

Neighbourhood Portion of Community Infrastructure Levy (CIL) for Bath Grant Application

Project name:

Broad Street Place Community Garden

Organisation:

Bath & North East Somerset Council

Project location:

Broad Street Place, Bath, BA1 5LH

Locality or Ward which will benefit from this project:

Broad Street Place is located in Kingsmead Ward and is adjacent to Walcot Ward. However, this project will benefit residents, workers and visitors that use Bath city centre.

Target start date:

January 2023

Target completion date:

July 2023

Have you or your organisation previously applied for funding from Neighbourhood Portion of Community Infrastructure Levy (CIL) for Bath?

The project team involved in this bid has successfully bid for and delivered schemes using the Neighbourhood CIL funding including £28,500 contribution towards the Bath Community Workboat (delivered) and £34,500 towards the Bathwick Towpath Improvement project (delivered). Both projects were delivered in a collaborative way, to time and budget.

Description of project:

Broad Street Place Community Garden

The Broad Street Place Community Garden (BSP) project was set up in 2021 to improve a neglected public space and garden in the city centre. Please see Image 2 which indicates the condition of the space prior to intervention.

The project seeks to improve the space for users, tackle anti-social behaviour and enhance the area. Current and future development is increasing the residential and

businesses uses in this part of city centre and there is unmet demand for this pocket park.

In 2021, the Regeneration team worked with Ward Councillors, local businesses and community organisations to co-design and reimagine this space and funding was secured for the first phase of improvements (completed March 2022), funding is now sought for phase 2. Please see images 3 & 4 which show BSP once Phase 1 is complete.

The overall objective of the project is to deliver a public realm improvement scheme at Broad Street Place that:

- enlivens the space, improves its visibility, creating an enjoyable place to spend time
- improves the safety of the space
- improves the accessibility of the space
- responds to the ecological emergency by improving biodiversity
- fosters wider community benefit through project engagement events, art and activities

Overall, key targeted outcomes are to:

- Increase footfall and dwell time for a variety of users – through provision of new street furniture, activities to support ‘place identity’ (such as signage and community art) and improvements to the quality of the space including making the space more playful and child friendly.
- Improve the safety of BSP – by removing existing trip hazards, increasing use and natural surveillance
- Improve the accessibility of BSP – by providing step-free access to the space from Broad Street and investigating opportunities to improve lighting
- Improve the biodiversity of BSP – through provision of additional planting and bird/bat/insect houses
- Community linkages – deliver a cohesive scheme across public and privately owned/managed land within BSP and support local stakeholders to use the space more and contribute to its upkeep through community volunteering

Reasons for supporting this project:

The project aligns with and forms part of the vision for the improvement of the northern part of Bath city centre as part of the Milsom Quarter Masterplan.

The scheme delivers on a number of Council objectives and has many community benefits, for example:

- The design creates a more playful space which children and young people can enjoy and explore (the space is a drop off/pick up space for the YMCA which hosts youth groups and a nursery)
- The scheme is supported by the Council’s ecologists as it increases biodiversity and increases habitats
- The scheme provides a green space for people to enjoy and relax with mature trees, a water feature and greenery which all have proven and positive impacts on mental health – this is particularly important as many

local residents do not have access to private green space or need space to dwell and relax

- The space serves the YMCA an affordable place to stay for visitors and supports it's offer to the many young people who use their services including their nursery and temporary emergency accommodation for 18-25 year olds etc
- The scheme brings together businesses and community organisations and will provide opportunities for corporate social responsibility, community volunteering and arts engagement
- The scheme includes accessibility improvements which will make the garden accessible with a step free access into the garden from Broad Street
- The scheme promotes use of the space by a wider range of people which will increase natural surveillance and make the space a safer place to move through and spend time, this will particularly improve the safety of women and girls responding to the cross-party motion on the safety of women and girls in public spaces (July 2021)

Is this a new project or does this project link into an existing project?

In Autumn 2021, a 'vision' for BSP was produced by the Regeneration Team, working with Bath based company Macgregor Smith Landscape Architecture, following a number of community engagement events and discussions/site visits with local stakeholders and businesses. The design went through a number of iterations in response to community comments, before being finalised in December 2021.

