

Radstock Conservation Area
Draft character appraisal, proposed boundary
changes and management proposals

CONSULTATION
SUMMARY REPORT

May 2026



Contents

Summary	3
Background to the consultation	4
Feedback Survey Results	5
Email Responses	8
Actions	9
How we will use the results	10
Further Information.....	11
Appendix A – Copy of Stakeholder Email	12
Appendix B – Copy of Letter to Residents.....	13

Summary

Radstock Conservation Area was first designated in 1999 due to its 'special architectural and historic interest.' In 2025, B&NES Council drafted a conservation area character appraisal, to replace the existing appraisal published in 1999. A review of the conservation area boundary was included in the scope of work.

In November 2025 to January 2026, the Council invited residents and stakeholders to give feedback on the new draft character appraisal and proposed boundary changes.

This report provides a summary of the public consultation, the feedback received, and how this feedback will be used.

Background to the consultation

B&NES Council have been working with Radstock Town Council since 2022 on a review of the character appraisal and boundary for Radstock Conservation Area. We have also liaised with the Parish Councils of Westfield and Peasedown St John, as parts of the conservation area are situated within these parishes.

In 2025, we sought approval from B&NES Cabinet to carry out a public consultation, through the Single Member Decision process. Details of the decision and supporting documents can be found on the Council website (reference E3657).

The public consultation was publicised on the Council website, on social media, and on posters around Radstock and surrounding areas. Notification letters were sent to addresses within the proposed boundary extension areas.

The consultation was presented at the Somer Valley Forum AGM on 24th November.

Consultation documents and a feedback form were available online, and hard copies of the documents and feedback form were also available at the Radstock Library.

Two in-person drop-in events were held at the Trinity Hub, on 27th November and 2nd December, with approximately 20 attendees across both events.

Stakeholders notified via email included relevant Town and Parish Councils and ward Councillors, local residents' groups, and relevant national bodies.

In total we have received 37 responses; 27 of those were via the feedback survey and 10 were via email.

Feedback Survey Results

We received 27 responses to the feedback survey; 20 online and 7 paper forms. The results are summarised below.

1. Do you support the proposed changes to the conservation area?

Yes: 21; No: 3

Comments received: 10

Summary:

- Comments expressed support for the addition of Haydon, Clandown and Writhlington
- Comments expressed importance of maintaining the historic character of the town
- The proposed changes recognise the value of all settlements within Radstock, not just the historic core
- There is no need for a conservation area or the expansion of it

2. Do you have suggestions for additional special features of the Conservation Area, for example key views, focal points, significant tree groups, green spaces, or locally important buildings or structures?

Comments received: 27

Summary:

- Southfield
- Miners' Pool
- Fields to east of Manor Road, Writhlington
- Fields around Haydon
- Clandown recreation ground
- Roundhill recreation ground, Old Bath Road

3. Do you think that the draft Character Appraisal describes the conservation area adequately?

Yes: 21; No: 3

Comments received: 9

Summary:

- Lack of historical background to some of the villages, particularly Writhlington
- Does not include text to understand the inclusion of some additional areas e.g. Proposed Area No.2 [land to east of Lower Writhlington]

4. Do you think that the Radstock Conservation Area should be improved and enhanced?

Yes: 21; No: 3

Comments received: 10

Summary:

- The conservation area needs to be maintained
- The hillsides are integral to the character of the town and need protection
- The Fosseyway needs better publicity and preserving

5. What features do you feel currently detract from the character of the conservation area?

Comments received: 27

Summary:

- Miners' pool deserves some attention
- 1960s buildings on Fortescue Road
- Radstock library
- Mill Road
- Boarded up RADCO site
- Traffic layout and congestion
- Fir Tree Inn, Writhlington, deteriorating badly
- Unsympathetic extensions, replacement windows & doors
- Town centre signage
- Unsympathetic new developments

6. Do you support the management proposals for the area?

Yes: 20

No: 2

Comments received: 3

Summary:

- Agreement with proposed enhancements
- Support for 8.1 & 8.2

7. Do you have any suggestions for additional management proposals for the conservation area?

Comments received: 7

Summary:

- Improve connective paths throughout i.e. access to Trinity School

- Enhancement of Wellow Brook for the benefit of wildlife and people
- New development should match character of existing buildings
- The RADCO site should be redeveloped sensitively
- Historic features of buildings such as roof vents and chimneys should be retained

8. Are there any other conservation issues or matters you wish to see included in the Radstock Conservation Area Character Appraisal?

