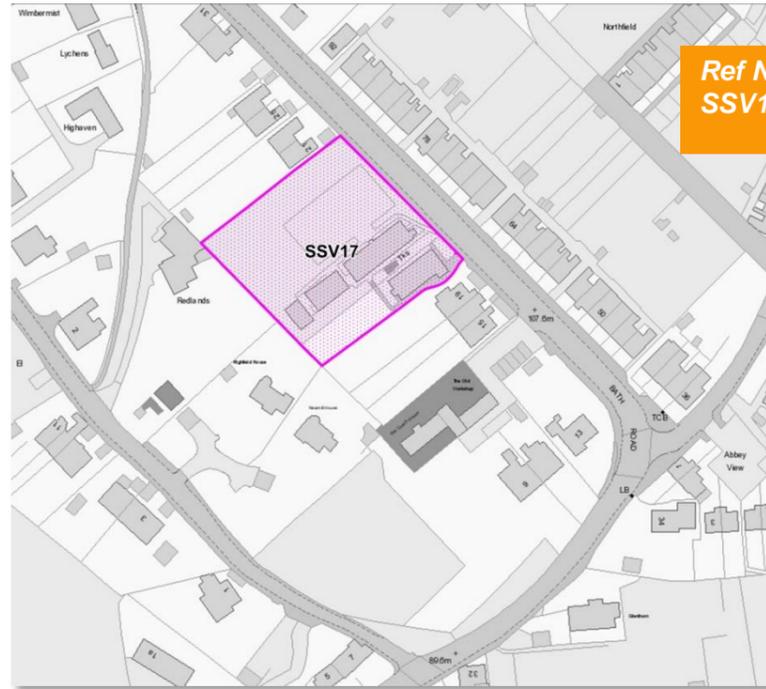


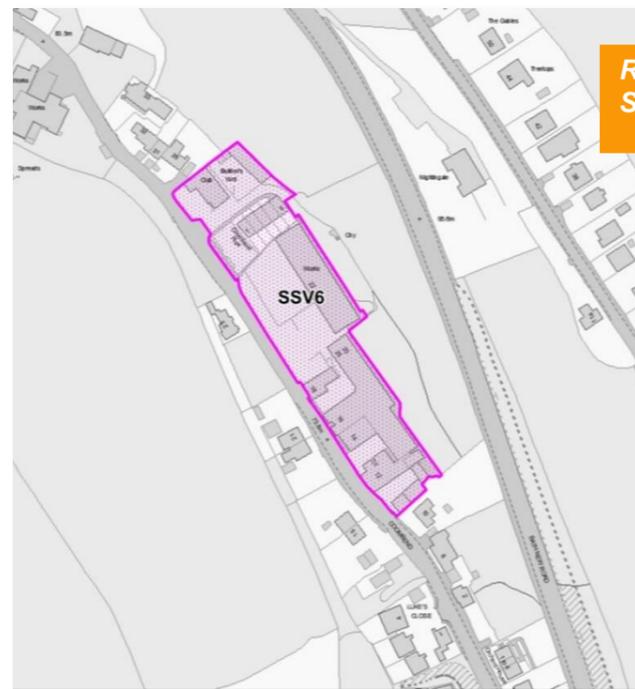
Development Sites - Radstock



Radstock County Infants SSV17

Emerging Development and Design Principles

1. **Around 10 dwellings**, including affordable housing in accordance with Adopted Core Strategy Policy CP9
2. Development to include a **terraced form of development** at the frontage of the site consistent with and responding positively to the local area which is characterised by two storey white lias stone terraces facing the road with small front gardens, stone boundary walls and a strong building line. The terrace should be constructed of **natural white lias stone** with Bath stone opening details to maintain the character and quality of the Conservation Area and stepped in groups to accommodate the site profile
3. **Development to the rear of the site** should take a less formal approach with dwellings subservient to the dominant main terrace
4. **Scale of the new dwellings** should be consistent with the adjacent housing, with the ridge heights of the proposed terraces on the site frontage being the same as those of existing properties
5. **Shared surface access** from Bath Old Road to minimise visual intrusion
6. **Car parking and highways** should not dominate or dictate the design of the development or dominate the quality of the public realm
7. Provision of **landscaping** within the site which enhances the development and complements its surroundings
8. **Protection of existing trees** on the western boundary, including those designated with Tree Preservation Orders
9. Provision of **SUDS** by using infiltration techniques



Coomb End SSV6

The Local Plan allocated the site for a mixed use development including around 30 dwellings (site NR13), the provision of a footway along Coomb End Road, with no net increase in traffic congestion or any prejudice to safety at the junction of Coomb End with the A367 in Radstock.

