Land at Bath Old Road – new affordable homes for Radstock

Welcome to our community drop-in event.

This is an opportunity for you to find out more about our ideas for new homes on Bath Old Road. We are developing our plans, and any comments received will help shape our final proposals before we submit a planning application to Bath and North East Somerset Council. Today's event is about sharing our vision, listening to your thoughts, and starting a conversation about how the site could be shaped.

What are we proposing?

Alliance Homes, a Registered Provider of affordable housing, is pleased to share our proposals for a new, all-affordable housing development on land at Bath Old Road, Radstock.

Our vision is to deliver 34 high-quality, affordable homes that complement the character of Radstock, and help Bath and North East Somerset, including Radstock, meet the urgent need for affordable homes. Your feedback during our consultation will help us refine the proposals before we move forward. Members of the project team are here to answer your questions and to hear your views.



Image of Roundhill Gardens, Radstock

Who are we?

At Alliance Homes, we play our part in tackling the housing crisis by providing a range of affordable homes, from rented to shared ownership, and sheltered accommodation. We're a social housing provider, based in Portishead and Weston-super-Mare. We have a local presence, currently developing a site on Bath Old Road with Hawkfield Homes. With a team of nearly 400 colleagues, we own and manage more than 7,000 homes in North Somerset, South Gloucestershire, Bath and North East Somerset, Bristol and into Somerset. We also provide a range of support services to help people living in our communities get the best out of life.

We are working with EG Carter & Co Ltd as our construction partner, and Black Box Planning as our planning team, to deliver housing that is a direct response to local housing need.



Homes being delivered with Hawkfield Homes at Bath Old Road, Radstock

Why your feedback matters

Your input is essential in shaping how our plans reflect the needs and priorities of Radstock.

How to get involved

- **Ask questions:** Our team members are here to answer your questions. Don't hesitate to ask us anything about the development.
- **Give your feedback:** Share your thoughts on the proposal by filling out a feedback form.
- **Stay informed:** If you'd like to stay updated, please leave your contact details, and we'll ensure you receive future updates about the development.

Scan the QR code with your phone camera to view the proposals on our website

Have your say

Background – why this site?

Principles behind future development in the region

Bath & North East Somerset Council's emerging Local Plan has identified areas across the region that are suitable for development. In identifying sites across the region, they have attempted to find areas that:

Enhance green infrastructure and nature recovery, complementing existing urban areas.

Provide a natural transition between town and countryside, improving access to rural areas.

Take an integrated approach combining green infrastructure, sustainable transport, and development.

Are located near public transport, town centres, and community facilities.

Support development at a scale that can deliver community infrastructure and better walking and cycling connections for both new and existing residents.

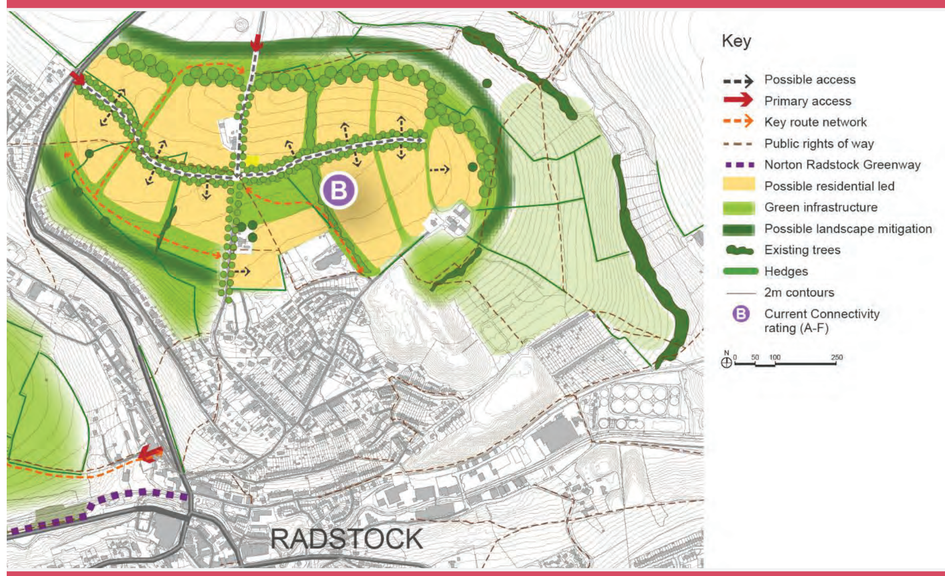
Sustainable growth in North Radstock

The land at Bath Old Road has been allocated in the emerging Bath and North East Somerset Local Plan and was identified for housing and investment in the March 2024 Options Document (North of Radstock Development Concept Option) and is allocated for housing in the Regulation 18 (Preferred Options) new Local Plan, as agreed by Cabinet in September 2025.

