

# 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**

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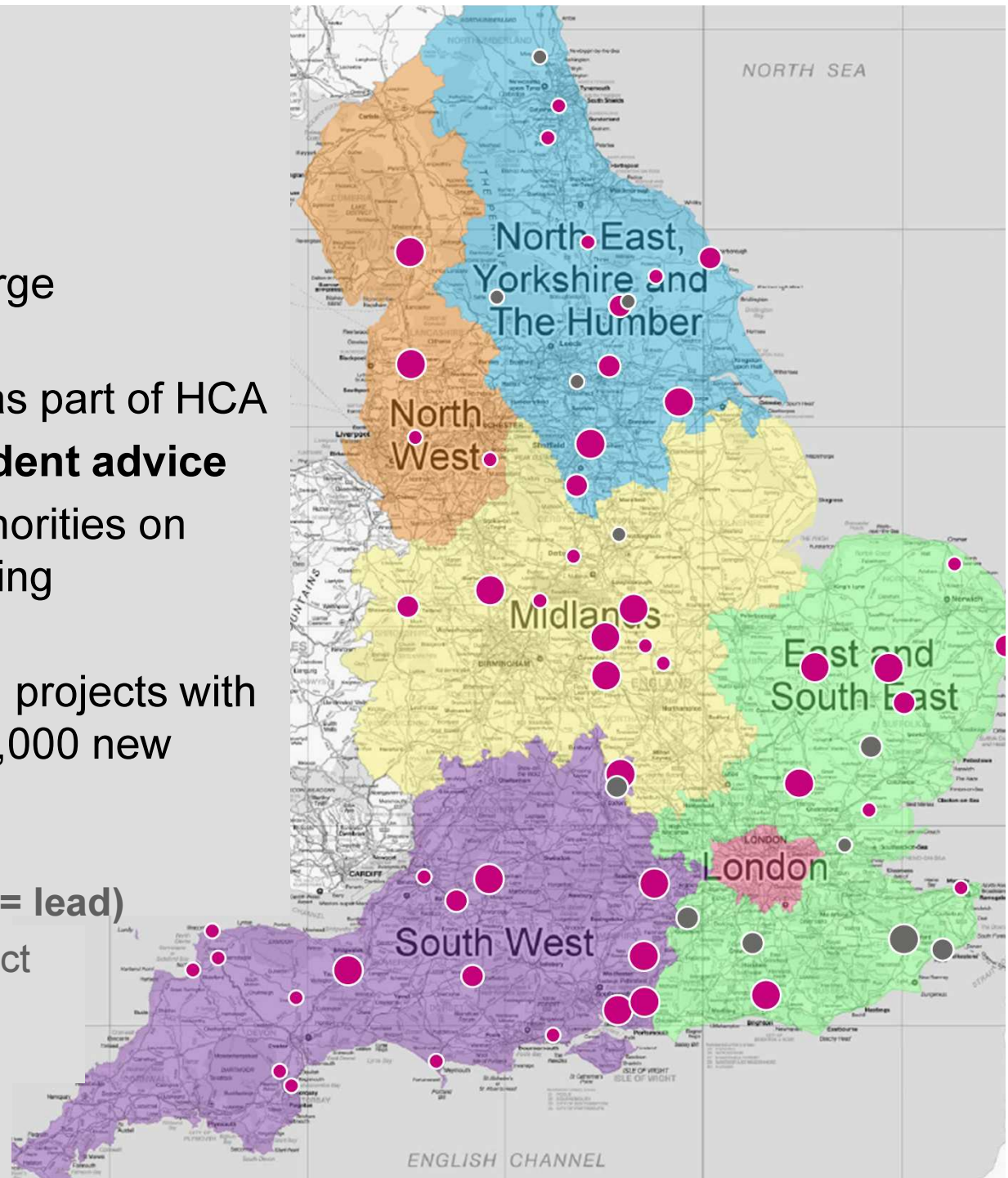
# Who we are

## 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



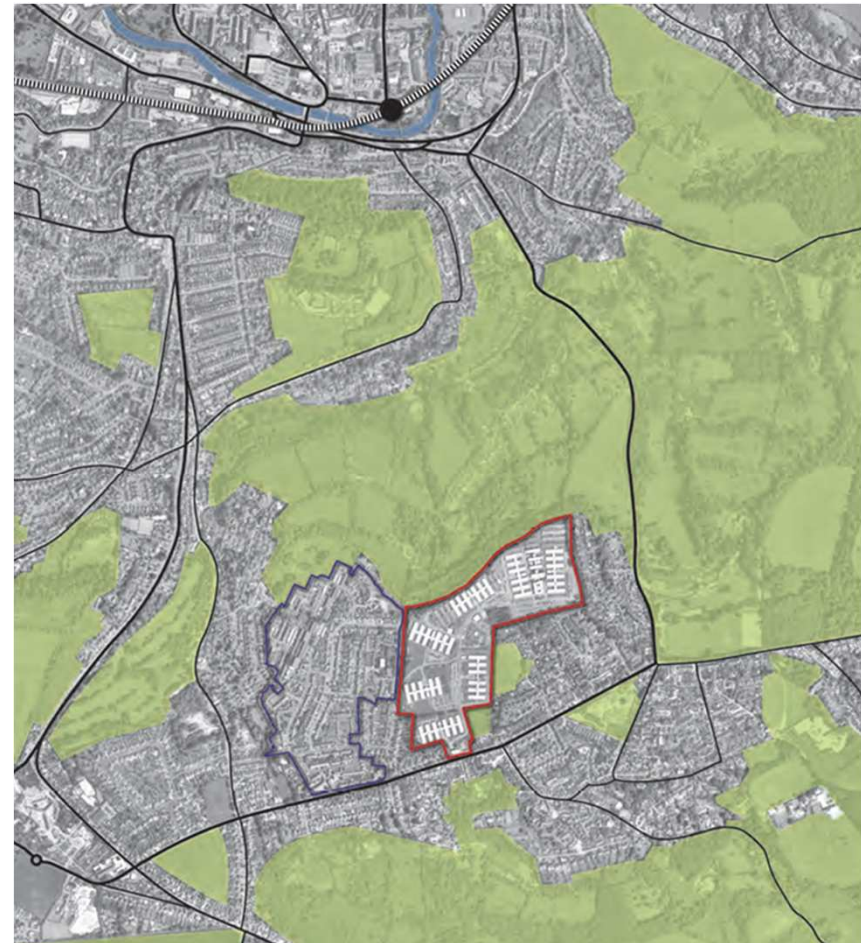


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# Explaining the draft Charter

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







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# 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.”

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## 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.

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## 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.



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# 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





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# QUESTIONS