



B&NES Reset Local Plan Optionsbury 2025 to 2043

Timsbury Parish Council &
Cllr Shaun Stephenson-
McGall

Briefing agenda

- Introductions & background
- What is the Local Plan?
 - Issues, Challenges and Spatial Priorities
 - Key Requirements
 - Spatial Strategy
 - Bath, Bristol to Bath corridor, and the Somer Valley
 - Rural Area

- Timsbury
 - Context
 - Site Options & Opportunities
 - Constraints & Mitigation
 - Further Evidence Required
- Somersetshire Coal Canal & other planning issues
- Have your say and future timeline



B&NES Reset Local Plan
Options
Timsbury 2025 to 2043

www.bathnesplaces.co.uk/

Introductions & background



- Introductions
- Timsbury Parish Council Local Plan Working Group
- Members
 - Cllr KC Bradley (Chair)
 - Cllr Mark Foster (Vice-chair)
 - Cllr Mary-anne Ansell
 - Cllr David Collet
 - Cllr Shaun Stephenson-McGall
- Remit and activity
 - Reports to the full Parish Council
 - Responded to the earlier B&NES consultation on the Local Plan (2022-2024)
 - Received training by B&NES Officers to assess the “Housing and Economic Land Availability Assessment” sites in the Parish

What is the Local Plan?

(448 page document!)



- Strategy framework for how B&NES will change and grow over the next 15-20 years.
- It sets out planning policies that will be the basis for how future planning applications are decided.
- Identifies the need for new homes and jobs together with the services and infrastructure required up-front to support them.
- Maintain and create sustainable, vibrant and healthy places and communities.
- Without a local plan, speculative development will take place in less sustainable areas, and in an unplanned way.
- It will be reviewed around every 5 years and updated where necessary.
- Previously B&NES planned for c.700 homes per year, but Government over doubled this to c.1,500 homes per year.
- Therefore B&NES has reset the local plan so gather further evidence work and assess new options to meet new targets
- Not all of these options will be taken forward for allocation for development in the Draft Local Plan.

Issues, Challenges and Spatial Priorities



- Housing Affordability and the Economy
 - High house prices is exacerbated by average median workplace wages
 - Lack of affordable housing
 - Insufficient supply of employment land
- Climate and Ecological Emergencies
 - Increased frequency of flooding, overheating, and extreme weather events
- Health and Well-Being
 - B&NES is one of the least deprived local authorities in the country (269 out of 317 for overall deprivation)
 - But rural poverty is growing
 - Large numbers (children & adults) are physically inactive
- Transport and Connectivity
 - Bus services in rural areas are dependent on external funding, which is subject to ongoing review and cannot be guaranteed over the plan period
- Culture and Community Identity
 - Community identity and local distinctiveness is a key challenge

Key Requirements

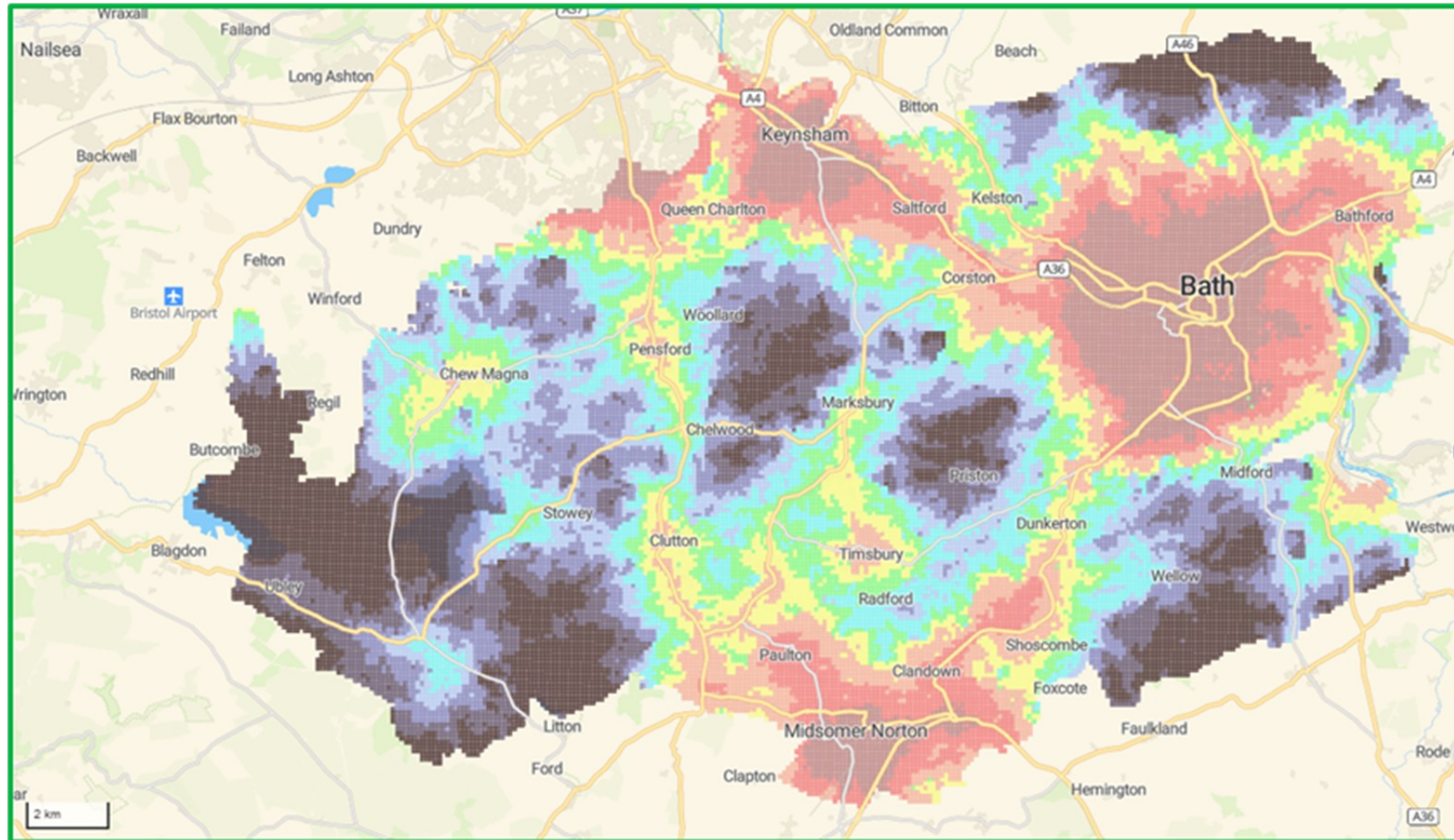
- Job growth and employment land
- New housing (27,000) to address population growth and needs of different groups
- Measures to help tackle the climate & biodiversity emergency
- Facilitate nature recovery and enhancement
- Role places can have influencing health and wellbeing outcomes
- Transport which makes the district more sustainable through public transport and active travel (walking, cycling and wheeling)