The area north of Radstock has been identified as suitable for development as it:

- Allows a natural expansion of the existing town, with a direct link via Bath Old Road to the town centre.
- Enables pedestrian and cycle connections between the new development, the Trinity Church Primary School and Radstock town centre.
- Can connect with other local Public Rights of Way, linking to the surrounding countryside, towns, and villages.
- Has potential for green infrastructure improvement and nature recovery, to complement and provide a setting for the delivery of affordable homes.

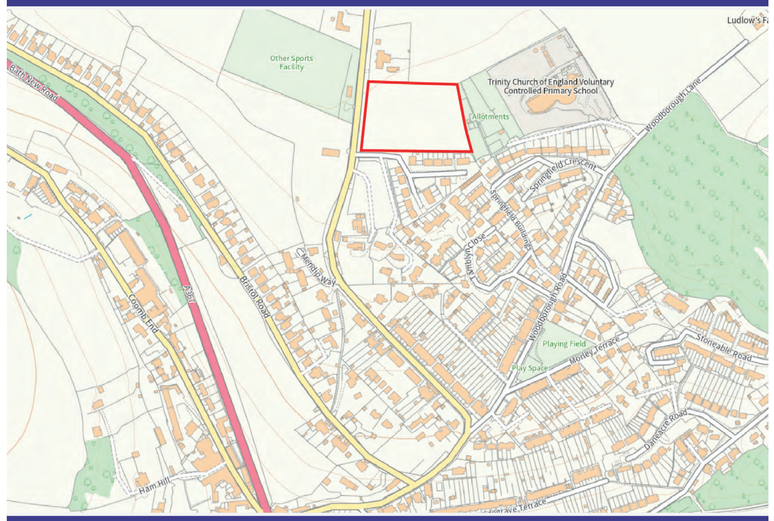
While our proposals support and align with the aims and objectives of the emerging Local Plan, the scheme can come forward independently and ahead of the wider allocation.



North Radstock concept option from B&NES emerging Local Plan

Our site

Our site is located in the north of Radstock, on the east side of Bath Old Road, offering a natural extension to the town. It is surrounded by residential dwellings to the south, Trinity Church School and allotments to the east and the recreation ground to the west. It is well related to the existing settlement and shares a boundary with the recently completed Roundhill Gardens development.



Site boundary

Responding to local need for homes

Our proposals are a direct response to local housing need - over 5,500 households across Bath & North East Somerset are in need of affordable homes and the demand for affordable housing in Radstock, and BANES continues to outstrip supply. By early 2025, more than 12,400 bids had been placed for affordable homes in Radstock and surrounding villages in the 18 months prior.

We want to help local people stay in the area they call home. That is why we are proposing affordable homes that can be delivered within 5 years to meet the urgent affordable housing shortfall in the area.

Our vision

Our draft masterplan shows how the site could:

- **Deliver 34 new homes, all affordable** with a mix of social rent and affordable home ownership (shared ownership).
- **Create 1–4 bedroom homes, predominantly 2-3 bedroom family houses,** all of which will be maximum 2 storeys in height.
- **Build homes designed to exceptionally high sustainability and energy efficiency standards in response to the declared climate emergency.** All homes will be EPC A-rated and fitted with air source heat pumps, solar PV panels, triple glazing, and use locally sourced materials. These homes would not be connected to gas.
- **Be a well-connected site,** close to Radstock town centre, Trinity Church School, and Roundhill Recreation Ground.
- **Support sustainable travel** by retaining and enhancing walking links to Trinity Church School, electric vehicle charging points, and secure cycle parking.
- **Deliver a positive ecological legacy,** with a biodiversity net gain of at least 10% on-site, green wildlife corridors and improved hedgerows.

