

<b>Bath &amp; North East Somerset Council</b>	
<b>MEETING</b>	<b>Housing and Major Projects Policy Development &amp; Scrutiny Panel</b>
<b>MEETING DATE:</b>	<b>23 September 2014</b>
<b>TITLE:</b>	Radstock & Westfield Development – Development update
<b>WARD:</b>	Radstock & Westfield
<b>AN OPEN PUBLIC ITEM</b>	
<b>List of attachments to this report: None</b>	

## **1 THE ISSUE**

- 1.1 This paper provides an update on various development sites in Radstock & Westfield.

## **2 RECOMMENDATION**

- 2.1 Housing & Major Projects Policy Development & Scrutiny Panel is asked to note the progress on Radstock & Westfield sites and the proposed steering group 'Radstock & Westfield Development Advisory Group'.

## **3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)**

- 3.1 There are no direct resource implications arising from this report. Projects referred to within the report which are being delivered by the Council have approved capital budgets; as further individual projects are progressed they will be subject to the normal Council decision making processes for any budgetary approval.

## **4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

- 4.1 The development of sites within Radstock & Westfield is guided by the Council's agreed planning policy framework.
- 4.2 All development schemes are / will be the subject of detailed planning applications for consideration of the Council as the Local Planning Authority. Decisions will therefore be taken in accordance with the appropriate statutory and regulatory guidance in due course.

## 5 THE REPORT

### Planning Policy

- 5.1 The Core Strategy sets out the Council's vision for the wider Somer Valley area, and for Radstock.
- 5.2 The adopted Core Strategy sets out the Council's five year housing land supply is especially useful for the Somer Valley. It demonstrates that greenfield sites outside the housing development boundary are not required to provide a 5 year housing supply in the area.
- 5.3 Policy SV3 sets out the Strategic Policy for Radstock Town Centre and includes the diagram below:



- 5.4 The Placemaking plan will identify key measures required to achieve the ambition. The Core Strategy (including the placemaking principles in Policy SV3) set the context for the Placemaking Plan:
- a: Protect and enhance heritage assets: The built form should retain its historical and architectural value and development should attempt to integrate these features and carefully consider materials appropriate to the locality and building style.
  - b: Ensure that linkages to green spaces and sustainable transport routes are prioritised.
  - c: Protect and enhance areas of visual significance and views to open landscape, in light of their close relationship with the history of the town.
  - d: Protect and enhance the green infrastructure of the town centre associated with the river, particularly to help counterbalance the negative effect of traffic.
  - e: Establish greater provision for pedestrians and cyclists in the town centre including secured cycle parking facilities.
  - f: Secure a high quality of building design, townscape and public realm.
  - g: Improve connectivity between the core shopping area, community amenity areas including the library, Victoria Hall, Radstock Museum and key car parks.
  - h: Secure a more balanced mix of retail by supporting independent retailers (including those supporting cultural activities such as arts and crafts), leisure, tourist and commercial uses.
- 5.5 The Council is working with the Town Council on developing a more specific vision / objectives for the town centre that will then form the framework for

considering the future use of / development form on the potential development opportunities.

- 5.6 The Placemaking Plan will allocate key sites in the centre of Radstock and set out the design / placemaking principles for the development of these sites. The sites are likely to include: Charltons, Rymans, the library, Coombend, Old School, Norton Radstock College and St Peter's Factory site (remainder of Local Plan allocation).
- 5.7 It will also consider and identify the infrastructure requirements to support the development of the town centre: employment space, health, community facilities, parking, highways, cycle provision, education, ecology, to ensure the necessary infrastructure is funded and delivered in a timely manner to support new development.

### **Key Sites Update**

- 5.8 Former Railway Land, Radstock – Outline Planning Consent granted in June '14, which included detailed planning consent for the B&NES highway works. Highway works began at the end of July. Work from now until Christmas will focus on building the link road and new roundabout on Frome Road. After Christmas work will focus on the changes to The Street and Fortescue Road. Scheduled to be completed Summer '15.
- 5.9 Former Railway Land, Radstock – Area 2. Reserved matters consent granted in June '14 and precommencement conditions are in the process of being discharged. Linden have begun site set up and ground preparation.
- 5.10 Wessex Water works – final phase of sewerage improvement works underway on Fortescue Road. Work started on site on 4 August and will be completed by the end of November. Fortescue Road will be closed to through traffic from the beginning of October – end November. Wessex Water run a financial compensation scheme for local traders who are affected by the road closure.
- 5.11 Parking – the town centre recently lost the use of the informal car park behind Victoria Hall and a number of short stay spaces at the front of Victoria Hall due to the development of the former railway land. Therefore the Council is looking to expand the car park to the rear of the library. A planning application for change of use is currently being prepared. In addition, a traffic regulation order process has begun to implement a 5 hour parking restriction in Waterloo Road and the Library car park to ensure there is parking available for shoppers and visitors. Library relocation Following the consultation process, the move of the library is to be taken forward with detailed designs being undertaken. The lease terms are largely agreed but with the expectation that some amendments may be required to deal with the specific issues that might arise from the detailed design process. A programme is being worked-up, but is somewhat constrained by the opening of the new Library/One-Stop-Shop in Keynsham.
- 5.12 Old Bakery, Curo – 13 affordable units, to be completed March 15.
- 5.13 Westhill Garages, Curo – 10 affordable units, to be completed March 15.

## Consultation

- 5.14 It is proposed that the Council establishes the Radstock & Westfield Development Advisory Group. The purpose is to ensure that locally elected members (ward members and representatives from the town council) are kept informed on all key developments that take place within the Radstock and Westfield Wards and to provide a clear process of engagement with the local community to avoid duplication and improve communication. This does not replace any statutory consultation required as part of the planning and transportation statutory process.
- 5.15 The group will provide an advisory role to Bath & North East Somerset Council, offering comment and feedback on a range of topics and issues relating to physical developments and improvements in Radstock & Westfield.
- 5.16 The outcome of discussions will then be reported to the Somer Valley Forum.
- 5.17 The group will input into the Placemaking Plans and help shape the Radstock & Westfield Implementation plan that will identify potential funding opportunities, infrastructure requirements, development opportunities.
- 5.18 The Placemaking Plans will also report to the Local Development Framework Steering Group.

## 6 RATIONALE

- 6.1 The report is for noting.

## 7 OTHER OPTIONS CONSIDERED

- 7.1 None.

## 8 CONSULTATION

- 8.1 Planning policy, Housing, Property.

## 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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<b>Background papers</b>	
<b>Please contact the report author if you need to access this report in an alternative format</b>	