

MoD Concept Statements Archive



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1. Overview

The Ministry of Defence (MoD) has left its 3 Bath sites at Foxhill, Warminster Road and Ensleigh, relocating staff to Abbey Wood near Bristol.

The Council is keen to ensure that all three sites are regenerated as housing led development sites that contribute to achieving the aspirations of the local communities as well as meeting the wider objectives of the Bath and North East Somerset Core Strategy.

To achieve this, the Council worked with the MoD and key stakeholders to produce Concept Statements for each of the three Bath MoD sites. A Concept Statement is a planning document that guides how the regeneration of a site will protect the most important parts and deliver viable social, economic and environmental benefits.

The Concept Statements outline:

- The vision for the site
- The key planning and community priorities and requirements in their regeneration
- How developers should engage with local communities once the sites have been sold and the design and planning of the sites begins.

The Concept Statements are based on sound evidence. They set out realistic requirements and priorities for developers to take into account in any future proposals. A programme of stakeholder and community consultation was built into the process of drafting the Concept Statements for each MoD site. On 12th September 2012, the Concept Statements were endorsed by the Council for development management purposes, and will inform the production of the Council's emerging Placemaking Plan ([Details of the decision are available here](#)). This will provide the Council with a robust and sound policy position in ongoing discussions with developers who are formulating their ideas for their site. As required in the Concept Statements, developers will need to engage with local communities and other Stakeholders

The Concept Statements are available to download below:

- [Concept Statement for MoD Ensleigh](#)
- [Concept Statement for MoD Foxhill](#)
- [Concept Statement for MoD Warminster Road](#)

Developers are formulating their ideas and plans for the sites, and as required in the Concept Statements, will need to engage with local communities and other Stakeholders.

2. The Evidence Base

The production of the Concept Statements was informed by a commissioned evidence base that provides more detailed information and assessment in relation to specific issues. The evidence is available to download below:

- (1) [Summary of the evidence base](#)
- (2) [Bats: MoD three site concept statement - Desk top study and assessment bats, January 2012](#)
- (3) [Equality Impact Assessment / Equality Analysis \(September 2012\)](#)
- (4) Historic Environment:
 - (a) [Historic Environment Record Search](#)
 - (b) [MoD Historic Landscape](#)
 - (c) [MoD Ensleigh - Layout and List](#)
 - (d) [MoD Foxhill - Layout and List](#)
 - (e) [MoD Warminster Road - Layout and List](#)
- (5) Infrastructure: [MoD Infrastructure Matrix](#)
- (6) Landcape and Visual Issues, Ecology and Arboriculture Reports:
 - (a) [Ensleigh \(8.4 MB\)](#)
 - (i) [Land adjacent to the MoD Ensleigh site - Aboricultural Comments](#)
 1. (ii) [Land adjacent to the MoD Ensleigh site - Ecology Comments](#)
 2. (iii) [Land adjacent to the MoD Ensleigh site - Landscape and Visual Comments](#)
 - (b) [Foxhill \(8 MB\)](#)
 - (c) [Warminster Road \(7.7 MB\)](#)
- (7) [Sustainable Design: Setting energy and sustainability standards for three MOD sites in Bath, February 2012](#)
- (8) Transport:
 - (a) [MoD Ensleigh - Transport Improvements Report and Key Plan](#)

- (b) MoD Foxhill - [Transport Improvements Report](#) & Key Plans ([Local Area](#) & [Wider Area](#))
- (c) MoD Warminster Road - [Transport Improvements Report](#) & [Key Plan](#)

3. The Consultation

The Council designed a programme of community engagement as part of the drafting process for the Concept statements. This was to enable residents, community groups and businesses local to the sites to comment on the draft documents, including how engagement and consultation should take place once the sites were sold and site design and planning began.

The consultation ran between 18th April and 30th May 2012. As part of this process consultation events took place close to each of the MoD sites, together with a separate event in the Guildhall, Bath on 2nd May 2012. As well as providing a useful opportunity for people to become more informed about progress on the sites, the events also allowed us to collect some very useful and positive contributions to the Concept Statements.