Part of the northern part of this site has been developed for 5 houses. The remainder of the site has to date not come forward for development. It is likely that the site is in a number of different ownerships. Existing businesses will need to relocate or vacate the site to enable redevelopment. The SHLAA considers that the site is not deliverable within the next five years, but is developable within the next 10-15 years, and therefore includes the site within the identifiable supply for the Core Strategy period.

The site is within the Conservation Area. Fringes of the site along the Coomb End road frontage are within Flood Zone 3. Development would also need to investigate possible contamination and provide necessary remedial works.

Options

- 1) Replicate Local Plan Policy GDS1/ NR14 in the Placemaking Plan
- 2) Include as a site allocation but provide more detailed site requirements than NR14 to guide development
- 3) Include other potential development sites along Coomb End as site allocations. The Mirage Inks site, located at the southern end of Coomb End has been the subject of a recent development proposal (refused because of over-development but with the principle of restoration and conversion of an important heritage asset strongly supported). The SHLAA identifies land to the north of the site as a further potential development site (RAD13)
- 4) Remove the site as an allocation because of lack of delivery since the Local Plan was adopted.



Former St Nicholas Infant School SSV20

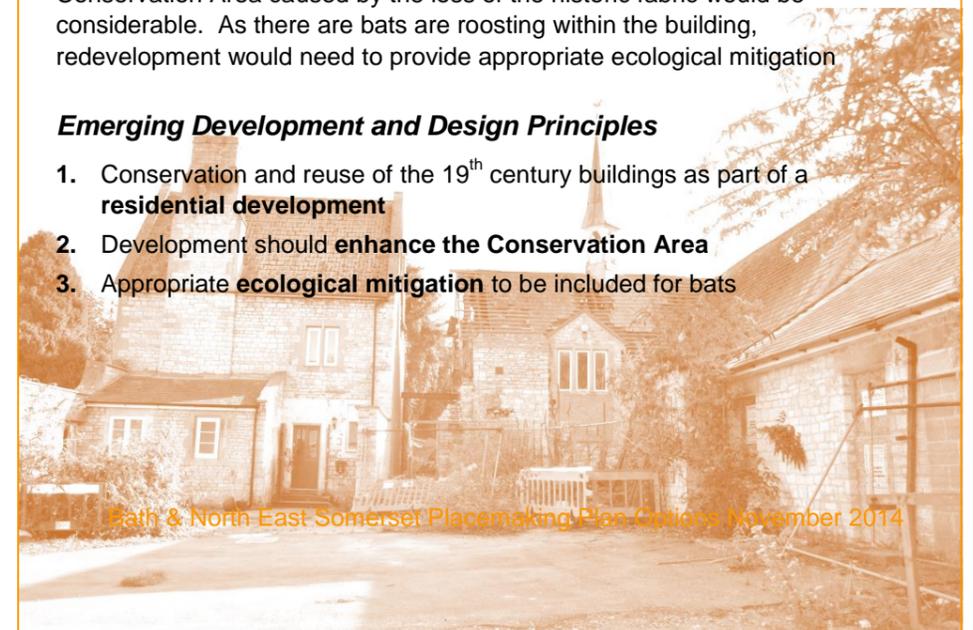
The site is located within the Conservation Area. The 19th century buildings are regarded as an important heritage asset to Radstock, which display interesting architectural qualities such as the bell tower, and have been constructed using high quality local materials.

