

Joint Health & Wellbeing Strategy Update

Priority 4 - Creating healthy & sustainable places

An update on the Foxhill Housing Zone

March 2016

Why housing is important to health and wellbeing

- Housing standards directly affect people's physical and mental health
- Effects are most pronounced on vulnerable groups
- At a neighbourhood level, the places we live in shape our life chances and opportunities

Foxhill Housing Zone



- MOD Foxhill – now known as Mulberry Park
- Neighbouring Post-War Foxhill Estate

The Vision for Regeneration

Curo's vision is, by 2028, to create a distinctive, contemporary development of high quality housing, community facilities and open spaces – a great place to live with views across the city.



MOD Foxhill – Concept Statement (2012)

The Council's vision for the site

The Council's vision is for an integrated network of new residential development parcels that will respond to the character of the area, and accommodate new homes at a range of types and sizes. The Council's vision is for a fine grained, well connected, mixed use and visually stimulating environment, which will complement the existing character and variety of the Foxhill and Combe Down neighbourhoods.

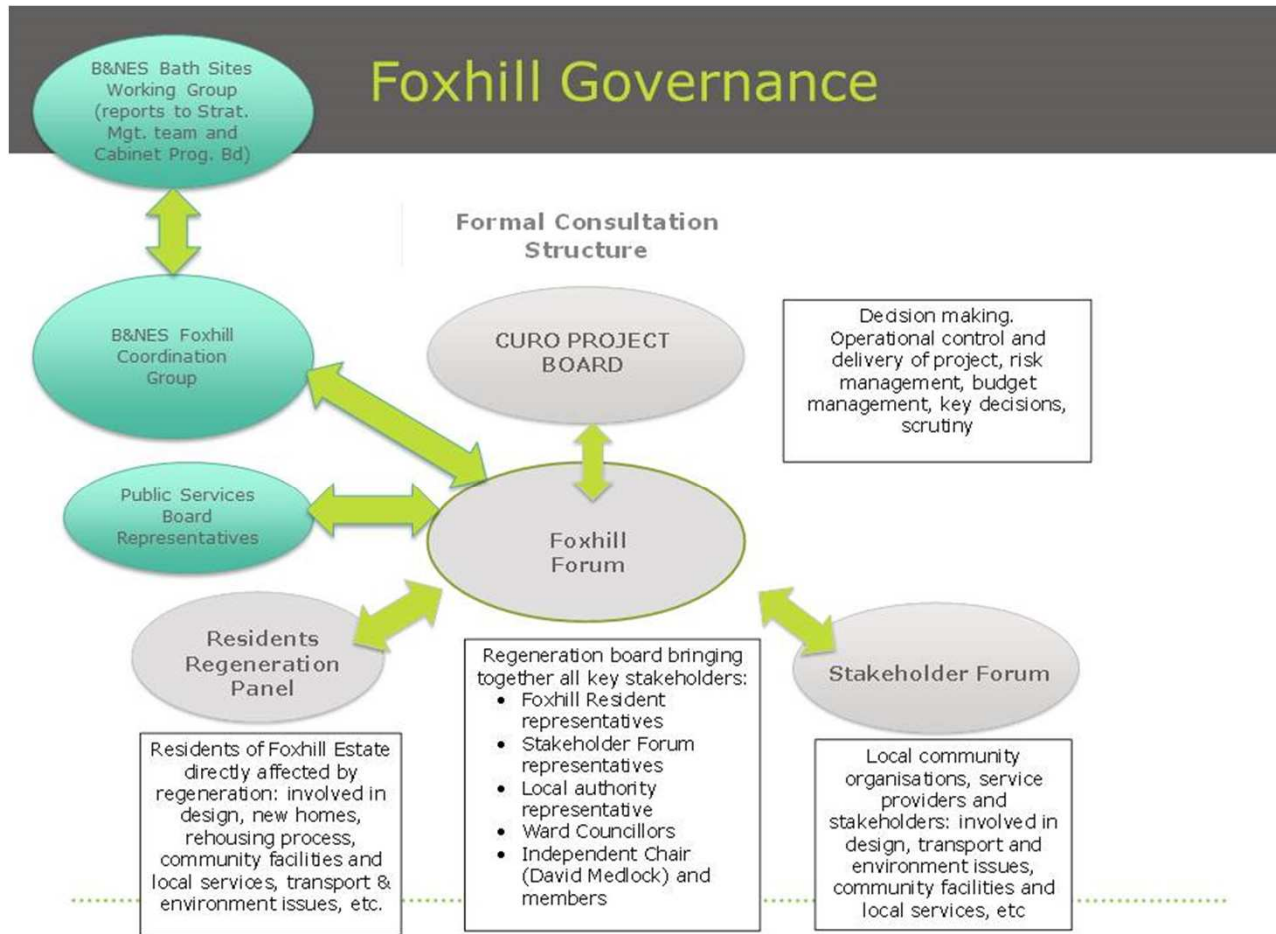
Ensuring integration with the existing communities will be a priority for the Council. The developer will be expected to work with the Council in order to secure the provision of additional facilities, services and green infrastructure, which will help strengthen the social and environmental fabric of the area to the benefit of the new and existing communities