At the events 372 comment forms were completed and submitted. The comments received proved very useful in informing the revisions to the Concept Statements, and are a very important resource for developers. The schedule of comments submitted are available below (names and addresses have been removed from the report.):

1. [Summary statistics collated from the comment forms for all 3 MoD sites](#)
2. MoD Ensleigh
 - [What respondents value most about the area around the MoD Ensleigh site](#)
 - [The changes respondents would make to the vision for the MoD Ensleigh site](#)
 - [The design principles that respondents think should be added to the MoD Ensleigh Concept Statement](#)
 - [The respondents suggestions and concerns regarding the MoD Ensleigh site](#)
3. MoD Foxhill
 - [What respondents value most about the area around the MoD Foxhill site](#)

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- [The changes respondents would make to the vision for the MoD Foxhill site](#)
- [The design principles that respondents think should be added to the MoD Foxhill Concept Statement](#)
- [The respondents suggestions and concerns regarding the MoD Foxhill site](#)

4. MoD Warminster Road

- [What respondents value most about the area around the MoD Warminster Road site](#)
- [The changes respondents would make to the vision for the MoD Warminster Road site](#)
- [The design principles that respondents think should be added to the MoD Warminster Road Statement](#)
- [The respondents suggestions and concerns regarding the MoD Warminster Road site](#)

A [report taken to the Council's Cabinet meeting on 11th July](#) identified the key issues that emerged during the consultation process. This report which can be accessed via the hyperlink above includes an appendix highlighting the key issues raised during the consultation.

A [second report was taken to the Council's Cabinet meeting on 12th September](#). This addressed the more complex issues that were raised during the consultation process, including educational provision and our targets in relation to sustainable construction. The Cabinet endorsed the revised Concept Statements following consideration of the consultation comments.

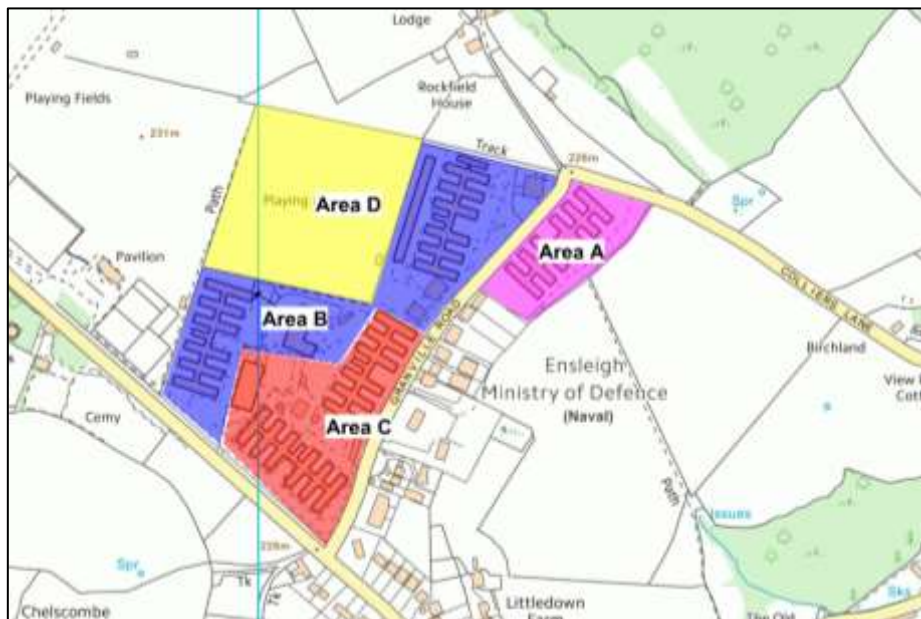
4. What Next?

The production of the Concept Statement was the beginning of the long process in the regeneration of the MoD sites. Since that time the sites have been through various stages in the planning process and all three sites now have planning permission for residential development. These permissions are now being implemented, and the following provides a brief overview of progress.

4.1. MoD Ensleigh

A small part of the Ensleigh site (Area A) lies the south of Granville Road. This was originally purchased by Skanska and a planning application for 39 houses and apartments was permitted in December 2013 ([13/00734/FUL](#)). Skanska sold this site to Kersfield Developments in October 2014. The site is now substantially under construction.

The core part of the Ensleigh site (Areas B and C) is being developed by Bloor Homes, Linden Homes and Hanover (extra care).