Have your say



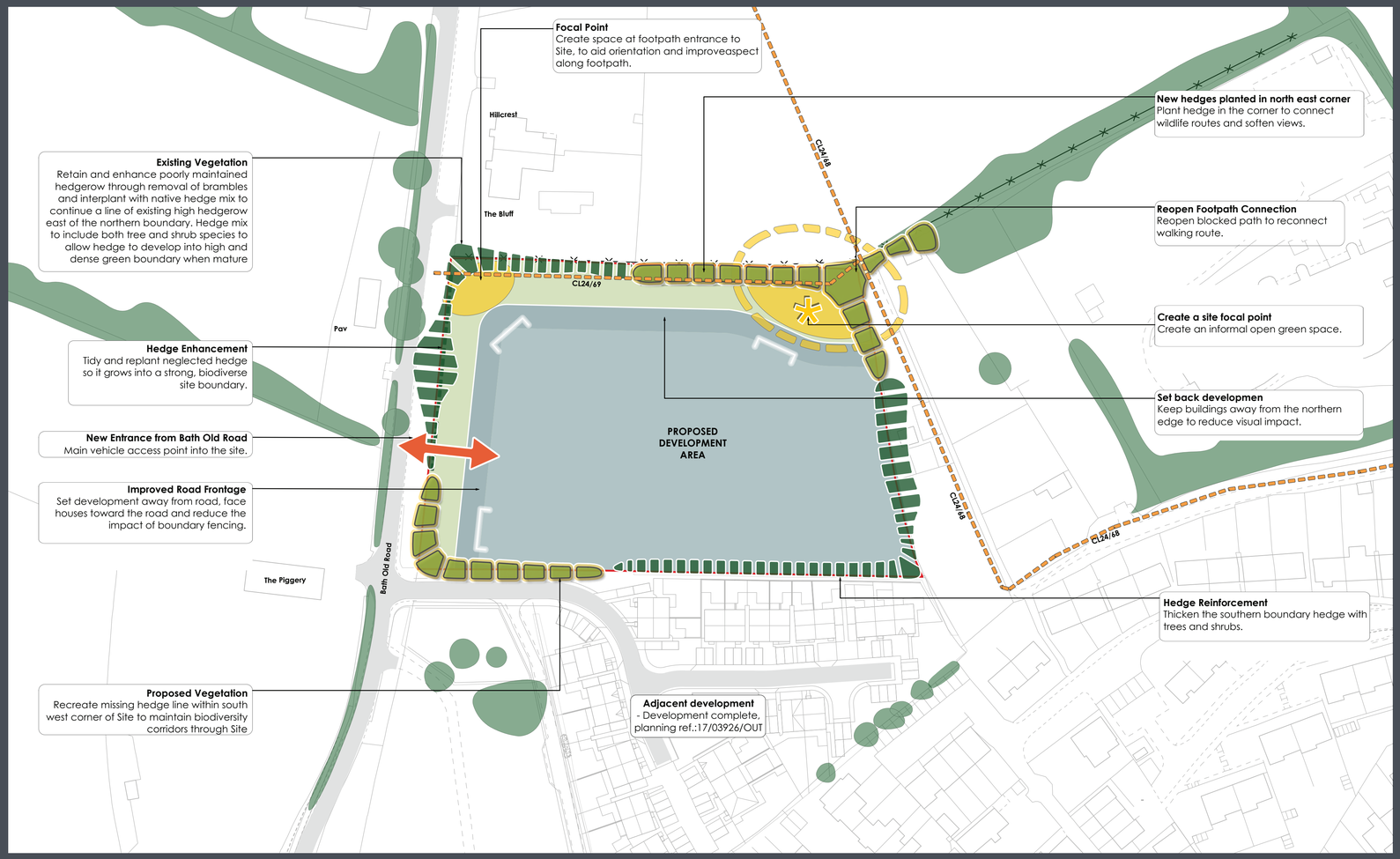
Site masterplan

Green infrastructure, ecology and drainage

Ecology and landscape are central to the design of the site, where we will deliver a positive ecological legacy.