Phase 1 of the project, which focused on soft landscaping including delivery of a self-binding gravel surface treatment, informal seating and planting, was completed in March 2021. The design and cost plan for the whole scheme was also funded at this stage.

A total of £28.6k funding was secured to support the scheme in phase 1 which comprised £23.8k of Welcome Back Fund (EU, UK Government Grant), £1.8k of Ward Councillor Empowerment Fund and £3k West of England Combined Authority 'Love Our High Streets' Bath city centre funding.

The total value of Phase 2 is £98,835. This application requests that the Neighbourhood Community Infrastructure Levy contributes £54,035 to the Phase 2 project budget. This sits alongside match funding of:

- £34.8k of Corporate Capital Planned Maintenance (CCPM) revenue budget to address localised paving safety issues (fully approved)
- £10k of WECA Love Our High Streets funding to support project management (fully approved)
- An undisclosed, but significant, amount of private sector funding from the YMCA, to support improvements to the parts of Broad Street Place that are within the curtilage of their building (improvements have included planting, art, improved lighting, ecology enhancements and a pergola)

The total scheme value, across phases 1 & 2, is £127,435. Therefore the request is for 42% of the project to be funded from Neighbourhood CIL. The rest of the project has/will be delivered using match funding.

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Project milestones and targets:

Target	Date
Procurement of contractors	Jan/Feb 2023
Hard landscaping	Mar/Apr 2023
Soft landscaping and planting	Apr 2023
Art, community, ecology	May/Jun 2023
Community event and activities	July 2024

If planning permission is required for this project has it been granted?
N/A

Are there any planned changes that will have an effect on the premises or location where your project is to be located?

This space is increasingly important as an amenity space for residents, as residential development is happening in the locality including new build development, repurposing space above shops to provide housing. The Milsom Quarter Masterplan envisages a further 180 new homes in this part of the city centre over the next 20 years.

Are there any planned changes in circumstances to your organisations operation that we should be aware of?

No

How does the project address the specific impacts of the new developments from which the funding has been generated?

The project addresses the impact of new development on a city-wide basis as it is an open access public green space which serves residents, businesses and workers in Bath and visitors to the city.

The Local Plan for B&NES includes the spatial strategy for the city (policy B1) which outlines that the city of Bath will see 213,000m² of office space, the development of 7,020 new homes (of which 3,300 will be provided in the Central Area and Enterprise Zone) and an increase of 500-700 new hotel bedrooms – the majority of this growth is focused on the city centre where this scheme is based.

How does the project provide links to the locality in the area where development has taken place?

It is acknowledged in the Milsom Quarter Masterplan that the northern part of the city centre has less accessible green space than other parts of the city centre, which makes this site an important space for enhancement so that it can accommodate for increased usage due to population growth of residential, worker and visitor populations who will use the space. Much of this uplift has already occurred through recent city centre residential, employment and visitor accommodation development with yet more to follow.

Please provide evidence which shows how the community has been listened to and what support exists for your project:

The scheme has been developed through a co-design process with the community:

- All businesses/residents that adjoin Broad Street Place were invited to the first engagement event, which took place 16/09/21. The Project Manager hand delivered leaflets with event information on and where the occupier was public-facing, had informal discussions about the project and the issues at Broad Street Place. The event was held in Broad Street Place and efforts were made to ensure that anyone who wished to access the space was able to, via Broad Street. Holding the event within the public space made it more visible and less intimidating for people to join. The focus of this event was to understand the issues and opportunities at Broad Street Place and this is done most effectively on-site. All comments were noted on 'post-it notes' and collated onto a spreadsheet.
- These comments were shared with the design team, who used the comments as the basis of their design proposal for the space. The 'vision' document (Appendix 1) sets out how key comments have been responded to in the design.
- On 13/12/21, a second engagement event took place, where design ideas were available to review. Furthermore, throughout the design process, the Project Manager visited key stakeholders such as YMCA on site numerous times to discuss the Council's response to ongoing issues at Broad Street Place and the design.
- Amendments were made to the proposal following feedback and the design was finalised in December.

