

B&NES Local Plan Consultation – Batheaston Parish Council Response

As approved at the Parish Council Meeting, 11th November 2025

General Comments

The Parish Council has given this matter extensive consideration and has sought to consider all options for development sites. The general comments are:

- Road transport within the village, and to and from Bath, is often poor.
- The Bathampton Toll Bridge frequently causes long delays for traffic on London Road West.
- There is insufficient on-street parking for current demand in most of the central parts of the Parish.
- The bus service has improved over the past few years, with evening services onto Elmhurst Estate recently resuming.
- There is a reasonable range of public services and amenities, including a primary school, doctors' surgery and pharmacy. **The village lacks pre-school provision.**
- There is a limited range of retail, hospitality and commercial services.
- Also, the village lacks leisure and recreational facilities required for the size of the village.
- There are few local employers; most employment is out of the Parish.

In summary:

- There is minimal opportunity for substantial development in Batheaston.
- Any development must be accompanied by investment in local services to provide more facilities in the village, reducing the need for residents to travel for children's nurseries, sports, and similar activities.

Possible Extensions to the Housing Development Boundary

The Parish Council have identified two sites that may be suitable for additional housing.

The Garages and Netball Court

Parish Council and CURO land on Coalpit Road, to the north of the Football Pitch

**Notes:**

- The Options Consultation Document proposes to extend the Housing Development Boundary (HDB) to include the CURO Garages. The Parish Council supports this, and furthermore proposes to extend the HDB further, to include Parish Council's own the Netball (/All-weather) Court and Skate Ramp.
- By doubling the extension of the HDB, the area might become more attractive to attract developers.
- The Parish Council proposes these sporting facilities for development, contingent on investment in upgraded and expanded leisure amenities to replace those displaced.

Former Poplar Nursery Site



Notes:

- Cadastral Parcel: 56446233
- The Parish Council recognises that this site is only suited to a small size development, due to the difficult access via the Batch, or possibly from Solsbury Lane.

B&NES Site Option: Two areas on Box Road

- The Parish Council notes that this is within Bathford parish, but would undoubtedly increase traffic in the Parish, along Bannerdown Road, London Road East, through the village centre towards Bath.
- There is also the expectation that new residents of the development would rely on Batheaston, more than on Bathford, for services and amenities. The Parish Council would wish to have funding to support the increase in demand.

Other Options in and around Batheaston: Proposal to build 3,000 homes on Charmy Down

- This proposal to build on the former RAF airfield has been mooted by residents and others in B&NES.
- The Parish Council regard Charmy Down as unsuitable due to its protected status within the Green Belt and Cotswolds National Landscape, its visibility from Bath, lack of infrastructure, and environmental sensitivity. It hosts rare species, lies above a key aquifer, and is part of a Source Protection Zone.

Future development of Colerne Airfield and Azimghur Barracks.

- The Ministry of Defence plans to dispose of the airfield this year, and the associated barracks by 2031. There is the possibility of the land being purchased for a reasonably sizeable development.

- The Parish Council urges B&NES to work with Wiltshire CC to ensure access is maintained, avoiding excessive use of routes through Batheaston.