

Bath & North East Somerset Council

DECISION MAKER:	Cabinet	
DECISION DATE:	7 March 2024	EXECUTIVE FORWARD PLAN REFERENCE:
		E 3517
TITLE:	Radstock Town Centre Regeneration Action Plan	
WARD:	Radstock	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Appendix 1: Radstock Town Centre Regeneration Action Plan (Feb 2024)		
Appendix 2: Consultation Reports (Appendix 2a, 2b and 2c)		

1 THE ISSUE

- 1.1 B&NES Council obtained grant funding from the West of England Combined Authority Housing Regeneration Enabling Fund to prepare a Regeneration Action Plan for Radstock Town Centre working in partnership with Radstock Town Council.
- 1.2 Working with Radstock Town Council and local stakeholders, a Regeneration Action Plan (**Appendix 1**) has been developed for Radstock town centre. The plan identifies opportunities, concepts and project ideas to underpin funding and grant applications for project delivery. It is guided by the existing Local Plan and feeds into the new Local Plan that is being developed.

2 RECOMMENDATION

2.1 The Cabinet is asked;

To endorse the Radstock Town Centre Regeneration Action Plan (**Appendix 1**) as a basis for decision making and funding bids in order to seek to deliver the priority projects identified.

3 THE REPORT

RADSTOCK TOWN CENTRE REGENERATION ACTION PLAN

- 3.1 The West of England Combined Authority Housing Regeneration Enabling Fund has provided funding for the Council to prepare a regeneration action plan and associated delivery plan for Radstock Town Centre, working in partnership Radstock Town Council, landowners and stakeholders. This will facilitate delivery and access to further funding to support the infrastructure needs arising in communities including in response to sustainable and inclusive growth.

- 3.2 Engagement took place in Autumn 2022 and February & November 2023 and feedback from this has informed the priority projects that have been taken forward in the action plan, consultation feedback is summarised in **Appendix 2**.
- 3.3 The Action Plan has full support of Radstock Town Council and was approved at their Council meeting on 18th December 2023. It was requested that a foreword was added to set the context, which has now been included.
- 3.4 Subject to funding being secured, the following projects have been identified to support the regeneration of Radstock Town Centre:

Project Name	Details
Community Hub	Supporting Radstock Town Council to access funding to acquire and develop Trinity Methodist Church as a community hub (or identification of another location if the acquisition does not go ahead).
Town Centre Cultural Programme	As part of the work to date, a grant was secured by B&NES to fund a 2-year Cultural Programme in the Town Centre. A Programme Co-ordinator was appointed by Radstock Town Council in September 2023. The programme focuses on arts and community events, engagement, participation, skills, and training; with the aim of celebrating Radstock's cultural identity and bringing activities into the town centre.
Outdoor Event Space	Potential spaces for outdoor events have been identified and include Tom Huyton Park , Norton Radstock Greenway, The Wheel & Miners Memorial Garden, Fortescue Road, Ludlow's Court, The Street and St Nicholas Church Field. There is potential for upgrades and improvements to these spaces subject to funding.
Town Centre redevelopment sites	Encouraging redevelopment, reuse and repurposing of brownfield sites working with their owners, including the Library & Children's Centre, Brunel Shed, Leigh House, St Nicholas Old School, Old Print Works, Fortescue Road 60's Shops & St Nicolas Church Rooms. A lease has been signed for use of the Old Print Works as a new arts and creative space which has been established with Little Lost Robot CIC working with Bath Spa University. The Old Print Works project has already received Arts Council England grant funding and support from a Vacant Unit grant from WECA.
Tree Planting	Planting trees in Radstock town centre as part of a wider project being carried out by Bath & North East Somerset Council (9 street trees now funded and to be planted in 2024).
Green & Blue Space Improvements	Working with the Environment Team and Somer Valley revisited, spaces within the town centre could be improved to benefit nature and the community, including Miners Pool, St Nicholas churchyard & Wellow Brook habitat.

	An initial two funding bids have been successful and improvements to Tom Huyton Park were delivered in 2023.
Energy Efficiency Improvements & Renewable Energy	Site improvements that take place in Radstock will also be encouraged to incorporate retrofitting and renewable energy solutions.
Wayfinding, Streetscape Improvements & Parking	<p>A grant application has been submitted by RTC with support from the Regeneration for improved wayfinding in the town centre (pending decision). Other funding will be sought for further improvements.</p> <p>Current parking provision was an issue raised in the consultations and discussion is taking place with the Parking Team to investigate improvements can be made.</p>
Bringing Vacant Properties back into use	Re-occupation and temporary use of vacant units will be progressed where possible, and grant funding is already in place to support the creative re-use of the Old Print Works site as a result of this work.
Improve Town centre Offer	<p>Funding secured from the UK Government's Department for Levelling Up, Housing & Communities (DLUHC) Changing Places Fund for an accessible toilet that was installed in Tom Huyton Park in November 2023. This was a joint bid between B&NES Council and RTC.</p> <p>Radstock Town Council is also progressing the provision of a cafe concession in Tom Huyton Park and has received expressions of interest from local businesses.</p> <p>As part of this project, the Regeneration Team has worked with the Planning Dept. and RTC to update the Radstock Conservation Area Appraisal, this is now in draft and will help protect and enhance the special character of the town.</p>