The buildings have a direct, physical, visual and historical connection with the adjacent Church of St Nicholas and together as an ensemble of historic buildings they make a significant and positive contribution to what is the historic core of Radstock and the Conservation Area

The Council believes that the buildings are capable of meaningful adaption and reuse for a variety of purposes, the most viable of which would appear to be residential. Recent examples of similar conversions in the district include the Temple Infant and Primary school sites in Keynsham. If the buildings were demolished, the harm to the Conservation Area caused by the loss of the historic fabric would be considerable. As there are bats roosting within the building, redevelopment would need to provide appropriate ecological mitigation

Emerging Development and Design Principles

1. Conservation and reuse of the 19th century buildings as part of a **residential development**
2. Development should **enhance the Conservation Area**
3. Appropriate **ecological mitigation** to be included for bats



Development Sites - Radstock and Environs

Radstock

SSV14	Charlton Timber Yard
SSV16	Ryman Engineering Services
SSV17	Radstock County Infants
SSV6	Coomb End
SSV20	Former St Nicholas Infant School

The Core Strategy provides the strategic planning policy position for **Radstock Town Centre (Policy SV3)**. The centre is to provide a focus for the neighbouring communities and villages with its local retail offer, job provision and community facilities. Policy SV3 seeks to bring into use the under-used and vacant sites within the town centre

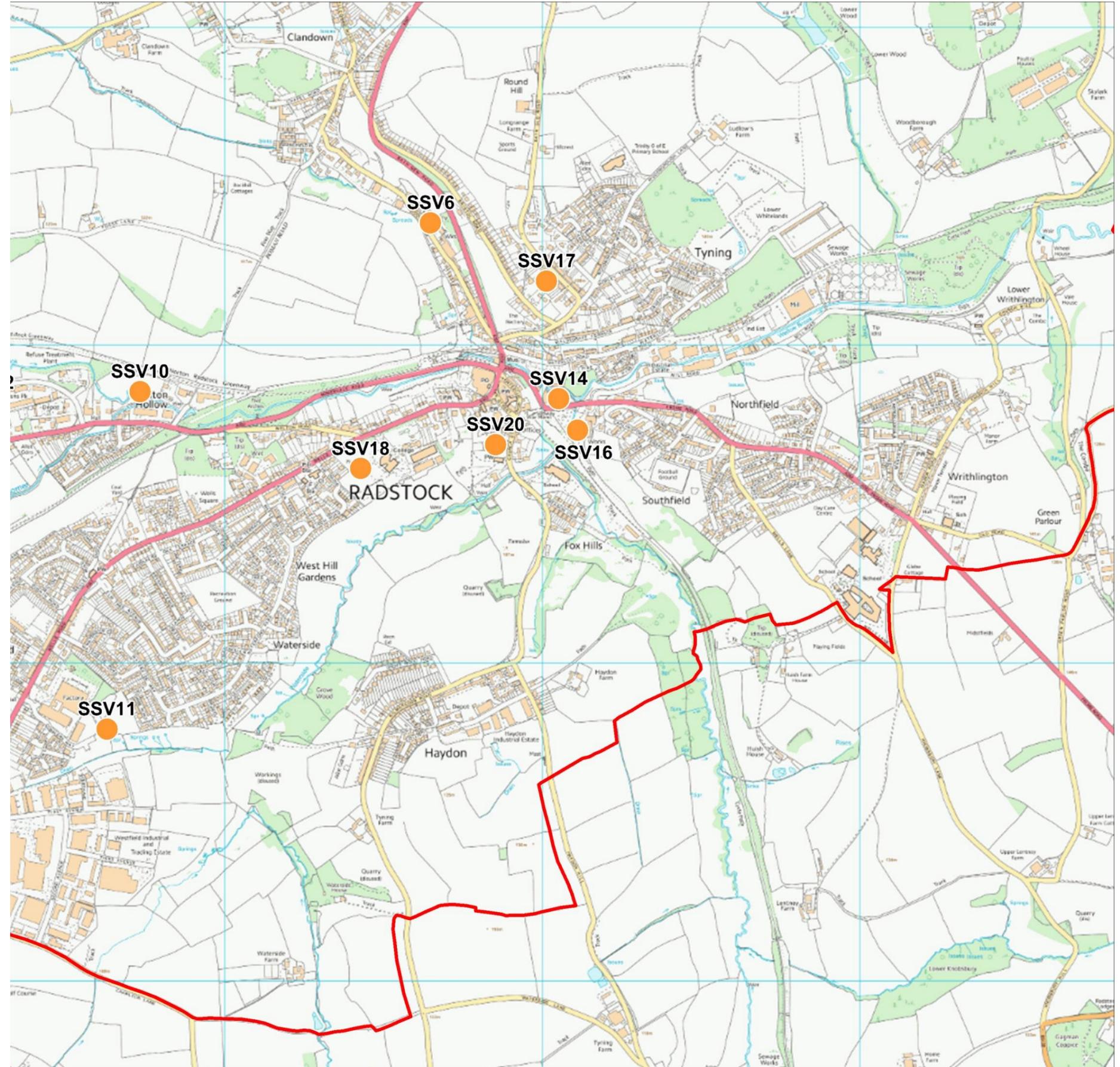
There are a number of development opportunities within and adjoining the town centre. The Core Strategy provides a high level context but there is a need to work with the community to develop a more detailed vision/set of objectives for the town centre that will form the framework for determining the future use of available or potentially available sites, and the infrastructure measures to mitigate the impacts of development.

