

## RECOMMENDED WORDING - CHARTER AMBITIONS

### Communities

Approved for consultation wording	Suggested Refined Wording from Community views	Proposed final wording for strategic and policy compliant, deliverable Ambitions
<p><b>Communities</b></p> <p><i><b>‘communities which continue to be proud of themselves and their local neighbourhood’</b></i></p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ Ensure that existing and future residents engage and then remain actively involved and engaged in creating a new neighbourhood and regeneration going forward.</li> <li>▪ Maintain trust and empower local people to lead in developing and managing their community, utilising local knowledge and expertise.</li> <li>▪ Foster a sense of continued community pride and ownership of the area, improving the life chances of people who live there now.</li> <li>▪ Ensure good, affordable access to services (including smart use of technology) and provide new and flexible education, health</li> </ul>	<p><b>Communities</b></p> <p><i><b>‘communities which continue to be proud of themselves and their local neighbourhood’</b></i></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Ensure that existing and future residents engage and then are given an opportunity to remain actively involved in creating a neighbourhood and regeneration going forward</li> <li>• Maintain trust and empower local people by giving them the tools to lead in developing and managing their community, utilising local knowledge and expertise</li> <li>• Foster a sense of continued community pride and ownership of the area for the benefit of all</li> <li>• Ensure good, affordable access to services (including smart use of technology) and provide new and flexible education, health</li> </ul>	<p><b>Communities</b></p> <p><i><b>‘communities which continue to be proud of themselves and their local neighbourhood’</b></i></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Ensure that existing and future residents engage and then are given an opportunity to remain actively involved in creating a neighbourhood and regeneration going forward</li> <li>• Maintain trust and empower local people by giving them the tools to lead in developing and managing their community, utilising local knowledge and expertise</li> <li>• Foster a sense of continued community pride and ownership of the area for the benefit of all</li> <li>• Ensure good, affordable access to services (including smart use of technology) and provide new and flexible education, health</li> </ul>

<p>and community/arts facilities, as part of a 'Community Hub'.</p> <ul style="list-style-type: none"><li>▪ Provide more leisure opportunities and open spaces which people can enjoy.</li></ul>	<p>and community/arts facilities, as part of a 'Community Hub'</p> <ul style="list-style-type: none"><li>• Provide more leisure opportunities and open spaces which people can enjoy <b>and are maintained and cared for.</b></li></ul>	<p>and community/arts facilities, as part of a 'Community Hub'</p> <ul style="list-style-type: none"><li>• Provide more leisure opportunities and open spaces which people can enjoy and are maintained and cared for.</li></ul>
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## Connections

Approved for consultation wording	Suggested Refined Wording from Community views	Proposed final wording for strategic and policy compliant, deliverable Ambitions
<p><b>Connections</b></p> <p><i><b>‘a neighbourhood which is well connected and fully integrated with its surroundings’</b></i></p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ A place which is integrated with Bath and a neighbourhood that ‘knits’ into the wider area and is no longer out of the way.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ Improved high speed broadband</li> </ul>	<p><b>Connections</b></p> <p><i><b>‘a neighbourhood which is well connected and fully integrated with its surroundings’</b></i></p> <p>Places and communities that are well connected and linked to each other which encourage people to walk and cycle as well as being linked by reliable, affordable and regular public transport provide benefits in terms of social and economic integration, health and well-being alongside reduced congestion and pollution. The Charter seeks to provide:</p> <ul style="list-style-type: none"> <li>• A neighbourhood which is integrated with Bath and that ‘knits’ into the wider area and is no longer out of the way.</li> <li>• Reinforce and add to existing strong links for a unified and permeable neighbourhood linking Mulberry Park, the Foxhill Estate and the wider Combe Down area.</li> <li>• Existing and new housing should fit seamlessly together and the community be linked by useable high quality green spaces.</li> <li>• Safe and sustainable walking, cycling and transport links to Combe Down, the rest of the City, the Skyline walk and the wider area.</li> <li>• Improved, affordable high speed broadband</li> </ul>	<p><b>Connections</b></p> <p><i><b>‘a neighbourhood which is well connected and fully integrated with its surroundings’</b></i></p> <p>Places and communities that are well connected and linked to each other which encourage people to walk and cycle as well as being linked by reliable, affordable and regular public transport provide benefits in terms of social and economic integration, health and well-being alongside reduced congestion and pollution. The Charter seeks to provide:</p> <ul style="list-style-type: none"> <li>• A neighbourhood which is integrated with Bath and that ‘knits’ into the wider area and is no longer out of the way.</li> <li>• Reinforce and add to existing strong links for a unified and permeable neighbourhood linking Mulberry Park, the Foxhill Estate and the wider Combe Down area.</li> <li>• Existing and new housing should fit seamlessly together and the community be linked by useable high quality green spaces.</li> <li>• Safe and sustainable walking, cycling and transport links to Combe Down, the rest of the City, the Skyline walk and the wider area.</li> <li>• Improved, affordable high speed broadband</li> </ul>

