City Council, called Bristol is Open. BANES form part of the Infrastructure Delivery Advisory Group (IDAG) and an agreement still has to be reached if any private companies will join this IDAG. Some of the companies that have showed interest in the OPCR network are Google Driverless Cars and Rolls Royce. We are waiting to receive more information on the procurement and delivery timelines.

5.6 (3) Bath Wi-Fi – Having access to free Wi-Fi is essential for a thriving business community in today's marketplace. The Bath Wi-Fi network will also prove an invaluable resource in supporting the council's work to further understand and monitor how the city centre is used in order for the city to prosper and grow. We recently concluded the Bath Christmas market Wi-Fi pilot. The Wi-Fi pilot was a success and provided us with valuable information on data usage, coverage and 'subscribers'. On some days we had more than 500 people connected at the same time enjoying the various benefits of street level Wi-Fi. Following the successful pilot and based on the advice from Cube Consultancy (specialist in city council Wi-Fi), and Dentons, (specialists in Telecoms and State Aid law), we are considering the expansion of the current Wi-Fi network to cover the majority of the Bath City centre, this will be subject to a viable business case and delivery plan being in place. It is anticipated that income would be generated through advertising revenues.

5.7 (4) Open Access Fibre Network – Bath's extensive fibre network and its spare capacity dark fibre give us with the opportunity to provide an Ultra-Fast, Open Access, network to 80% of businesses within the city. Through our network we

can connect mobile phone company's base stations and 4G and 5G small cells. The network makes available new opportunities to local Internet Service Providers (ISPs), cost savings to council, while giving a platform for SME's to grow and become international businesses. The next steps will be to undertake a detailed survey on the existing capacity of our fibre network and to ascertain the necessity of expanding and future proofing our network to accommodate the commercialising of it.

5.8 (5) Rural Broadband Provision – Due to the reality that there is a lack of broadband provision in BANES it is our social responsibility to improve broadband supply and performance for the wellbeing and quality of life for citizens in our rural areas. We also want to enhance effective and active communication with citizens. As part of the Digital BANES programme we are planning to do a pilot programme in 2016 to proof the concept and technology. This part of the Digital BANES programme is included in our planning and discussions within the steering group. We will be liaising with the Parish Councils in this regard.

## 6 RATIONALE

6.1 The Digital BANES programme is in its second year of implementation. Officers request the Panel's endorsement of the current approach, and will continue to measure progress each year.

## 7 OTHER OPTIONS CONSIDERED

7.1 None

## 8 CONSULTATION

8.1 The Cultural & Creative Investment Board was consulted at a meeting 19 October 2015.

8.2 The Council's Monitoring Officer, Section 151 Officer and the Place Strategic Director have had the opportunity to input to this report and have cleared it for publication. The Procurement team have been involved throughout.

## 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>	Ben Woods, Group Manager, Economy & Culture <a href="mailto:benjamin_woods@bathnes.gov.uk">benjamin_woods@bathnes.gov.uk</a> 01225 477597
<b>Background papers</b>	Digital BANES 2015-2020

**Please contact the report author if you need to access this report in an alternative format**

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# **DIGITAL BANES**

## **PDS**

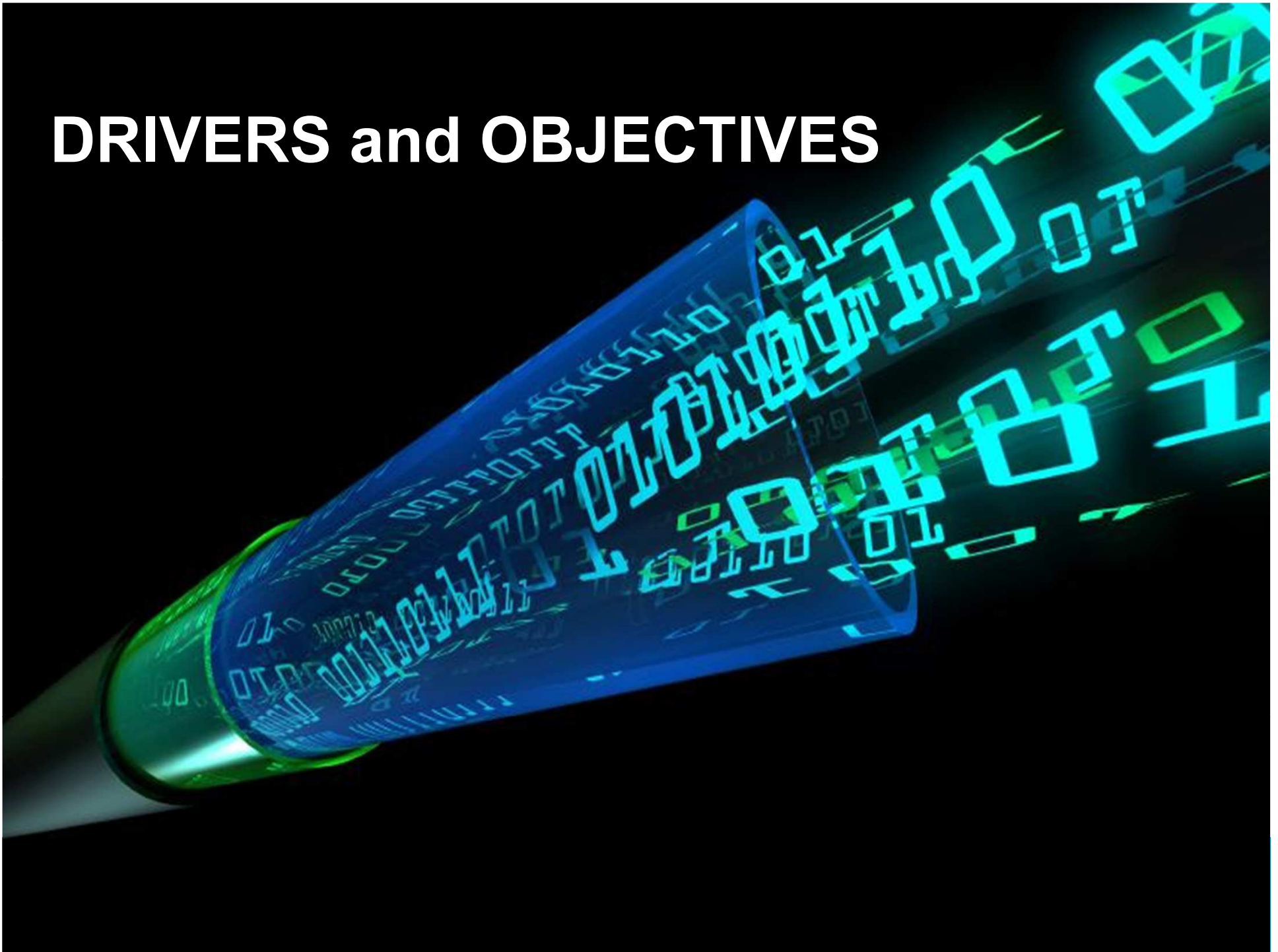
**March 2016  
Thys Van Tonder**

# Agenda

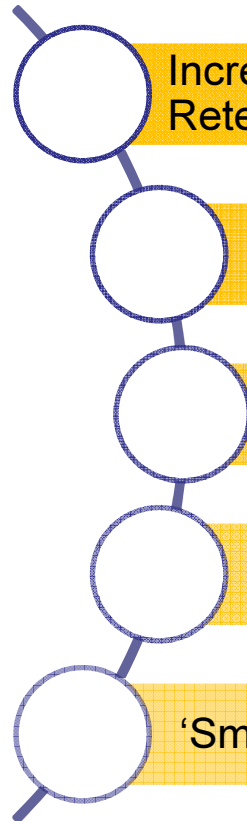
- » Digital Drivers and Objectives
- » Implementation Priorities
- » What's Next?