The Council continue to work with Radstock Town Council and key partners on the preparation of policies for Radstock in the draft Plan in 2015. Consultation on the options document will be the vehicle for working with the community and other stakeholders to identify the future use for the sites and key development and design principles which will then be outlined in the Draft Plan.

Westfield and Paulton

The display also includes the following sites in the parishes of Westfield and Paulton.

SSV18	Radstock College
SSV11	St Peter's Factory/Cobblers Way
SSV9	Old Mills Industrial Estate



Working with other stakeholders

The **Norton Radstock Regeneration Company (NRR)** is a particularly important stakeholder for the Council to work with. The company was created through Single Regeneration Budget (SRB) funding and the Market Towns Initiative by the Regional Development Agency in 2000, and set up as a company independent from the partner agencies and the Council, but required to work in close cooperation with them.

The NRR Company is currently bringing forward a major site in the centre of the town on the former railway land. This development will bring around 190 new homes, 1,000sqm of commercial/retail space, new community space in the retained Brunel Shed, enhancement of green infrastructure and a link through the site to the Colliers Way National Cycle Network and a new pedestrian bridge accessing St Nicholas School from the town centre.

Development of the former railway land is phase one for the NRR Company, with the next phase being to use any overage and attracted funding to kick-start regeneration of the area with further projects.

The NRR Company have provided the Council with their own vision for the town, to build on the benefits of the redevelopment of the railway land which sets out their Key Principles for the Future of Radstock.

Concurrently, **the Local Trust** is consulting on their 'Big Local Plan' covering Radstock and Westfield. The 'Big Local Plan' consultation document recognises the need to work together with the Council on the Placemaking Plan to ensure that the needs and desires of the residents of Radstock and Westfield are fully considered.

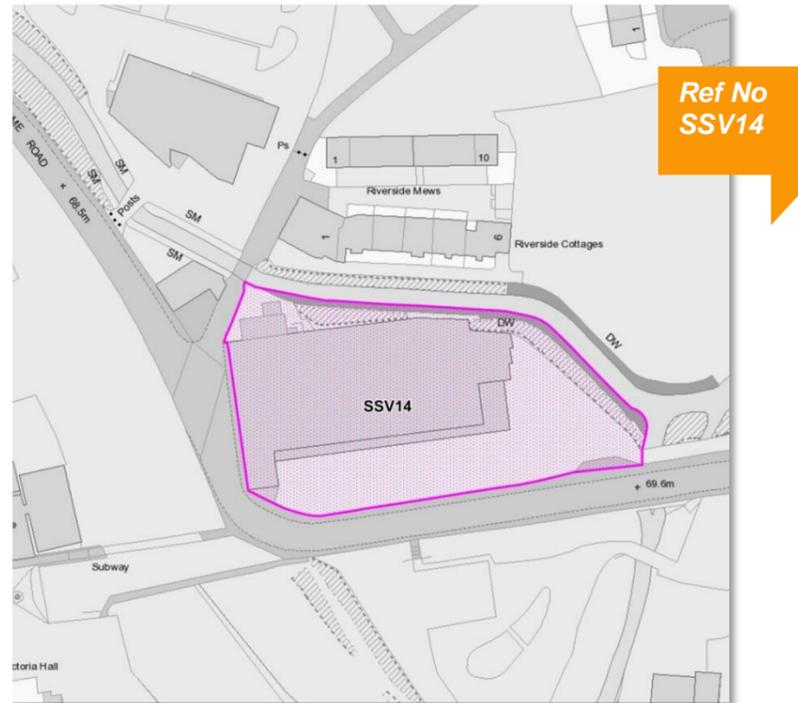
This consultation provides an opportunity to comment on these initiatives and suggest ways in which the diverse range of stakeholders can work together effectively to meet the objectives of the Core Strategy and meet the needs of Radstock.