<p>connectivity, <b>required</b> to support social and business development including small and medium sized businesses in <b>Combe Down generally</b>.</p> <ul style="list-style-type: none"><li>▪ Improved access to community services.</li></ul>	<p>connectivity to support social and business development, including small and medium sized businesses.</p> <ul style="list-style-type: none"><li>• Improved, <b>inclusive</b> access to community services.</li></ul>	<p>connectivity to support social and business development, including small and medium sized businesses.</p> <ul style="list-style-type: none"><li>• Improved, inclusive access to community services.</li></ul>
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## Housing Choice

Approved for consultation wording	Suggested Refined Wording from Community views	Proposed final wording for strategic and policy compliant, deliverable Ambitions
<p><b>Housing Choice</b></p> <p><i>‘a destination where people choose to come to live and then want to stay’</i></p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ Improve housing standards and living conditions and enhance the reputation of the area.</li> <li>▪ 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.</li> <li>▪ Enable the delivery of homes which people feel an attachment to and continue to take pride in.</li> <li>▪ 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</li> </ul>	<p><b>Housing Choice</b></p> <p><i>‘a destination where people choose to live and then want to stay’</i></p> <p>Regeneration can support the Foxhill area and its residents in being a central part of a one of Bath’s highly valued neighbourhoods in which to live. The draft charter aims to enable:</p> <ul style="list-style-type: none"> <li>• High housing standards and living conditions to support and enhance the reputation of the area for both existing communities and new households moving into the area.</li> <li>• Provision of a greater than existing choice of homes and a balanced community, including all forms of social rent, affordable and market housing to meet housing needs.</li> <li>• Delivery and management of homes which people feel an attachment to and continue to take pride in.</li> <li>• All types of housing to allow for changes in people's needs and lifestyles, so they can</li> </ul>	<p><b>Housing Choice</b></p> <p><i>‘a destination where people choose to live and then want to stay’</i></p> <p>The development of homes on the former MOD Foxhill and regeneration of the Foxhill estate will allow the Foxhill area and its residents to continue to be a significant part of a one of Bath’s highly valued neighbourhoods<sup>1</sup>. The draft charter aims to enable:</p> <ul style="list-style-type: none"> <li>• High housing standards and living conditions to support and enhance the reputation of the area for both existing communities and new households moving into the area.</li> <li>• Provision of a greater than existing choice of homes to create a balanced community, including both affordable homes to rent and buy and open market homes, meeting identified affordable housing need and market demand.<sup>2</sup></li> <li>• Delivery and management of homes which people feel an attachment to and continue to take pride in.</li> </ul>

<sup>1</sup> The Charter does not relate solely to the regeneration of the Foxhill Estate but is about the delivery of the Housing Zone. The delivery of Mulberry Park needs to be reflected in this Housing Choice ambition.

<sup>2</sup> Minor changes to allow flexibility in future tenure provision and to improve grammatical structure of the sentence.