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Consultation and Collaboration



Regular B&NES Officer involvement

- Foxhill Forum (JW)
- Ward member liaison (LD)
- Senior level liaison (LF/JW/LD +key cabinet members)
- FRA/ Curo/ B&NES (JW/LD + ward members and LR)
- ARTS strategy (Ann Cullis)
- Resident's Advisor Panel (Andy Thomas / Paul Pennycook)
- Community Hub working group (AC /PP)

Housing Zone Designation

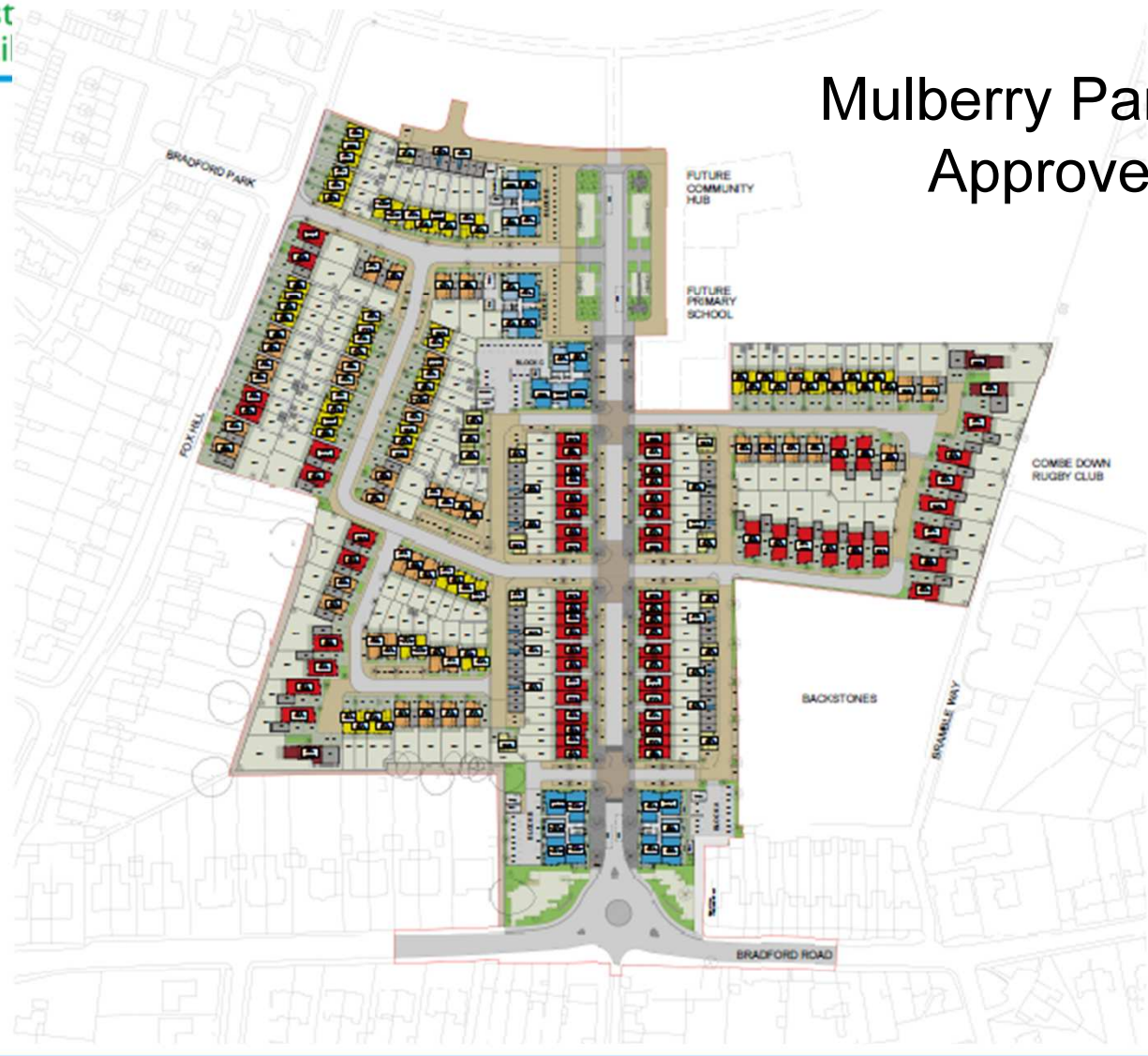
- HZ bid made by B&NES, supported by Curo, in 2014
- Government initiative predicated on accelerated delivery of new homes on brownfield sites
 - HZ status awarded to the site March 2015
 - Government priority for delivery
 - Free access to ATLAS (The HCA Advisory Team for large sites)
 - Government brokerage to accelerate dialogue between LPA and national organisations
 - Priority for capital infrastructure funding if required
 - Priority for capacity funding: £313,000 awarded in Feb 2016.
 - Foxhill Housing Zone Project Co-ordinator x 3 years
 - Independent Residents Advisor post to 2018
 - Viability modelling