Other potential development opportunities

There may be other potential development sites in the area. These could include the 1960s shops along Fortescue Road built when the original row of shops associated with the railway station were demolished. Redevelopment could offer the opportunity to develop the site alongside the northern element of the railway land development to provide enhanced town centre uses.

The Hope House surgery site could be converted to retail or offices with flats above. It is understood that the surgery is considering options to relocate within Radstock town centre to a larger and more accessible site.

The Council is seeking comments on these and any other potential development opportunities during this consultation.



Charlton Timber Yard SSV14

Emerging Development and Design Principles

- Heritage led regeneration scheme** which will enhance the Conservation Area. To include suitable materials (including White Lias stone), suitable scale and massing.
- Mixed use scheme** encompassing town centre uses (which complement existing town centre uses) utilising an active ground floor frontage onto Frome Road, and residential (including affordable housing in accordance with Adopted Core Strategy Policy CP9) and/or offices above.
- Retention of historic stone buildings** on site. Along with the adjacent gabled co-op building to the north-west they form very important local landmarks and group value which should be retained and enhanced by new development
- Incorporation of existing **stone boundary wall** into scheme
- Reinstatement of windows** within the historic stone buildings on the western boundary that are currently blocked up
- The **Wellow Brook boundary** must be protected and enhanced as a bat corridor, with additional planting using native species local to the area and no increase to light levels along this boundary. A buffer zone should also be included
- Bat boxes** to be erected with provision of suitable monitoring
- Provision of **SUDS** (excluding infiltration techniques)
- Vehicular access** from Frome Road
- Provision of **cycle parking**
- Sound attenuation** against external noise
- Remediation of any land contamination** caused by former industrial use



Ryman Engineering Services SSV16

Emerging Development and Design Principles

- Around 10 dwellings**, including affordable housing in accordance with Adopted Core Strategy Policy CP9
- Redevelopment will **reference, reflect and respect the historic industrial and rural setting** and character of the site with inspiration taken from surviving historic buildings in terms of scale, style and use of materials and taking account of historic plan form so as to better reveal and present any aspects of surviving significance
- This should include the **incorporation of white lias limestone** into the design of the new buildings laid as squared coursed rubble, and other important materials as specified by the Radstock Conservation Area Appraisal
- Retention of the surviving rail tracks** and preservation of the route of the former railway line within the design of the site. This should serve as the access road which should be designed as a shared space, using sensitive materials
- The design should not be dominated by **highways and parking spaces**
- A through **pedestrian / cycle connection** should be made with the development of the former GWR land to the south, linking to National Cycle network and bridge connection to St Nicholas School
- The two bridges that are located on the north west and south west boundaries of the site linking to the NRR site should be reopened as **pedestrian / cycle routes**
- Redevelopment should provide a **pedestrian footpath** crossing at the access to the site / junction with Frome Road with pedestrian priority
- Land remediation** as necessary
- Appropriate **ecological mitigation** to be included for bats, reptiles and invertebrates. Bat flight lines are to be maintained, and there should be zero light spill onto bat flight routes
- Design should allow **space between the access road and the brook** which should incorporate a habitat buffer to include tree planting
- Provision of SUDS** (excluding infiltration techniques)
- Home designs should be designed to **maximise environmental benefits** such as solar orientation