<p>neighbourhood.</p> <ul style="list-style-type: none"> <li>▪ Actively promote opportunities to work from home or work close to home.</li> <li>▪ Design new housing so that differences in tenure are not obvious.</li> <li>▪ Ensuring that any new housing in the estate is of the same high quality as Mulberry Park.</li> </ul>	<p>remain fully included in their neighbourhood as their circumstances and age alter</p> <ul style="list-style-type: none"> <li>• Opportunities to be actively promoted for working from home or working close to home.</li> <li>• Any new or existing housing whether on Foxhill or Mulberry Park should be of a high quality standard.</li> </ul> <p>[NOTE: moved to <b>Quality of Place</b> ambition]</p>	<ul style="list-style-type: none"> <li>• Delivery of a range of housing types to allow for changes in people's needs and lifestyles, so they can remain fully included in their neighbourhood as their circumstances and age alter<sup>3</sup></li> <li>• Actively promote opportunities to work from or close to home<sup>4</sup></li> </ul>
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<sup>3</sup> Slight change to ambition ensures something that is deliverable, a commitment to 100% adaptable & accessible homes is not practical or viable. Part M (2) of Building Regulations has replaced the Lifetime Home Standard for affordable housing and is not an *adaptable* housing standard.

<sup>4</sup> Simpler more direct wording

## Quality of Place

Approved for consultation wording	Suggested refined wording from community consultation	Proposed final wording for strategic and policy compliant, deliverable Ambitions
<p><b>Quality of Place</b></p> <p><i><b>‘A vibrant neighbourhood with a mix of uses and a strong local economy’</b></i></p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ Create a safe environment and a walkable neighbourhood.</li> <li>▪ Deliver high quality buildings, green infrastructure, streets and spaces, and iconic and distinctive built infrastructure (e.g. Cable Car).</li> <li>▪ Provide a high quality, sustainable management and maintenance service.</li> <li>▪ 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.</li> <li>▪ Develop skills and encourage local employment opportunities including through links with other local large employers such as</li> </ul>	<p><b>Quality of Place</b></p> <p><i><b>‘A vibrant neighbourhood with a mix of uses and a strong local economy’</b></i></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Maintain and create a safe environment and walkable neighbourhood with high quality and sustainable/environmentally-friendly buildings, streets and open spaces supported by distinctive infrastructure that takes on board the historically significant context.</li> <li>• Provide a high quality, affordable management and maintenance service across the area.</li> <li>• Establish and respond to a clear set of place making ‘rules’ including appropriate building heights, densities and design guidelines and ensuring that</li> </ul>	<p><b>Quality of Place</b></p> <p><i><b>‘A vibrant neighbourhood with a mix of uses and a strong local economy’</b></i></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Maintain and create a safe environment and walkable neighbourhood with high quality and sustainable/environmentally-friendly buildings, streets and open spaces supported by distinctive infrastructure that takes on board the historically significant context.</li> <li>• Provide a high quality, affordable management and maintenance service across the area.</li> <li>• Establish and respond to a clear set of place making ‘rules’ including appropriate building heights, densities and design guidelines and ensuring that</li> </ul>

<p>the hospitals, colleges and Bath University</p> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Provide high speed broadband connectivity to support access to training and services.</li> </ul>	<p>differences between housing type and rental/ownership status are not obvious.</p> <ul style="list-style-type: none"> <li>• Promote skills development and encourage local employment opportunities including through links with local employers and social enterprises.</li> <li>• Develop and promote opportunities for localised learning, training and skills development, using local community facilities.</li> </ul>	<p>differences between housing tenures are not obvious.<sup>5</sup></p> <ul style="list-style-type: none"> <li>• Promote skills development and encourage local employment opportunities including through links with local employers and social enterprises.</li> <li>• Develop and communicate/advertise opportunities for localised learning, training and skills development, using local community facilities.</li> <li>• New homes delivered as part of regeneration to be designed and built to the same standards as the new homes on Mulberry park</li> <li>• The continued investment into Curo-owned retained homes to improve quality and energy efficiency and make best use of retained open and communal spaces.<sup>6</sup></li> <li>• Support owner occupiers of retained homes to improve energy efficiency and the physical quality of their homes<sup>7</sup></li> </ul>
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<sup>5</sup> Clearer wording on tenure blindness.

<sup>6</sup> Distinguishing between the quality expectations of new build homes on Mulberry Park and the Foxhill Estate and the regeneration of homes retained on the Foxhill Estate.. This changed wording also reflects the need for a regeneration focus on the areas of the estate not suggested for demolition.

<sup>7</sup> Entry to distinguish between Curo responsibilities of retained stock and that of home owners. This ambition relates to possible targeting of Energy at Home resources, for example.