Spatial Strategy

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Map 4:
Relative
sustainable
transport
connectivity
across
B&NES
(Page 48)

Rural Area

- 37,000 people
- Traditional rural economy limits growth potential
- Poor public transport and digital connectivity
- 78% of rural residents commute to work by car

- The lack of affordable housing threatens the vitality of local businesses and the social sustainability of villages.
- While proportionality remains a guiding principle, there is now a need to consider whether some comparatively sustainable rural locations may be suitable for larger-scale development.





Timsbury: Context

- One of the larger and more sustainable villages
- Benefits from a broad range of services and facilities, including a primary school, local shops, and community amenities.
- Moderate connectivity score and serves as a local hub for surrounding rural communities.
- Infrastructure constraints include limited GP provision and a cemetery that is nearing capacity.
- Transport issues associated with North Road, which would need to be addressed as part of any future growth strategy.

Timsbury: Site Options

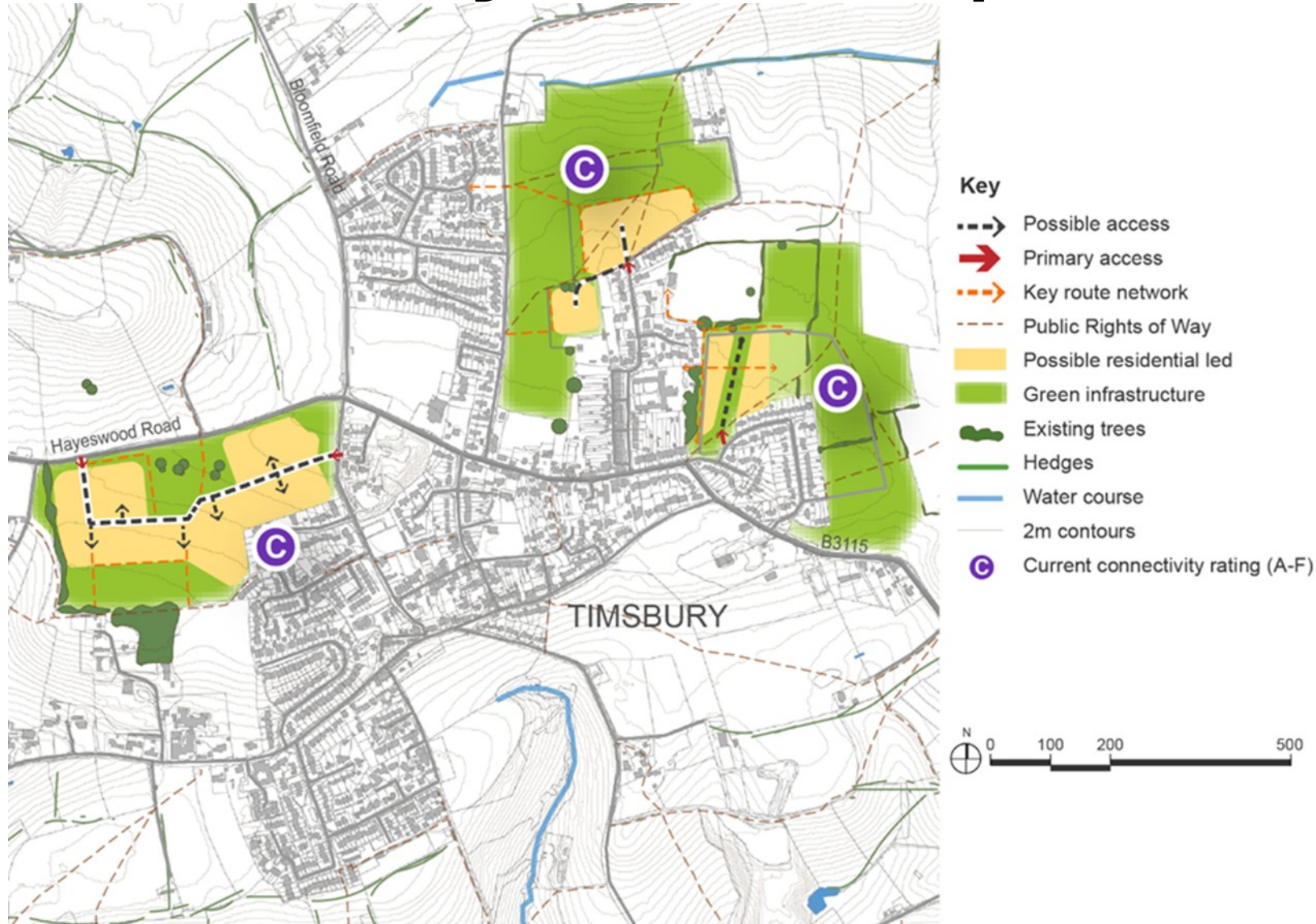


Figure 75:
Timsbury
site options
(Page 375)

Timsbury: Site Options & Opportunities



- Existing site: East of St. Mary's School / Lansdown Crescent
 - Currently allocated 20 homes
 - Potential capacity of 50-70 homes
- New site: Lippiatt Lane and Crocombe Lane
 - Potential capacity of 70-90 homes
- New site: Emlett Field / Hayeswood Road
 - Opportunity to test the potential for larger scale growth
 - Promoted for 120 homes
 - Potential capacity of 160 to 220 homes
- Potential for larger-scale growth to support infrastructure and services

Timsbury: Constraints & Mitigation



- Constraints

- Conservation Area
- Limited GP provision
- Cemetery nearing capacity
- Public transport / Buses
- Transport issues on North Road
- Narrow access to Lippiatt Lane and Crocombe Lane
- Landscape sensitivity and key views

- Primary School

- Connectivity (DfT A-J: Timsbury sites are C. (A is highest))

- Mitigation

- Infrastructure planning to address healthcare and burial capacity
- Transport improvements, particularly on North Road