# DRIVERS and OBJECTIVES



# Digital Objectives

- 
- Increase Digital Coverage, Connectivity and Bandwidth in support of Business Retention, Growth and Innovation
  - Increase Digital Coverage, Connectivity and Bandwidth across Rural and Urban B&NES to enable Social Inclusion and Community Safety
  - Future Proof network for R&D and Economic Growth (OPCR)
  - Revenue Generation through leveraging Assets and Services
  - 'Smart' Services to benefit Health, Environment and Economy

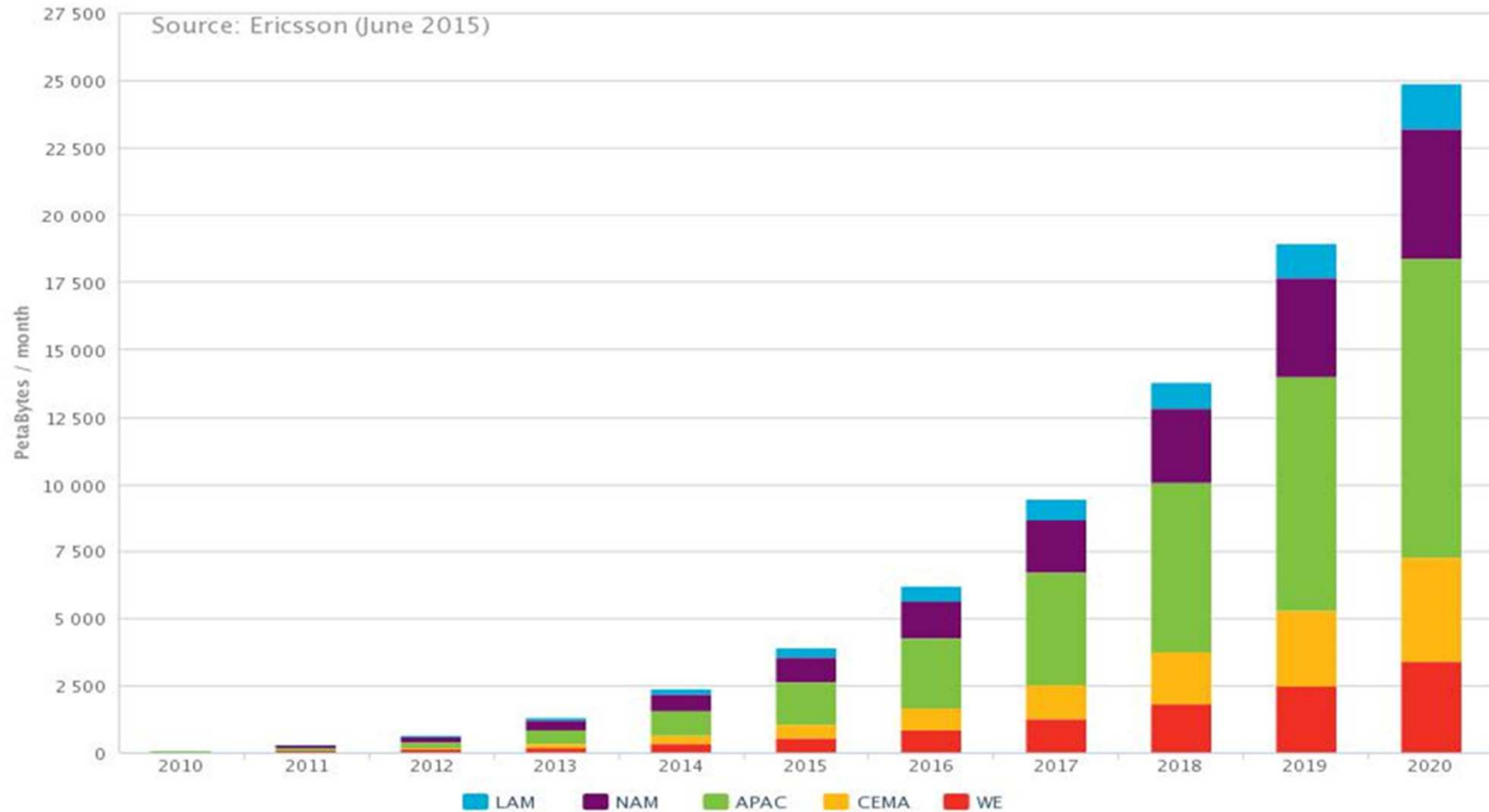
## – Economic Growth

- » GVA - economic growth through improved connectivity

The high value added employment sector of “ICT” (2012) alone generated £319,7m GVA for B&NES. The Creative Industries in general £235,3m in GVA in BANES with 700 businesses employing some 4,200 people supported by a further 2,500 individuals in self employment.

- » Need to grow high value added jobs from **13% to 20% by 2026**, in particular in Creative, Advanced Engineering and ICT industries
- » Broadband coverage and bandwidth is key to the growth
- » A number of Business and Enterprise areas are struggling with low connectivity and bandwidth. Bandwidth demand to increase significantly over next 2 years (**73%**)
- » Fibre optics is the enabler for meeting future data demands, which according to the Minnesota Internet Traffic Studies (MINTS) is growing annually between 40% - 50%!

**Data Traffic – Smartphone**  
in All Technology



## **- Future Proof**

- Economic Strategy BANES (2014 to 2028)

Bath Enterprise Area (9,000 Gross Jobs / 8,000 Net Jobs) including  
Keynsham (1,800 Gross Jobs / 1,600 Net Jobs)

Somer Valley (1,900 Gross Jobs / 1,000 Net Jobs)

**Ensure infrastructure is ‘future proof’ so as to meet future  
consumer bandwidth demands.**

- Internet of Things – 1 trillion devices in next 10 years

750 percent data growth in 4 years

- Council Services – Bandwidth Demand on council network

## **BATH PROGRESS**

Cabinets live / coming soon	4
Premises connected to live cabinets	256
Capable of superfast	256
Estimated % completed/in pipeline	41%
Exchange areas connected*	
Bath Kingsmead	
Coming soon*	
Batheaston, Bath Kingsmead	