Key features include:

- **At least 10% biodiversity net gain** delivered on-site.
- **Ecological enhancements,** including bat and bird boxes and sensitively designed external lighting.
- **Create new biodiverse open spaces,** green wildlife corridors and improved hedgerows.
- **All trees and hedgerows on and around the site will be retained, except where the new access is to be formed.**
- **The development is located in Flood Zone 1** and is therefore at the lowest risk of flooding. The development will incorporate a sustainable drainage system, which will account for storm events plus climate change.







Drawings of indicative streetscapes for Bath Old Road

Have your say

Benefits for Radstock

Alliance homes

Our proposals are designed to bring lasting social, environmental and community benefits for Radstock and the wider area.

Key benefits include:

Affordable homes for local people:

All of the homes are intended to be affordable, creating opportunities for families and young people who want to stay in the area.

Sustainable, energy-efficient homes:

All new homes will be designed to modern sustainability standards, incorporating a range of renewable technologies to achieve an EPC A rating to help cut carbon emissions and lower household energy bills.

Green spaces for everyone:

New public open space, children's play provision and pedestrian connectivity will be provided.

Improving local infrastructure:

Our proposals will deliver highway safety improvements, including a new pedestrian footway connection, and an extension of the 30mph speed limit on Bath Old Road.

Supporting Trinity Church School:

Via new pupil intake and learning opportunities during the construction phase.

Healthy and active travel:

Enhancements will be made to existing walking routes, encouraging sustainable travel and improving access for both new and existing residents.







Have your say

Getting around: access and movement

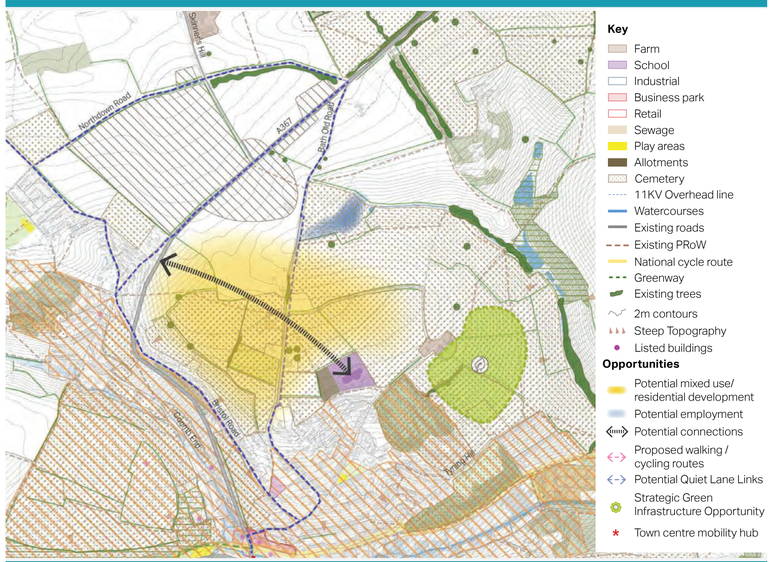
Alliance homes

Our aim is to make it safe and easy for people to move around the development and to the wider town, whether on foot, by bike, by bus, or by car.

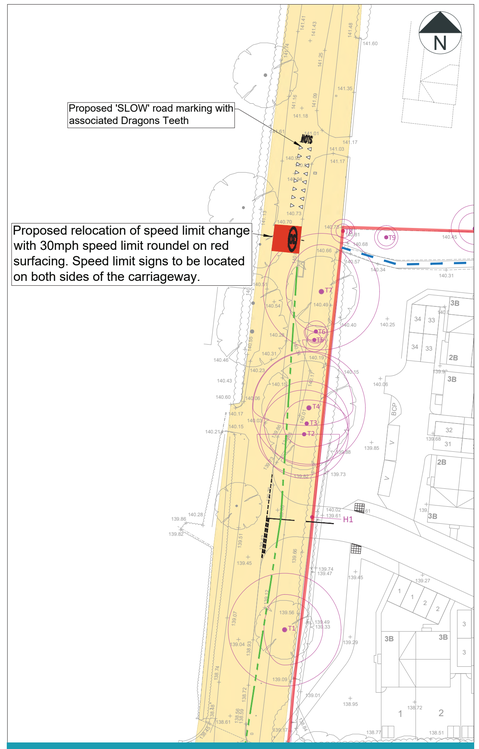
Accessing the site

- **The main road access will be from Bath Old Road via a priority junction, with the 30mph speed limit extended to cover access.**
- **We will retain all existing hedgerows and mature trees along Bath Old Road except where the access is to be formed.**
- **A simple and well-structured street layout will connect homes with open spaces and pedestrian connections, while ensuring safe and attractive walking and cycling routes.**

