

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Planning, Housing and Economic Development PDS	
MEETING/ DECISION DATE:	Tuesday 5th July 2016	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	Foxhill Regeneration and Development Charter	
WARD:	Combe Down	
AN OPEN PUBLIC ITEM		
List of attachments to this report: Atlas report on consultation outcomes for the Foxhill Regeneration and Development Charter Final recommendations for Charter Ambitions		

1 THE ISSUE

- 1.1 The 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.
- 1.2 The draft charter has undergone a period of independent consultation with the community and stakeholders and the outcomes of this consultation have been reviewed and incorporated into the Charter Ambitions as part for the development of the final version of the charter for adoption later this summer.

2 RECOMMENDATION

- 2.1 That the consultation outcomes for the Foxhill Regeneration and Development Charter are noted.
- 2.2 That the revised Charter ambitions are supported for inclusion in the final version of the charter for adoption by cabinet in September 2016.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 There are currently no direct resource implications around approval of the Charter ambitions.
- 3.2 Staffing resources to support the action planning, monitoring and delivery of the Charter are in place with the appointment of a 3 year Foxhill Housing Zone

Project Co-ordinator funded by Housing Zone Capacity Funding. Interviews for this post are being held on 21 July 2016.

- 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.

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 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 Atlas carried out independent consultation on the draft Charter during March 2016 including a facilitated workshop focussing on the 4 key Charter ambitions and the detailed ambitions sitting in each category. PHED PDS received a presentation from Atlas on Tuesday 1st March 2016 as part of this consultation process.
- 5.7 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’
- 5.8 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.
- 5.9 Following the consultation exercise Atlas issued a detailed report of the outcomes and made recommendations for amendments to the Charter ambitions. The report was made available to every consultee and is appended to this report for information.
- 5.10 It should be noted that any discussions, views and statements made at the workshop which did not relate directly to the Charter were also recorded and made available to Curo to support the masterplanning work underway for the Foxhill estate regeneration.
- 5.11 The joint Curo / B&NES workshops that led to the development of the Charter have continued and have considered the amendments to the charter ambitions. The majority of changes arising from the consultation have been accepted although there have been a number of further changes in order to ensure the charter ambitions are deliverable in light of national and local policies and strategies. Appendix 2 identifies the 4 Ambitions and the progress of these from consultation through to final, recommended Ambitions for inclusion in the adopted Charter. Justification for not accepting the proposed wording from Atlas following consultation can be seen as footnotes to the document.
- 5.12 The Charter wording itself is unlikely to be amended significantly from the consultation draft although some minor changes will be made that reflect the consultation work carried out and will address some of the ‘Making things happen’ elements for the Housing Zone around masterplanning (now underway), how we are engaging with Curo and the community, the work underway on the viability of regeneration options and a review of the ‘next steps’ around action planning and monitoring of the Charter ambitions.

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 Atlas undertook a period of community consultation during February 2016, including a facilitated workshop with residents and key stakeholders on 1st March 2016, an on-line survey hosted by the Council's web site and included discussion with PHED PDS on 1st March as part of this consultation.
- 8.3 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/ PHED PDS 1 st March 2016 – report on the consultation draft of the Foxhill Regeneration and Development Charter
Please contact the report author if you need to access this report in an alternative format	