A pre-application process for Areas B and C began in August 2013 and concluded in March 2014. During this time a demolition notification was received in respect of all buildings and structures on the site. Structures vacated by the DIO have now been demolished. A full application was submitted in April 2014 for 253 units ([14/01853/EFUL](#)) and this was reported to Development Control Committee in November 2014. The Committee resolved to permit the application subject to the completion of a S106 Agreement. This was signed and the decision notice issued in April 2015. 181 dwellings (86 for Linden and 95 for Bloor) were permitted in full and 72 extra care dwellings were permitted in outline. Bloor and Linden were on-site from July-September 2015 and are marketing the development. 'Hanover', has since taken on the extra care units from Bloor and in November 2015 submitted pre-application information in respect of refining a reserved matters application for that part of the site.

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The first phase of development is under construction within Area B (where Linden has 35 units and Bloor has 33 units). Phase 2 will involve a combination of the southern part of area B and area D (see para 2.40). The final phase (where Linden has 46 units and Bloor has 39 units) will be deliverable from April 2018.

Area D comprises the former Royal High Playing Field and is identified in the Core Strategy as a future housing site. The additional land is not in the Green Belt or Cotswolds AONB. IM properties purchased the site from school in 2015 which then vacated in July 2015.

Critically, this land is needed to fully implement the core Ensleigh site (14/01853/EFUL). This is because about 25% of the Royal High land will provide the site for a new single form entry primary school that will need to be completed before the final phase of 14/01853/EFUL can be occupied. The specific land for the school has been transferred to the Council within the S106. BANES Council will then deliver the new school with its own monies, S106 contributions from 14/01853/EFUL, Hope House (13/04235/FUL) and future CIL from the 100 units on the Royal High Land. The target date for the school to be open is September 2017. The housing potential of this area can be implemented before the leased back area of the core Ensleigh site comes forward.

In February 2015 Nash Partnership on behalf of Linden and Bloor Homes undertook a public consultation event in respect of this Area D, which was named 'The Chill'. Various detailed iterations of the proposed layout and housing mix were presented to the Council as part of a pre-application process and the submission of an outline application followed in August 2015 ([15/03511/EOUT](#)). This sought the development of a 210 place primary school, up to 95 residential units, associated infrastructure and open space. The approval of access and all other matters were reserved. This application was reported to Development Control Committee in December 2015, with a recommendation to permit subject to S106 Agreement covering affordable housing, education, open space and highway works. This was recommendation approved subject to the above and an additional condition securing the concept of/ position of a loop road within the site. the decision notice has not yet been issued as the S106 is not yet signed, but this should be resolved very soon.

In October 2015 BANES Council submitted a planning application for the new primary school ([15/04633/REG03](#)). This is currently determined.

4.2. MoD Foxhill

The capacity of the Foxhill site (branded as Mulberry Park) is about 700 and has been purchased by Curo, the District's not-for-profit housing and support organisation. Curo has established a website for the development which can be accessed at <http://www.mulberryparkbath.co.uk> and is regularly updated. An outline planning application for up to 700 dwellings was made in October 2014 (14/04354/EOUT) and was approved, with the decision notice issued in April 2015.



The first reserved matters planning application was at the end of June 2015. This was for 276 dwellings (15/02465/RES). Planning Permission was granted a month later in October 2015. The housing mix comprises 193 market dwellings (43 flats and 150 houses) and 83 affordable dwellings (51 flats and 32 houses).

In January 2016 a second reserved matters application was submitted for infrastructure including main road and drainage required to facilitate the development of the remainder of Mulberry Park. At the end of April 2016 Curo held a consultation event in respect of initial designs for the new community hub for a new primary school, children's nursery, community and employment space.

Alongside the redevelopment of the former MoD site Curo have signalled that it is investigating the potential for redeveloping of the existing and neighbouring Foxhill estate to the west.

4.3. MoD Warminster Road

In May 2014 a 'Square Bay' led consortium submitted a full planning application for 189 dwellings (subsequently increased to 204 dwellings ([14/02272/EFUL](#)) at Warminster Road. This was permitted (subject to S106) at February 2015 Development Control Committee. The S106 was signed and the decision notice issued on April 2015. The consortium then moved to dispose of the site on the open market and completed the sale around Christmas 2015. The new owner, 'Firmstone' was part of the original consortium is now in possession of an implementable consent. As of April 2016 demolition and site clearance was well underway.