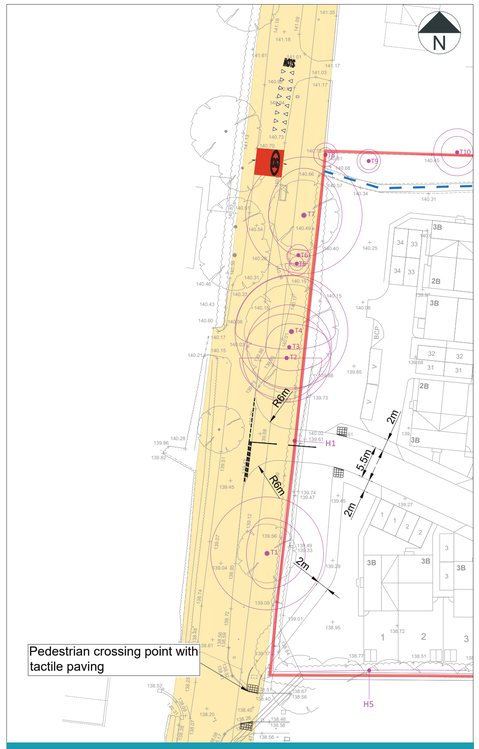
We are aware that the Council is currently exploring various options for North Radstock and its access and active travel strategy. The plan published in the recent Local Plan Options document shows Bath Old Road becoming a cul-de-sac, preventing cars from using Bath Old Road as a 'rat-run' and the North Radstock proposal only being accessible by vehicles from the A367 in the west. There would still be pedestrian and cycle connections between North Radstock and Bath Old Road. We understand that our site would remain accessible via Bath Old Road in the future, with potentially an additional access for Trinity Church School to ease pressure on the existing entrance during peak times



Site connections map



Proposed priority junction at Bath Old Road



Site access layout





Have your say

Encouraging sustainable travel and investing in local infrastructure

Bath & North East Somerset Council's emerging Local Plan has identified areas across the region that are suitable for development. In identifying sites across the region, they have attempted to find areas that:

A well-connected site within walking and cycling distance of Radstock town centre, Trinity Church School, and Roundhill Recreation Ground.

Incorporation of the Public Rights of Way along the site's northern boundary into a green corridor, providing a direct link towards Trinity Church School for both new and existing residents

Extension of the existing footway on the east side of Bath Old Road into the site, enabling safe trips to and from Radstock.

Enable sustainable transport with EV charging points, secure cycle storage, and off-road parking at all homes.

Opportunities for informal on-street parking to prevent parking overspill to Bath Old Road and nearby streets.

What happens next?

Alliance homes

Thank you for attending today's event and taking the time to find out more about our early proposals for new, all-affordable homes in Radstock. This is the start of the conversation, and your views will help shape the next stage of the plans.

What you've seen today

Our emerging proposals aim to create:

- **A range of new homes, predominantly 2-3 bedroom family houses.**
- **A mix of social rent and affordable home ownership (shared ownership).**
- **High sustainability design and energy efficiency standards - not connected to gas.**
- **Air source heat pumps, solar PV panels, and triple glazing, contributing to EPC A-rated homes.**
- **Use of locally sourced materials where possible, as well as local labour to contribute to the local economy.**
- **Improved connections with safer walking, cycling and sustainable travel options.**









How to get involved

Your feedback is vital in helping shape our proposals before we submit a detailed planning application to Bath & North East Somerset Council later this year.

The deadline for providing feedback on our proposals is **Friday 10 October.**

You can share your views by:

Completing a feedback form at this exhibition or on our website **www.batholdroad.co.uk**

Contacting us after the event:
- **Email: batholdroad@jbp.co.uk**
- **Phone: 0800 130 3270**

Next steps

September - October 2025
Public consultation

October 2025
Feedback evaluated to inform our application

Late Autumn 2025
Submission of outline planning application to B&NES Council

Have your say