Comments received: 12

- An industrial estate so close to houses in Haydon is unfortunate and should be reduced in size, and made more attractive
- Maintain the green spaces so that Radstock, MSN and Peasedown retain their distinct identifies
- There is little information or guidance about owning a home in a conservation area.
- Provide advice to homeowners wishing to restore the character of their properties, and on energy efficiency improvements
- Need to contact owners of buildings in new areas, to advise them of change this adoption will make

Key findings

- Residents value green landscape and setting as highly as historic built environment
- Comments expressed importance of maintaining the historic character of the town, including the surrounding green landscape
- Support for the proposed new additions - 88 % of respondents support the proposed changes, and 91 % support the management proposals
- Many suggestions for special features, locally listed buildings, and additional boundary changes
- Poor travel infrastructure and traffic congestion highlighted as an issue
- Several responses proposed the addition of land to the east of Writhlington
- Particular areas of the Character Appraisal to review include historic background sections, 'issues and opportunities', and 'management proposals'
- Need for clear guidance on living in a conservation area, particularly for those in new areas

Email Responses

We received 10 responses via email, from contacted stakeholders and other interested parties. The results are summarised below:

- Ensure that the introduction explains why the conservation area is relatively extensive
- Emphasise the importance of the open green hillside between Mill Road and Frome Road
- Suggestions of text additions and amendments to improve clarity and accuracy
- Objection to the addition of land surrounding Clandown Farm
- The 'green spaces' identified on the map could be collected into a list form
- Objection to the proposed inclusion of the field north of Kimersdon Road (Haydon) within the conservation area, which does not share the characteristics of the conservation area and therefore does not merit inclusion

Actions

The following actions respond to the key themes and suggestions which were raised within the consultation feedback. The draft character appraisal and proposed boundary changes will be reviewed against all feedback received.

1. Review suggested text amendments and additions, and action where appropriate (in accordance with planning policies), focusing on the following areas:
 - a. Review historic background sections for each character area
 - b. Ensure the text clearly explains the reason for the inclusion of additional areas
 - c. Review Section 7, 'issues and opportunities' against feedback given in survey question 5
 - d. Review Section 8, 'management proposals' against feedback given in survey question 7
 - e. The text should clearly state the criteria needed for areas of open landscape to merit inclusion. For example, historic association with mines or railways, sensitive views between two parts of the conservation area
 - f. The text should make clear that the landscape setting of the conservation area, that is beyond the boundary, is also sensitive and proposed development would have the potential to impact the character and appearance of the conservation area
2. Review suggested boundary additions and omissions, and action where appropriate
3. Create key / list for all maps
4. Review guidance on B&NES website regarding living in a conservation area
5. Draft letters to residents in new areas explaining the changes
6. Consider including helpful resources for residents within a bibliography / appendix.

How we will use the results

We are currently in the process of reviewing the feedback received and making subsequent changes to the draft character appraisal and proposed boundary.

Once these documents have been finalised, we will seek Cabinet approval for the adoption of the character appraisal and boundary through the Single Member Decision process.

In accordance with Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, we shall notify the Secretary of State and Historic England and publicise the designation in a local newspaper and the London Gazette.

The character appraisal will then be used to inform planning decisions and will be available to view on the B&NES website.

We will also send a notification letter to all addresses within the areas which have been newly added to the conservation area, to ensure that everybody is aware of the designation and additional planning controls.

Further Information

For further information about the consultation or the conservation area, please contact:

Conservation_andplanning@bathnes.gov.uk

01225 39 40 41

Conservation and Planning Team
Bath & North East Somerset Council
Development Management
Lewis House
Manvers Street
Bath
BA1 1JG

This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from Planning Services on 01225 394100.

Appendix A – Copy of Stakeholder Email

Dear Consultee,

B&NES Council are running a public consultation on the Radstock Conservation Area, from 17th November 2025 – 11th January 2026. We are consulting on a new character appraisal, proposed boundary changes and management proposals.

Radstock Conservation Area is designated as an area of special architectural or historic interest. The council's planning policies require a higher degree of design management in conservation areas. The new character appraisal will provide a base for looking after the area.

We would welcome your comments and views on this consultation. To find out more, view consultation documents and submit feedback, please visit <https://www.bathnesplaces.co.uk/conservation>.

Public drop-in events are also taking place at Radstock Trinity Hub, on 27th November 2-7pm, and 2nd December 1-6pm.

Comments should be received by 11th January 2026.

Kind regards,

Planning and Conservation Team

Appendix B – Copy of Letter to Residents

Dear Owner / Occupier,

B&NES Council are seeking the views of the local community on the Radstock Conservation Area. We have drafted a new character appraisal, which includes proposed changes to the existing boundary.

The above address is proposed to be included within the new conservation area boundary.

We are running a **public consultation** from **17th November 2025 – 11th January 2026**.

For more information and an opportunity to comment, please visit our website:

bathnesplaces.co.uk/conservation

Or visit our drop-in events at Trinity Hub, Radstock, BA3 3PL, on Thursday 27th November from 2-7pm and Tuesday 2nd December from 1-6pm.

Information and feedback forms can also be found at Radstock Library during their usual opening hours.

Comments should be received by 11th January 2026.

Kind regards,

Planning Service

Bath & North East Somerset Council

conservation_andplanning@bathnes.gov.uk

Tel: 01225 394 041