**NORTHEAST SOMERSET PROGRESS**

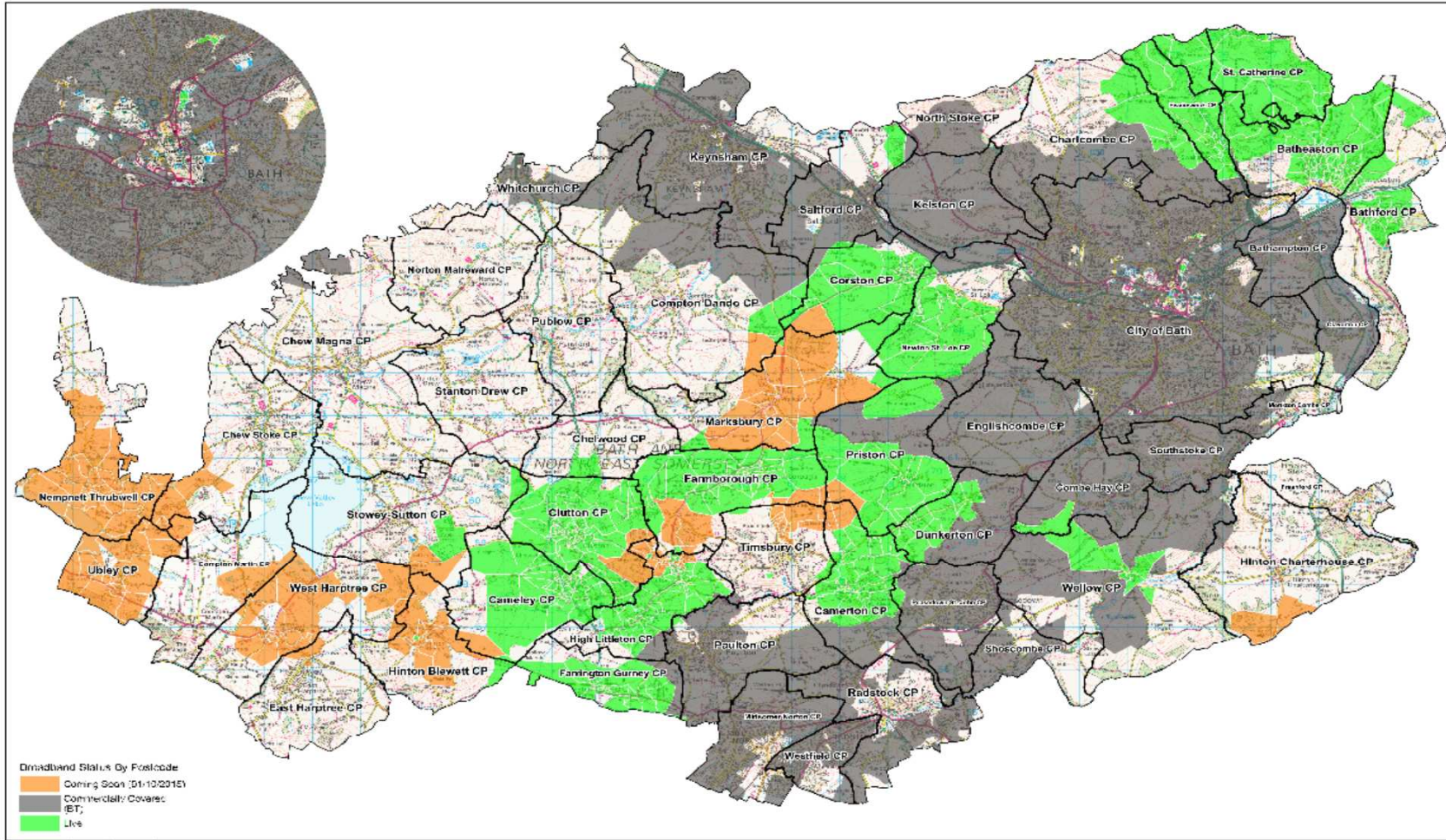
Cabinets live / coming soon	21	
Premises connected to live cabinets	5,887	
Capable of superfast		4,670
Estimated % completed/in pipeline		53%
Exchange areas connected *		Batheaston, Saltford, Temple Cloud, Timsbury,
Coming soon*		Chew Magna, Midsommer Norton, Timsbury, West Harptree

By the end of Phase 1, we anticipate the following will be achieved in your North East Somerset constituency:

Premises able to connect to	
Superfast Broadband through CDS	8,784
Total % superfast	91%
Final 10%	9%

Map of B&NES broadband coverage

Author: Chris Jenner | GIS Team  
 Date: 13/09/15  
 Scale: 1:75000  
 Bath & North East Somerset Council



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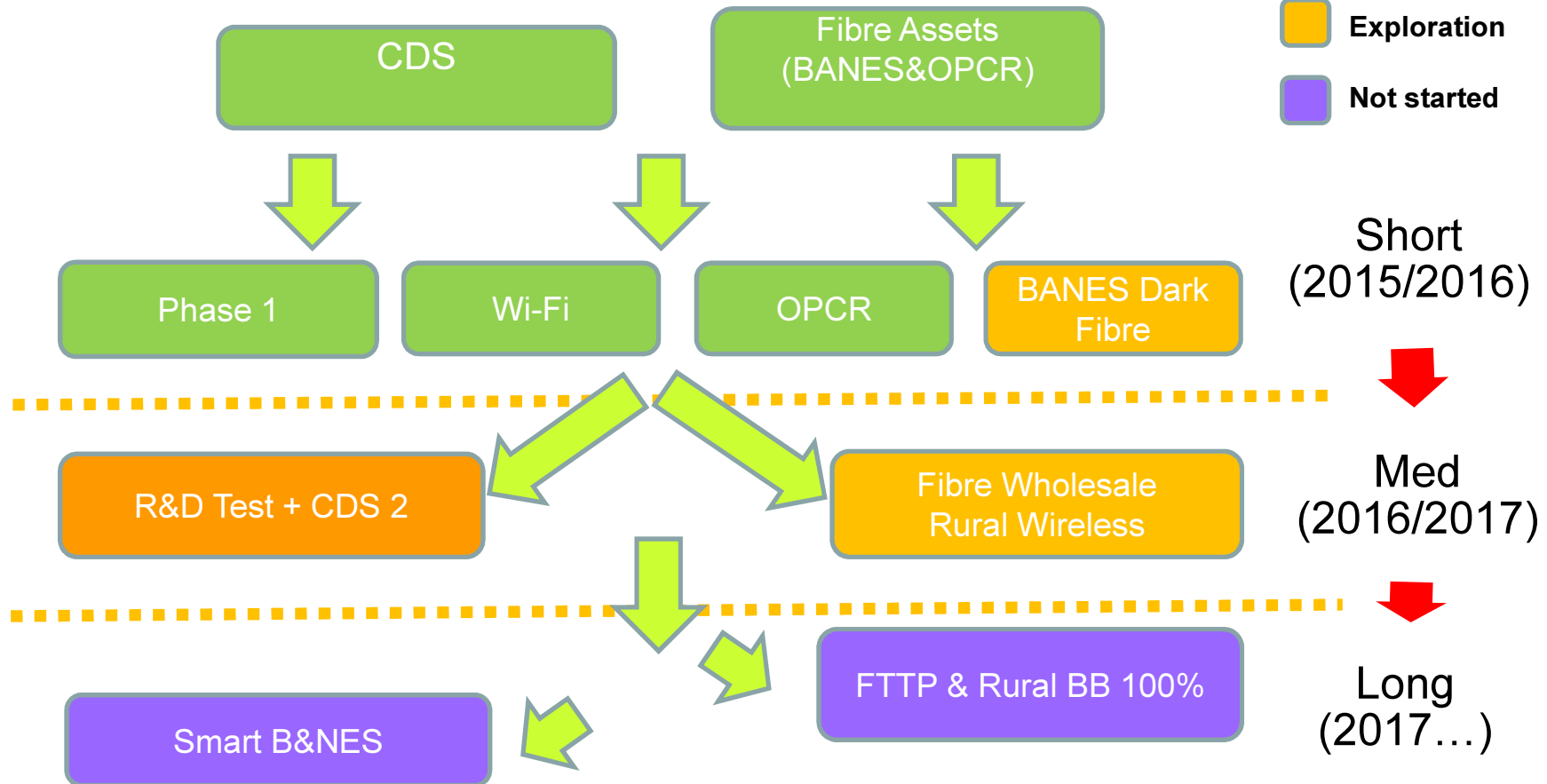