Mulberry Park



- Outline consent for 700 homes, 30/03/2015
POS, primary school, pre-school, community building and employment space. 30% Affordable Housing
- Commuted sums for green space, allotments, youth provision, highways and public transport
- Phase 1 RM secured on 01/10/2015 for 276 homes.
- Infrastructure work due to commence Spring 2016
- First homes due to complete late 2016.
- Planned disposal of land to third party developers on Ph1 and future phases to accelerate delivery
- Commercial approach to delivery

Mulberry Park Phase 1 Approved Plan



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Regeneration of the Foxhill Estate

- Focus on area of 537 homes with a 75 / 25 split Curo / owner occupied properties
- Early masterplanning proposals for major demolition and re-provision of 600 homes with policy compliant AH
- Significant levels of social and economic deprivation to be addressed (CLES Social & Economic Regeneration Plan)
- Funded by the surpluses generated by Mulberry Park

Regeneration of the Foxhill Estate

Key Issues for Consideration

- These are peoples' homes!
- Rehousing Strategies for Curo tenants
- Offer to owner occupiers
- Local sensitivities and opposition – huge variation in opinions
- Perceived 'loss of affordable housing' v benefits of regeneration
- Affordability – whole housing costs approach?
- Stock condition

The Foxhill Regeneration and Development Charter

- Developed by Atlas through a series of workshops with cabinet and ward members & B&NES / Curo senior management.
- Series of high level ambitions for an integrated and regenerated Foxhill and Mulberry Park
- To underpin decision making on regeneration options and future investment for: a common language and common understanding for B&NES and Curo to use
- Shared with and refined by the community and key stakeholders

Consultation on the draft

Foxhill Regeneration & Development Charter

MARCH 2016

The Foxhill Housing Zone provides an 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 will choose to visit and live.

Bath & North East Somerset Council (B&NES) and Curo are working with local people to ensure that future development at Mulberry Park and Foxhill Estate will enable improvements in both the physical and social environment of the Foxhill area.

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.



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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.



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.

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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.



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.



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Foxhill Estate Regeneration – what’s happening in the next few months?

- Recruitment of Foxhill HZ Project Co-ordinator
- Curo-led community masterplanning workshops– running between March and May
- Public exhibitions as regeneration options develop – June / July
- Viability and options appraisal work with B&NES cabinet / ward members
- Action planning on Charter delivery
- Action planning on Social and Economic Regeneration Plan – launch 28042016
- Curo work on land assembly (ie acquiring privately owned homes on Foxhill)
- Planning Pre-app work over summer months
- Planning application for the regeneration of the Foxhill Estate late 2016

Mulberry Park – what’s happening in the next few months?

- Infrastructure works commencing on site
- Ongoing community engagement on designs for new school, nursery, community building including employment space
 - Jan-March – extensive stakeholder consultation to develop design proposals.
 - April – First public exhibition to get feedback on proposals
 - June – second public exhibition to display proposed planning application
 - Ongoing engagement with local stakeholder group on design and future management of community facilities
 - Summer 2016 – submit planning application
- First new homes completing autumn 2016

Health & Sustainability Opportunities

- Improved housing standards
- Homes that can alter as circumstances change
- A focus on learning, skills and employment opportunities
- Sustainable transport links
- Safe routes to walk and cycle
- More leisure opportunities and public spaces
- Working in partnership with residents
- Promoting community pride
- Better integration with surrounding neighbourhoods
- Improved reputation
- New multi-function community facilities
- High speed broadband to support training and services

Health & Sustainability Issues

- Ensure homes are of sufficient sized units
- Ensure homes still affordable once service charges included
- Use energy efficiency design to reduce costs
- Maximise employment opportunities within the development process
- Achieve a good outcome for residents who have different views about the regeneration opportunity
- Retain the strengths within existing Foxhill community
- Make better connections with the natural green space around the neighbourhood, including food growing
- Ensure these principles feature in the masterplan