4 STATUTORY CONSIDERATIONS

- 4.1 The Council's **Corporate Strategy 2023 – 2027** – The overriding purpose of the Strategy is to improve people's lives and the two core policies that shape everything that the Council does are tackling the climate and ecological emergency and giving people a bigger say. Improvements to Radstock Town Centre will improve the economy and people's lives and deliver against the strategy priorities of creating clean, safe & vibrant neighbourhoods, healthy lives & places and cultural life.
- 4.2 The **Economic Strategy for Bath and North East Somerset 2024-2034** sets out a new approach to local economic development and prioritises meeting the needs of residents and places whilst reducing impacts on the natural resources and environment. The Radstock Regeneration Action Plan delivers against the stronger places theme of the Economic Strategy, which aims to enable all people and places to share in prosperity and promoting place-based strengths to drive economic growth in urban centres and rural areas.
- 4.3 The **Local Plan** highlights that Radstock town centre hosts a range of services which are used by local people and residents from the surrounding villages. The placemaking

principles for Radstock include an aim to protect and enhance heritage assets. The built form should retain its historical and architectural value and any redevelopment should retain this character.

- 4.4 With respect to buildings in a conservation area, the Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.
- 4.5 The **One Shared Vision** sets out the 2030 Renewal Vision for Bath with North East Somerset (B&NES). An initial Framework for Action was developed based around the themes of a Fair, Green, Creative and Connected B&NES. The vision supports the focus on Town Centre vitality and encourages local connectivity and hubs for remote working and learning..

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 The cost to the Council is Regeneration team officer time to prepare and design the Action Plan and funding bids. In addition, some specific small scale items of technical work were undertaken by consultants. All project costs are recovered from the WECA HREF grant as part of the Regeneration Action Plan project.
- 5.2 The process has also facilitated £100k revenue grant funding from UKSPF (UK Shared Prosperity Funding) for a Radstock Cultural Programme, including £10k for Radstock museum and approved capital budget for 2023/24 onwards for Radstock Regeneration which includes:
- (1) £300k Community Infrastructure Levy funding (includes £100k re-assigned to the Community Hub)
 - (2) £150,245 UKSPF grant (excludes £100k re-assigned from the Community Hub)
 - (3) £54.5k DLUHC grant for the accessible toilet in Tom Huyton Park
 - (4) £50k funded by third-party contribution to support regeneration projects
- 5.3 There have also been successful Arts Council England, WECA and other bids made by Radstock Town Council and a number of joint funding bids are in progress.
- 5.4 Further funding will be sought to further develop the projects that have been identified through additional funding bids

6 RISK MANAGEMENT

- 6.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

7 EQUALITIES

- 7.1 EqIA will be undertaken as projects move into development for example where there are opportunities to improve accessibility as part of a design process (for example significant work has already been undertaken to create an at grade accessible entrance into the Trinity centre).
- 7.2 The Changing Places Toilet provision in Tom Huyton Park will have a positive impact for people with disabilities and their families and carers. It will allow more people to visit Radstock and enjoy the town centre and its amenities.

8 CLIMATE CHANGE

8.1 Any site redevelopment would need to consider the stated climate and nature emergency objectives set out in the Corporate Strategy. There is also a specific renewable energy and retrofit workstream in the Action Plan.

9 CONSULTATION

9.1 Radstock Town Council and Ward Councillors are supportive of the Radstock Regeneration Action Plan and the proposals in this report.

9.2 Engagement on the Radstock Town Centre Regeneration Action Plan took place in September and October 2022 and feedback has informed this process. Further consultation on priority projects and the action plan contents took place in February & November 2023.

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Background papers	Radstock Town Council Decision to Approve the Town Centre Regeneration Action Plan (18 th December 2023) https://www.radstock-tc.gov.uk/images/2312_December_Full_Council_Minutes.pdf Radstock Regeneration Single Member Decision (2023) https://democracy.bathnes.gov.uk/mgIssueHistoryHome.aspx?IId=36390&PlanId=888&RPID=66412345
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