There is strong public support for the intervention, with (to date) no negative responses received by the Project Manager in regard to the design or the elements

of the project that have already been delivered in Phase 1. The local consensus appears to be that people are keen for the space to become more welcoming and they are confident that delivery of the 'vision' will positively contribute to this aim.

A 'letter of support', signed by key local stakeholders has been appended to this application (Appendix 2). A 'letter of support' from local Councillors is also attached (Appendix 3).

The project must show that it either supports the development of the relevant area by funding the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing the demands that development places on the area:

Broad Street Place is an area of green infrastructure in Bath City Centre that is currently underutilised. Theoretically, this space should attract a significant volume of people, due to its proximity to many business, visitor accommodation and residential uses, in a part of the city that is dominated by built development. It should provide a space for people to have a little respite from the busy city and connect with nature and community.

The enclosed nature of the space can create issues, however this also presents a significant opportunity that is difficult to find in this part of the city. Due to the cellar infrastructure in Bath, there are few areas in the city centre where trees can be planted into the ground and Broad Street Place is a location which already has established trees which provide vital shade on warmer days and help with urban cooling. However, despite these key positive characteristics, there has been a lack of investment in this area and as a result, basic maintenance is required in the space, alongside an improvement project. There are some characteristics of the space, such as the issues around safety and accessibility, which must be addressed as a matter of urgency in order to make the space fit for purpose.

As development continues in Bath City Centre, there is a clear need to improve the public realm and green infrastructure that Bath already has. Changes to Permitted Development rights and the changes in use proposed as part of the Milsom Quarter Masterplan suggest a trend towards upper floors of business premises being used for residential purposes. This will increase the demand on existing green infrastructure. Furthermore, a key aim of the Milsom Quarter Masterplan is to improve the west/east permeability of the city as while there are lots of good quality routes north/south, there are few west/east. This project contributes to this aim at an early stage, by increasing the legibility and visibility of BSP through signage and other creative interventions, improving access to the space and making it more pleasant.

This project supports the development of Bath City Centre by funding:

- the provision of new infrastructure: informal seating, understorey woodland planting and other enhanced 'greening', bird/bat/insect boxes, step-free access from Broad Street, Cedec surfacing, artwork and branding, pop up power supply
- the improvement of infrastructure: signage, lighting
- the replacement of infrastructure: bench
- the maintenance of infrastructure: re-levelling of paving, cleaning of existing infrastructure, repair of coping to raised planter wall, maintenance of water feature

Total cost of project:

£127,435

The scheme cost is based on a costed design scheme prepared the construction team (hard landscaping repairs) and the remainder has been estimated by a landscape contractor, based on actual product costs in May 2022. Scheme costs are included as **Appendix 4**. A contingency of 10% is included, while always good practice this is even more important in the current economic context where material prices are rising quickly.

Amount of funding sought from Neighbourhood Portion of CIL Fund:

£54,035

Does this project benefit from any source of matched funding?

Yes –

Already expended in Phase 1:

- £23.8k ERDF Welcome Back Fund
- £3k WECA Love Our High Streets fund
- £1.8k B&NES Councillor Empowerment Fund

Due to be expended in Phase 2:

- £10k WECA Love Our High Streets fund – fully approved
- £34.8k B&NES Corporate Capital Planned Maintenance funding – fully approved

Additional Funds which have already been agreed:

All match funding listed above is secured.

Funds which have been applied for but are awaiting a decision:

N/A – all match funding listed above is secured.

Volunteering hours:

Estimated 100 hours per annum (e.g. environmental groups, business volunteering and community volunteering/arts projects)

Breakdown of the costs for the delivery of this project

Phase 2 costs can be summarised as follows:

Item	Amount
Project management/supervision	£10,000
Hard landscaping	£39,000
Street furniture	£20,900
Soft landscaping	£10,500
Artworks	£8,500
Lighting and security	£1,000
Contingency	£9,000

The total phase 2 project budget is £98,835, with £54,035 proposed to be funded by Neighbourhood CIL.