- Sensitive design to protect key views

Timsbury: Further Evidence Required



- Landscape and visual impact assessment
- Transport and access feasibility
- Cumulative impact assessment of both new sites in addition to existing site

Somersetshire Coal Canal (Policy HD/SCCW)



- Important linear historic asset
- Feedback from previous consultation in Spring 2024:
 - Revitalisation Support vs. Opposition
 - Preservation of Heritage vs. Modern Development Concerns
 - Economic and Community Benefits vs. Property and Environmental Concerns
- Recreational Use and Access vs. Loss of Privacy and Tranquillity
- Nature Conservation and Biodiversity vs. Construction and Expansion Drawbacks
- Public Engagement and Communication vs. Perceived Exclusivity

Somersetshire Coal Canal (Policy HD/SCCW)



- Proposed Policy Approach (Protection of the route):
 - Retain the existing adopted policy HE2, and the protected route currently shown on the policies map
- Option for consultation (Restoration/ Creation):
 - Development of a separate policy option which seeks restoration / creation of a diverted route (that will be displayed on the Policies Map).

Somersetshire Coal Canal (Policy HD/SCCW)



Proposed Extension to Local Plan Policy HE2 Buffer
Radford Proposed Extension



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- (Figure 77
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Radford)
(Page
442)

Other planning issues

- Affordable Housing
- Co-living schemes
- House of Multiple Occupation
- Purpose built student accommodation
- Gypsies, Roma, Travellers and Travelling Show People
- Housing Development Boundaries (HDBs)
- Retrofit First
- District Heating

- Renewable Energy
- Low Impact Farming
- Biodiversity Net Gain
- Green Infrastructure
- Landscape Character
- Green Belt
- Undesignated Industrial sites Policy
- Cultural Infrastructure
- Local Green Spaces
- Waste



Have your say



Direct to B&NES online: www.bathnesplaces.co.uk/localplan

Between 3rd October and 14th November 2025

- Respond to the Village Housing Survey
 - By Friday 24th October 2025
- Ward Councillor submission online to B&NES
- Parish Council submission online to B&NES
 - Signed-off at Parish Council on Monday 3rd November 2025

Future timeline