■ **Environment**

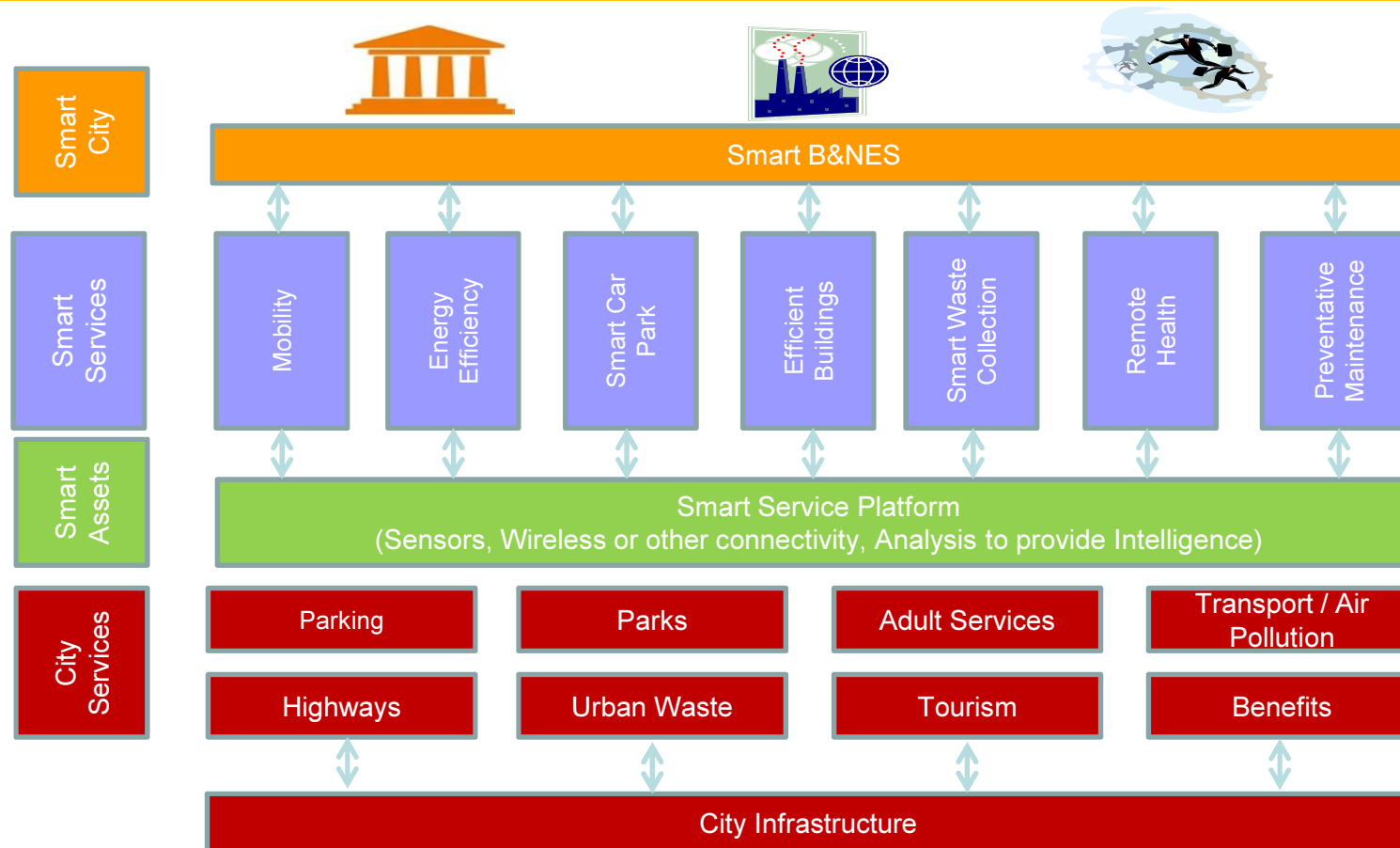
- » Smart traffic management through integrated platforms
  - *including Safety*
- » IOT Air quality monitoring etc.
  - *including Health benefits*
- » Digital Health Care Services
  - *Paper 'less' health care (billing, prescriptions etc.)*
  - *'E-ficient' Management (less waste, materials etc.)*

# Implementation Priorities

- Officially Started
- Exploration
- Not started



## - Smart City Framework



## **Key Success Indicators**

- » Provide Rural Wireless Test Network by 2016/17
- » Provide city-wide wireless network in Bath by 2016/17
- » B&NES targeted areas to connect into OPCR network by 2016
- » Superfast Broadband to be available to 90% by 2016 and 95% of B&NES premises by 2018 and 100% by 2020 (CDS)
- » Light up BANES Dark Fibre Fibre by 2017/18 (State-Aid dependant)
- » Provide Smart City Services by 2017/18
- » Provide Revenue Generation by 2016/17

# Thank you



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<b>Bath &amp; North East Somerset Council</b>		
MEETING/ DECISION MAKER:	<b>Planning, Housing and Economic Development Policy Development &amp; Scrutiny Panel</b>	
MEETING/ DECISION DATE:	<b>1<sup>st</sup> March 2016</b>	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	<b>Skills &amp; Apprenticeships Programme</b>	
WARD:	All	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b>		
Appendix 1: Economic Strategy Employment & Skills Action Plan		

## **1 THE ISSUE**

- 1.1 The Economic Strategy sets out the ambition that B&NES will have an economy with sufficient quality, sustainable jobs at all levels and local residents have the skills to enable them to progress through the labour market and earn incomes, which will enable them to achieve their economic potential and competitiveness.
- 1.2 A programme of work has been defined to ensure that the opportunities arising from economic growth within the district between now and 2030 are harnessed for the benefit of our residents. Our residents are a key asset, contributing to productivity growth: residents' skills must match business need to meet our growth targets.
- 1.3 Members will receive a presentation on the priority actions which are being progressed to assist in delivering the Employment & Skills Action Plan.

## **2 RECOMMENDATION**

- 2.1 That the PD&S Panel note the planned programme of work to deliver the Employment & Skills outcomes in the Economic Strategy.

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

- 3.1 There are no direct financial implications arising from this report. The Economic Strategy Action Plan sets out a number of proposals for future action based on opportunities identified in the Strategy which will be the subject of detailed evaluation as they are progressed.
- 3.2 Any proposals which could have resource implications for the Council will be subject individual review and to the Council's usual approval processes.

3.3 The impact of the apprenticeship levy has been incorporated into the budget proposals for 2016/17, the apprenticeship levy is payable on the value of payroll where it exceeds £3m.

3.4 Any new post will be assessed against service requirements and budgets, including consideration as to the financial impact from any apprenticeship funding available and levy costs.

## **4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

4.1 Councils have the power to address the economic, environmental and social wellbeing of their area. The Economic Strategy addresses a number of considerations including: economic prosperity; equalities; sustainability; planning; and public health and inequalities.

## **5 THE REPORT**

5.1 Clear links have been established between skills development and productivity growth.<sup>1</sup> The Bath & North East Somerset Economic Strategy therefore includes 'People' as one of three pillars of economic growth for the district. The Employment & Skills Action Plan addresses both employability skills and higher level skills. Enabling more Bath & North East Somerset residents to access employment and progress to higher level skills relevant to our priority sectors will contribute to increased productivity levels.

5.2 Planned programme of activity: Apprenticeships

(1) As a major local business the Council takes a lead role in employing apprentices. We currently employ 30 apprentices. This number is set to increase to around 50 as the Government will target all public sector bodies to deliver a higher proportion of apprentices as part of the workforce. The Council has an apprenticeship policy and works with training providers to deliver meaningful placements in a variety of roles.

(2) Further work is planned with the Learning Partnership to harness the work of the National Apprenticeship Service, National Careers Advice Service, West of England Local Enterprise Partnership for the benefit of the local area. The Learning Partnership will re-convene the Apprenticeship sub-group to coordinate this activity, including partners such as the College and key employers such as Wessex Water.

(3) Initiatives are underway such as the Future Apprenticeships and Jobs Fair on 23<sup>rd</sup> March at Bath College. The Council enables links to businesses and promotes these events.

(4) As further information emerges about the Apprenticeship Levy process we will be working with businesses to ensure that they are able to seize the opportunity.

5.3 Planned programme of activity: Employability skills.

<sup>1</sup> *Leitch Review of Skills*, 2006; UK Commission for Employment & Skills: *The value of skills: an evidence review*, 2010



(1) Creation of entry level opportunities –

- a) Joint working with the Public Services Board to deliver projects such as Project Search and spreading best practice across the public sector. This will include promoting apprenticeships, work placements, supported interview processes and sector based work academies.
- b) Application of Targeted Recruitment and Training outcomes via the Social Value Toolkit to our procurement contracts and to development via Planning Obligations SPD. The Council secures a local return on investment for residents through its procurement processes (the Social Value Toolkit) and through the Planning Obligations SPD. These processes place a requirement on contractors and developers to provide apprenticeships, work placements and job vacancies notified to Jobcentre Plus. Once the opportunities are secured we work with partners to support the companies in fulfilling the roles.

(2) Enabling individuals to access opportunities -

- a) Direct working with care leavers and unemployed residents to access training and employment.
- b) Set up of the Virtual Employment Hub which communicates upcoming opportunities to all Council services and partners.

