

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Planning, Housing and Economic Development PDS Panel	
MEETING/ DECISION DATE:	Tuesday 1 st March 2016	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2833
TITLE:	Draft Foxhill Regeneration and Development Charter	
WARD:	Combe Down	
AN OPEN PUBLIC ITEM		
List of attachments to this report: 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.

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Background papers	http://www.mulberryparkbath.co.uk/
Please contact the report author if you need to access this report in an alternative format	