(3) Addressing inequalities

The Health & Well Being Strategy recognises the importance of employment as a driver for improving other inequality measures. As such the HWB strategy has adopted the Employment & Skills Action Plan of the Economic Strategy to deliver this and will provide additional scrutiny to ensure that inequality is being addressed as the action plan is delivered.

5.4 Planned programme of activity: Skills Progression.

- (1) Working with West of England Partners to develop a Local Outcome Agreement. This will enable Further Education Colleges to deliver outcomes which are relevant for business and promote productivity growth.
- (2) Working with the LEP and Further Education Colleges on progression pathways to higher level skills in our key sectors.
- (3) Promotion of higher level apprenticeships.
- (4) Provision of independent Careers Information Advice and Guidance to enable young people to make choices informed by future job opportunities.

5.5 Planned programme of activity : Maximising opportunities from future development

- (1) The Economic Strategy identifies that productivity in the district will increase by 80% from 2014 to 2030. Delivery is underway with positive progress being made on delivering development within the Enterprise Area. The Enterprise Area was included in an extended Bristol, Bath and Somer Valley Enterprise Zone announced in the Government's Comprehensive Spending Review. Work is underway to progress the Bath & Somer Valley Enterprise Zone components to delivery stage with a possible start in April 2017.
- (2) In Keynsham, master planning is underway to bring forward new developments in the town centre, at Somerdale and the East of Keynsham employment land.
- (3) These opportunities are time limited; the Council and partners are working to identify the future profile of job creation and skills requirements to ensure the current and future local workforce has the appropriate skills and to harness the benefits for residents of Bath & North East Somerset.
- (4) Construction skills are a particular issue as developments come forward. Working with Bath College funding for the Somer Valley Construction Skills Training Centre has been confirmed including a £2.5m contribution from the Local Growth Fund in 2016 / 17. The Centre will deliver training across a broad range of disciplines including brickwork, carpentry, electrical, plumbing, stonemasonry, and refrigeration & air conditioning. Additionally training on renewables and retrofitting will be available. Training will focus on full time programmes for 16-18 year olds, apprenticeships, higher education, programmes for the unemployed and 14-16 year olds. A full planning application is due to be submitted at the end of February 2016.

## **6 RATIONALE**

- 6.1 An appropriately skilled workforce is a critical contributor to productivity growth and will underpin our ability to grow our key sectors.
- 6.2 Significant opportunities to forward this agenda will arise as a result of the planned development in the district and these opportunities are time limited.

## **7 OTHER OPTIONS CONSIDERED**

- 7.1 None

## **8 CONSULTATION**

- 8.1 The Economic Strategy Employment & Skills Action Plan is overseen by the district's Learning Partnership which includes cross-service officer representation from the Council. The Partnership is also attended by the West of England LEP.
- 8.2 The Council's Monitoring Officer and Section 151 Officer have had the opportunity to input to this report and have cleared it for publication.

## **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>	Ben Woods 01225 477597; Kate Starks 01225 477287
<b>Background papers</b>	Economic Strategy: Review Update <a href="https://democracy.bathnes.gov.uk/documents/s39077/EconomicStrategyReviewUpdate.pdf">https://democracy.bathnes.gov.uk/documents/s39077/EconomicStrategyReviewUpdate.pdf</a>
<b>Please contact the report author if you need to access this report in an alternative format</b>	

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## APPENDIX 1: Employment & Skills Action Plan 2014 - 2020

Economic Strategy Theme	Rationale	Action	Output	Outcome	Lead
<b>SOCIAL MOBILITY</b>					
<b>17. Preventing low skills and worklessness in young people</b>  Page 93	Reported issues of poor employability skills in School and University graduates.	Ensure that there is an efficient & effective package of support provided by all secondary schools, covering: <ul style="list-style-type: none"> <li>• Information Advice &amp; Guidance</li> <li>• Employability &amp; Vocational training</li> <li>• Work Experience</li> <li>• Increasing participation</li> <li>• Entrepreneurship and self-employment</li> </ul>	Secondary schools working jointly with the Council on a programme that can provide the necessary careers and employability training to meet the needs of young people and employers , including the LEP Employability Charter Mark.	An increase in the employability of school leavers and more informed career relevant education choices made.  Increased take up of vocational employment /training opportunities.	<b>Council</b> Support : Learning Partnership, LEP, secondary schools, VCISO
<b>Tackling unemployment and priority residents groups</b>					
<b>18. Young People Leaving Care 16-21</b>	On average 40% of looked after children in B&NES are reported to be Not in Education, Employment or Training (NEET)	Worklessness Programme team providing whole Journey Pathway Management to B&NES care leavers.  Virtual School increasing participation of B&NES Care Leavers in Further Education and Higher Education.	35 Care Leavers per year participating in accredited learning and training and/ or entering sustainable employment.	Reduction in the number of B&NES children leaving care experiencing unemployment  Increased independence of Care Leavers in managing their Economic Wellbeing.	<b>Council</b>

Economic Strategy Theme	Rationale	Action	Output	Outcome	Lead
<b>19. NEETS</b>	4% of B&NES 18 – 24 year old not in education, employment or training (NEET)	Outreach, engagement, key worker and employment support programme in place, through the Youth Employment Programme	B&NES NEET population to be engaged into education, training or employment, with an overall 10% reduction in those not engaged.	Reduction in the number of NEETS and long terms 18-24 year old benefit claimants.	<b>Learning Partnership</b> Support : Council, DWP, Council, Bristol City Council
<b>20. Young People with Physical &amp; Mental Health Learning Difficulties &amp; Disabilities</b>	Issues of long term worklessness for young people with physical or mental disability, and learning difficulties.	Engage private and public sector to provide placements for relevant individuals and Project Search candidates linked to specialist support	Employment and training opportunities available for young people with physical & mental disability and learning difficulties.	Young people experiencing physical/ mental disability able to enter and sustain employment.	<b>Sirona</b> Support : Council
<b>21. Long term ESA claimants &amp; Older Claimants</b>	Over 4% of working age population claiming IB & ESA.  40% of all IB, ESA claimants over 50, approximately 60% claiming over 2 years.	Develop engagement and support programme to enable former IB and existing ESA clients to enter into training and employment	10% Increase in the numbers: Of ESA claimants progressing to employment Of older claimants progressing to employment	Reduction in the level of ESA claimants  Reduction in the level of 50+ long term claimants	<b>DWP</b> Support : Council & Sirona, VCSO

Economic Strategy Theme	Rationale	Action	Output	Outcome	Lead
<b>22.Young parents 16-19 &amp; Lone parents 19+</b>	More single parents to enter labour market due to Universal Credit change.	Develop package of engagement and support to enable young parents & lone parents to enter the labour market	Increased numbers of young and lone parents participating in learning & training and gaining employment	Reduction in the level of Lone Parent Income Support and JSA claimants.	<b>DWP</b> Support : Council, VCSO
<b>23. BUSINESS GROWTH</b>					
Social Enterprise  Page 95	Value of social enterprise to the local community and wider economy	Targeted social enterprise start up and support service	Specific business support and start up IAG skills and set up of a small loans fund.	Increased social enterprise start up	<b>Council</b> Support : LP, Cool Ventures, Bristol & B&NES social enterprise network
Growth of employment opportunities through Inward Investment	Low growth of new start indigenous business	Develop a soft landing skills and employment package, delivering recruitment and training services for inward investors in partnership with DWP, LEP and training providers.	Information available for inward investors on the local labour market and the soft landing packages available. Including supported recruitment events and sector based work academies	Increase in the number of inward investors engaging skills and employment packages and increases in local residents employed through these opportunities	<b>Council</b> Support : LP, DWP, LEP

Economic Strategy Theme	Rationale	Action	Output	Outcome	Lead
<p><b>24. Core Sectors Job related Training/ work based learning/ Recruitment support</b></p> <p style="text-align: center;">Page 96</p>	<p>Low productivity of B&amp;NES work force</p>	<p>Engage businesses and employees to participate in work based learning opportunities through a coordinated business visit and events programme.</p> <p>Coordination of employment opportunities especially in Health &amp; Wellbeing, Tourism/ Leisure and Retail</p>	<p>Increases in participation of business and employees in work based learning opportunities.</p> <p>Promotion of employment opportunities to priority residents Supported by at least one event per sector per year and on-going business visit and engagement programme.</p>	<p>Increased competitiveness of business and work force.</p> <p>Decrease in worklessness in priority residents</p>	<p><b>Learning P'ship</b> Support : LEP, Council</p>
<p><b>25. Improving links between business &amp; education</b></p>	<p>Reported issues in employability skills of young people and business struggling to recruit.</p>	<p>Develop network of business willing to link with schools, FE &amp; HE by working with business support organisations including the FSB.</p>	<p>Coordinated access to work experience and employment opportunities.</p>	<p>More local business engaged with education provider</p>	<p><b>Learning P'ship</b> Support : LEP, B&amp;NES, Schools, business support networks</p>



Economic Strategy Theme	Rationale	Action	Output	Outcome	Lead
<p><b>26. Key Growth Sectors</b></p> <p>Page 97</p>	Need to generate 10,000 new jobs.	<p>Promotion of sector based skills and employment activities through visit and events programme.</p> <p>Promotion of employment opportunities through sector support organisations.</p>	<p>Priority sectors benefiting from: enhanced interactions with FE/HE; support through LEP skills teams; support in advertising employment opportunities; access to skills funding for their work force</p> <p>Supported by at least one event per sector per year and ongoing business visit and engagement programme.</p>	Increased levels of employment growth	<p><b>LEP</b> Support : Council, sector support networks</p>
<b>A LOCAL RETURN ON INVESTMENT</b>					
<p><b>27. Securing a local Return on Investment</b></p>	Council as significant employer, planning authority and procurer of goods works and services	<p>Ensure Targeted Recruitment &amp; Training (TR&amp;T) contribute to the social value tool kit within the “Think Local” procurement strategy.</p> <p>Include TR&amp;T outcomes in Planning Contributions Strategic Planning Document (SPD)</p> <p>Support the recruitment of apprenticeships and provision of work experience, internships and work placements.</p>	<p>10% increase in the: number of apprenticeships, work experience and training opportunities available through the procurement process</p> <p>Number of apprenticeships, work experience and training opportunities available on development sites &amp; offered by the Council.</p>	Reduced levels of unemployment in labour market deprived areas and priority residents.	<p><b>Council</b> Support : LEP Skills Team</p>

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# Skills & Apprenticeships Programme

Policy Development & Scrutiny Panel

1<sup>st</sup> March 2016

# Delivering the Bath & North East Somerset Economic Strategy

## Priorities:

- » Social Mobility
- » Business Growth
- » Return on Investment



# Evidence-based Strategy: Social Mobility

Target cohorts -

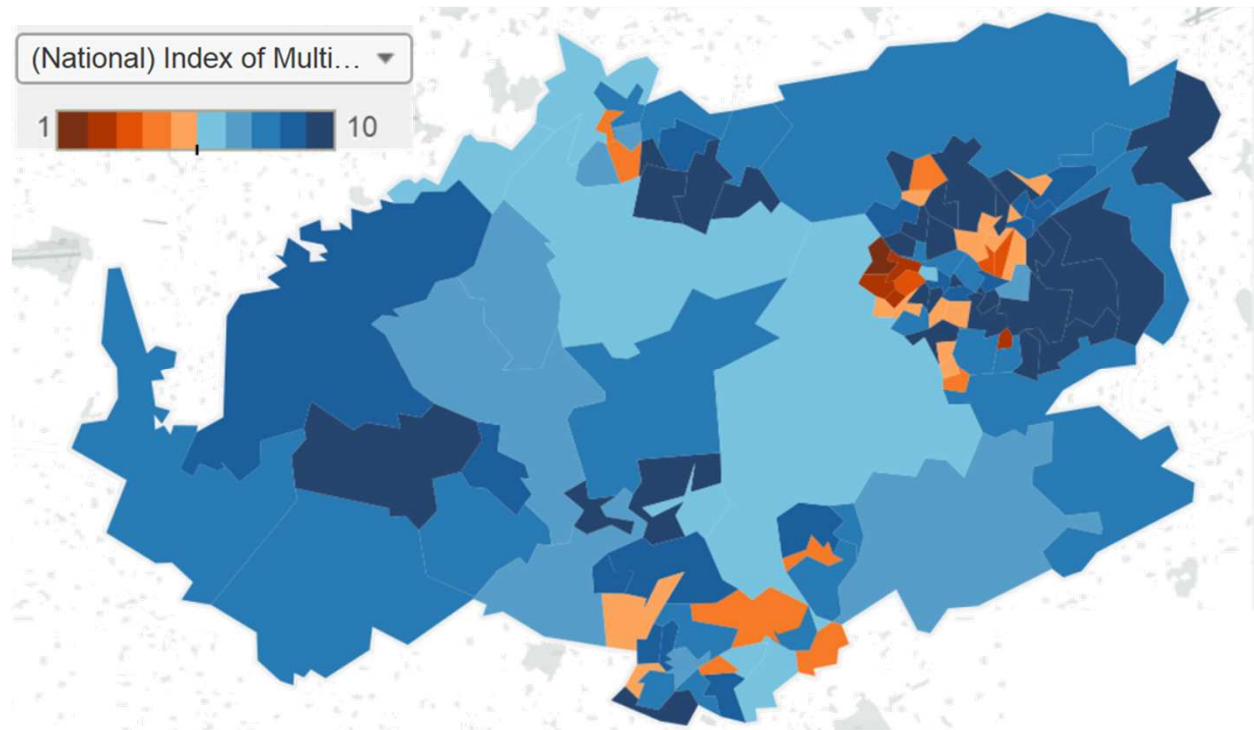
Young people:

- who are NEET (Not in Education, Employment or Training)
- leaving care
- with physical & mental health learning difficulties & disabilities
- who are parents

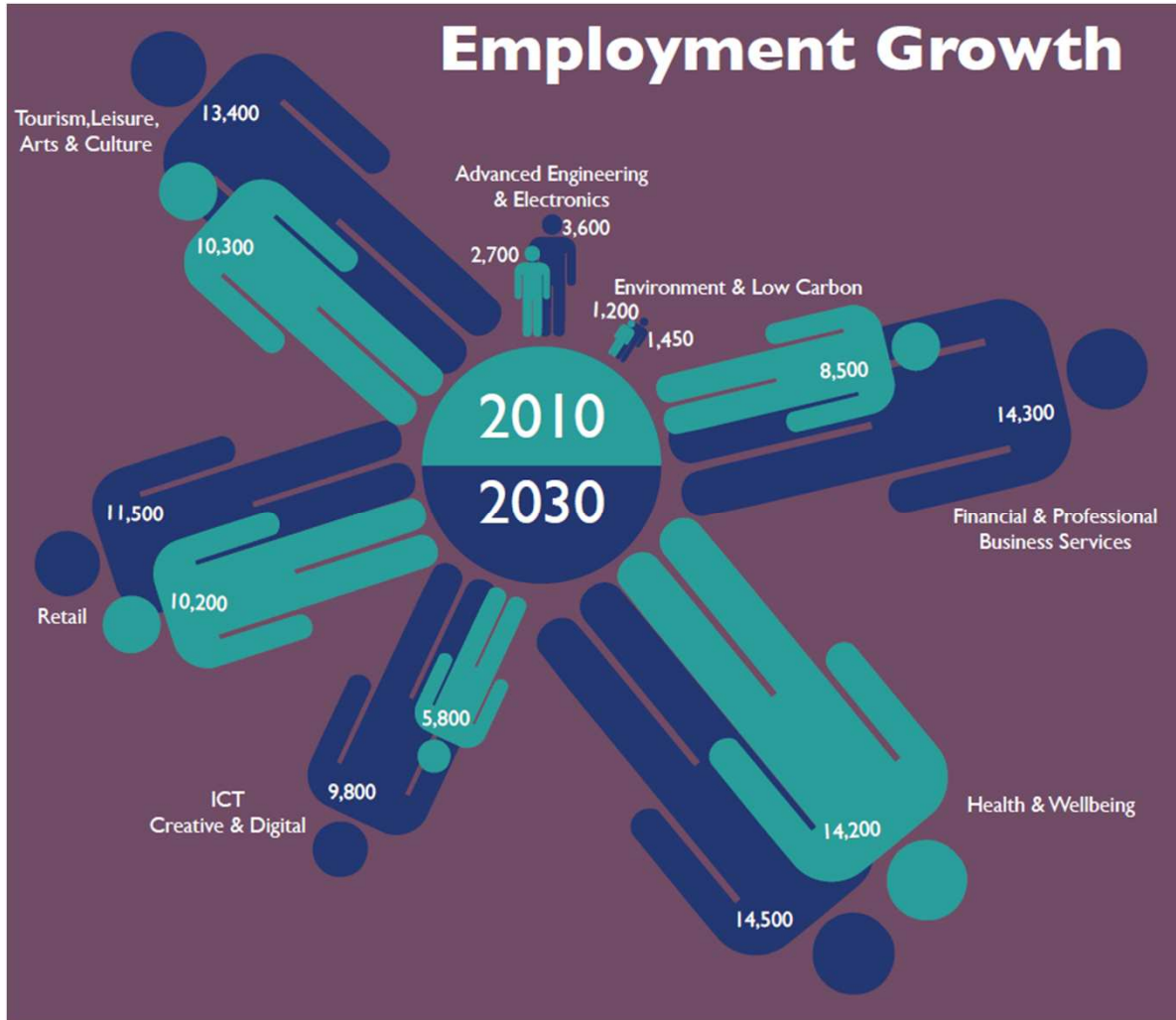
Lone parents (19+)

Long term ESA claimants & older claimants

People with below level 2 qualifications



# Evidence-based Strategy: Business Growth



## Priority Sectors:

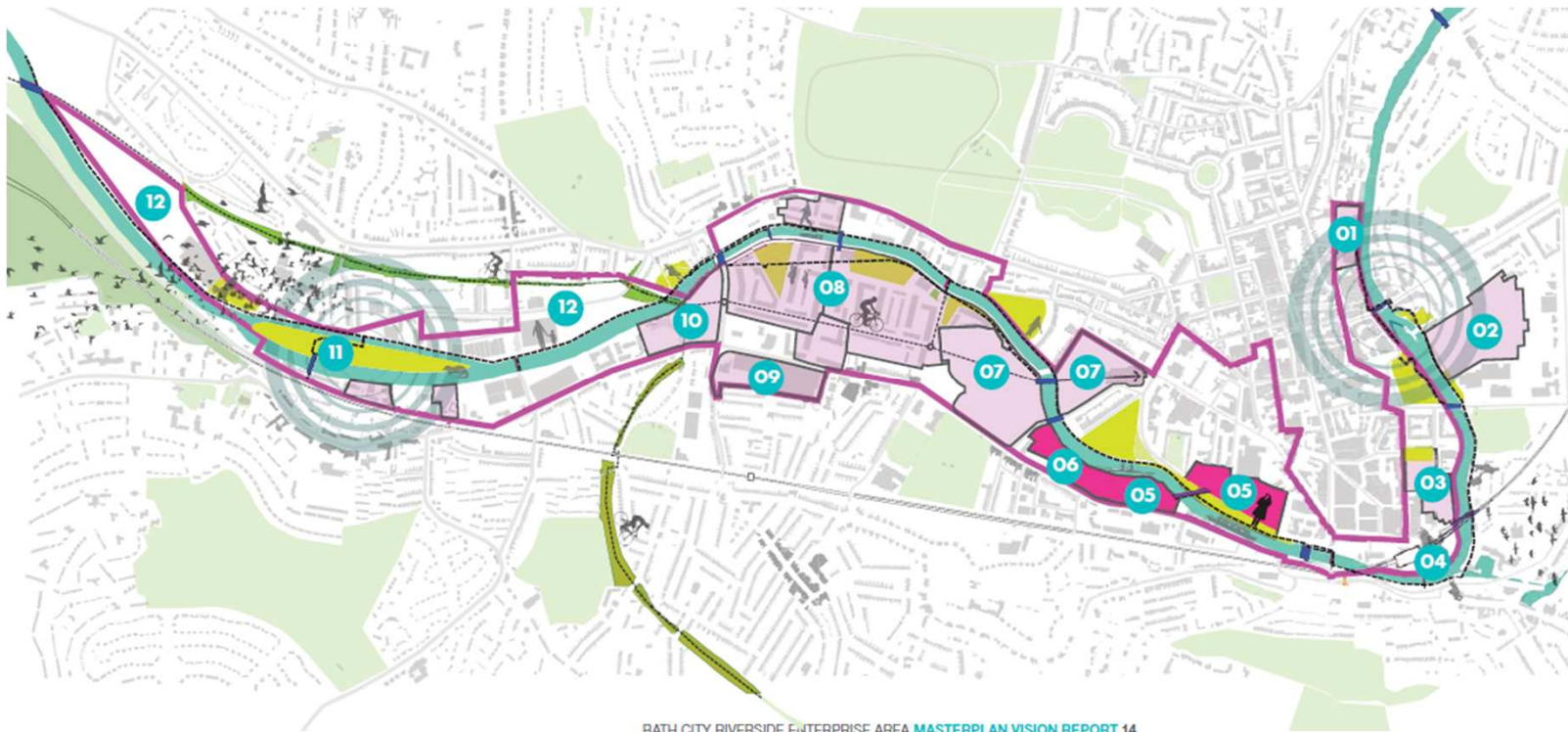
- Advanced Engineering & Electronics
- Creative & Digital
- Environment & Low Carbon
- Information & Communication

## Core Sectors:

- Financial & Professional Business Services
- Health & Wellbeing
- Retail
- Tourism, Leisure, Arts & Culture

# Our Opportunities

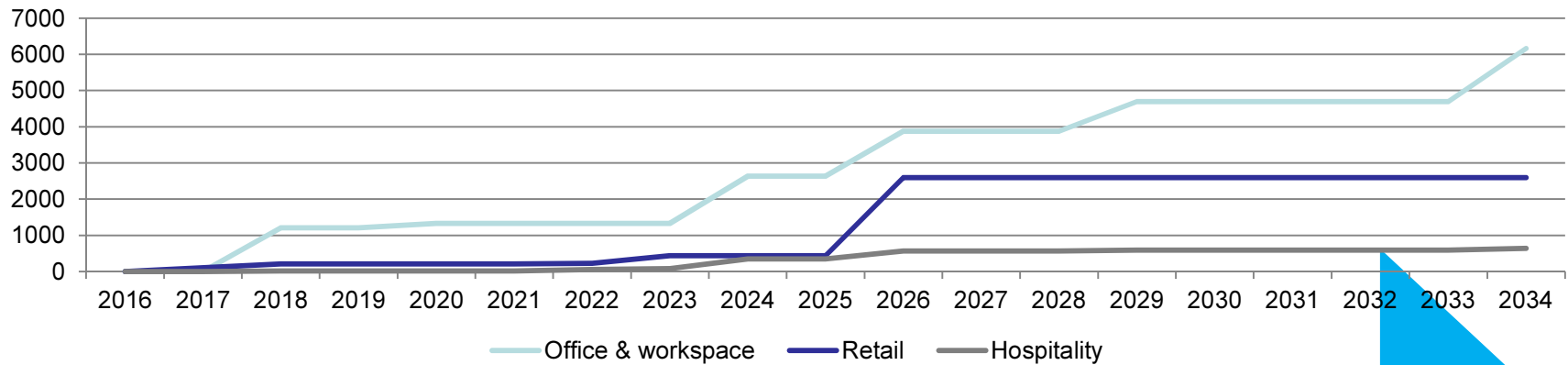
## » Example: Bath Enterprise Area Masterplan



BATH CITY RIVERSIDE ENTERPRISE AREA MASTERPLAN VISION REPORT 14

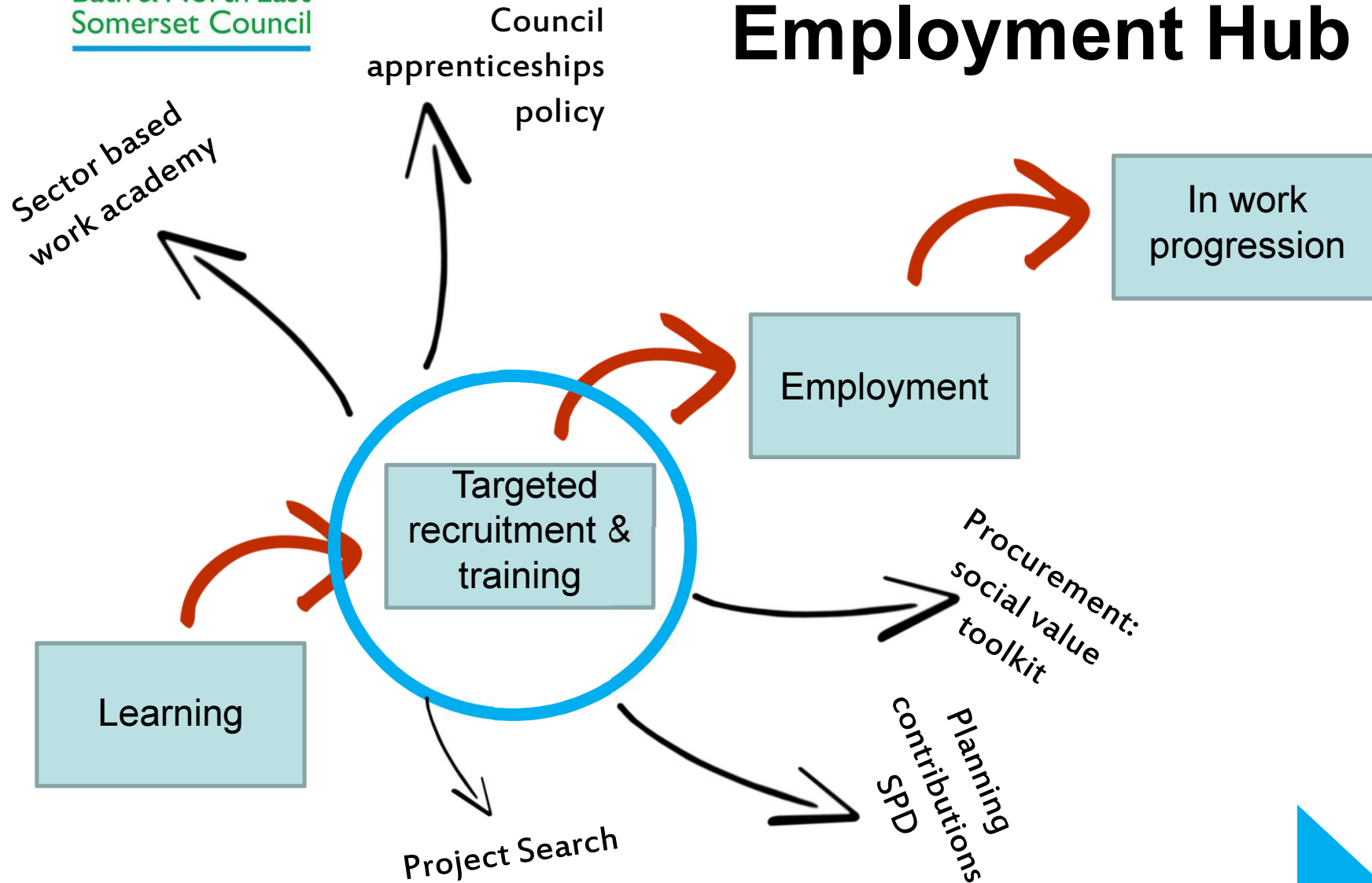
# Bath Enterprise Area Masterplan: 9000 jobs

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Bath Press	■	■	■	■	■															
South Quay		■	■																	
Roseberry Place			■	■	■	■	■	■	■											
North Quay			■	■	■	■	■	■	■											
Green Park West				■	■	■	■	■	■	■	■									
Cornmarket					■	■	■													
Manvers St							■	■	■	■	■									
Green Park East										■	■	■	■	■						
South Bank												■	■	■	■	■	■	■	■	■
Construction jobs	33	184	331	519	576	402	275	276	166	169	181	102	138	44	52	48	47	78	31	





# Employment Hub



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## PLANNING, HOUSING AND ECONOMIC DEVELOPMENT POLICY DEVELOPMENT AND SCRUTINY PANEL

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), Civic Centre (Keynsham) and at Bath Central, Keynsham and Midsomer Norton public libraries.*



<b>Ref Date</b>	<b>Decision Maker/s</b>	<b>Title</b>	<b>Report Author Contact</b>	<b>Strategic Director Lead</b>
<b>1ST MARCH 2016</b>				
1 Mar 2016	<b>PHED PDS</b>	<b>Bath Enterprise Areas (inc. Somer Valley)</b>	John Wilkinson Tel: 01225 396593	Strategic Director - Place
1 Mar 2016	<b>PHED PDS</b>	<b>Digital B&amp;NES</b>	Benjamin Woods Tel: 01225 477597	Strategic Director - Place
1 Mar 2016	<b>PHED PDS</b>	<b>Skills &amp; Apprenticeships Programme</b>	Benjamin Woods Tel: 01225 477597	Strategic Director - Place
Not before 15th Feb 2016  1 Mar 2016  <b>E2833</b>	<b>Leader of the Council, Cabinet Member - Homes and Planning</b>  <b>PHED PDS</b>	<b>Foxhill Regeneration Charter - Draft for Consultation</b>	Louise Davidson Tel: 01225 477658	Strategic Director - Place
<b>3RD MAY 2016</b>				
3 May 2016	<b>PHED PDS</b>	<b>Project Delivery Programme</b>	Simon Martin, John Wilkinson Tel: 01225 477407, Tel: 01225 396593	Strategic Director - Place

<b>Ref Date</b>	<b>Decision Maker/s</b>	<b>Title</b>	<b>Report Author Contact</b>	<b>Strategic Director Lead</b>
3 May 2016	<b>PHED PDS</b>	<b>Waterscape Strategy</b>	Zoe Hancock Tel: 01225 477841	Strategic Director - Place
3 May 2016	<b>PHED PDS</b>	<b>World Heritage Status - 2nd Inscription</b>	Tony Crouch. Tel: 01225 477584	Strategic Director - Place
3 May 2016	<b>PHED PDS</b>	<b>Archway Centre Project Update</b>	Tony Crouch. Tel: 01225 477584	Strategic Director - Place
<b>5TH JULY 2016</b>				
Page 110 5 Jul 2016	<b>PHED PDS</b>	<b>Student Accommodation Update</b>	Lisa Bartlett Tel: 01225 477281	Strategic Director - Place
5 Jul 2016	<b>PHED PDS</b>	<b>Heritage Services (Victoria Art Gallery / Fashion Museum)</b>		Strategic Director - Place
5 Jul 2016	<b>PHED PDS</b>	<b>Archive Centre</b>		Strategic Director - Place
<b>ITEMS YET TO BE SCHEDULED</b>				
	<b>PHED PDS</b>	<b>Corporate Gypsies &amp; Travellers Policy</b>	Graham Sabourn Tel: 01225 477949	Strategic Director - Place

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
	PHED PDS	South West Housing Providers Longitudinal Welfare Reform Study	Graham Sabourn Tel: 01225 477949	Strategic Director - Place
	PHED PDS	Salford Brassmill		Strategic Director - Place

The Forward Plan is administered by **DEMOCRATIC SERVICES**: Mark Durnford 01225 394458 Democratic\_Services@bathnes.gov.uk

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