



New affordable homes and public open spaces on Lansdown Crescent, Timsbury

Welcome to our consultation event. We are excited to share our early plans for a high-quality development of 54 new homes on Lansdown Crescent in Timsbury.

What are we proposing?



54 new affordable homes



A mix of one to four-bedroom homes, with both maisonettes and houses



Social Rent and Shared Ownership options



Around two acres of new public open space with paths to explore and places to enjoy the surrounding landscape



Direct, safe access from Lansdown Crescent



A landscape-led layout that keeps existing footpaths, enhances biodiversity and creates new green connections

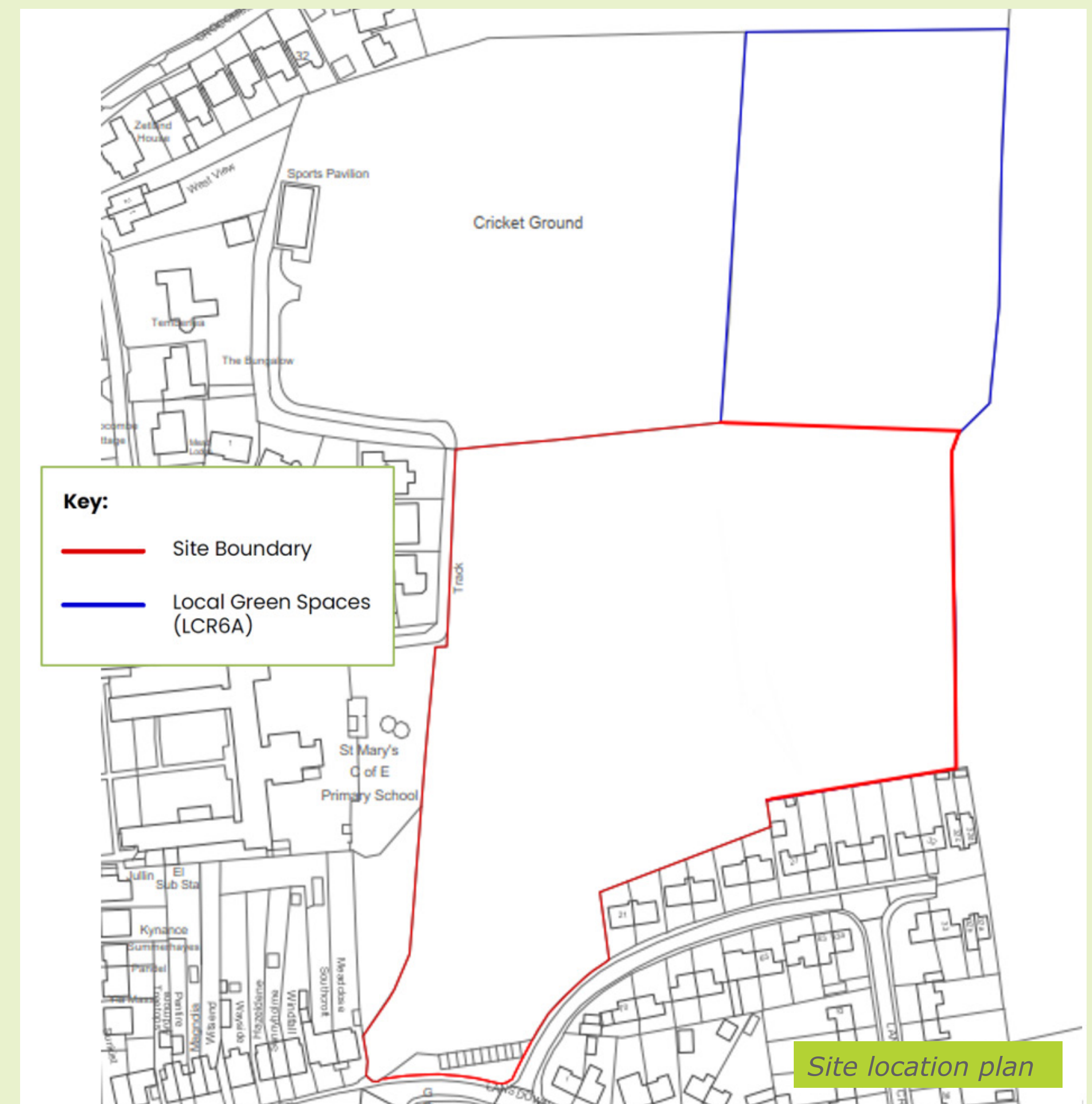
We'd like to hear your views on our proposals. Nothing is fixed yet. This is your opportunity to help shape how this private, currently inaccessible land could become a valued part of the community.

Who are we?

Curo is a West of England Housing Association, with more than 14,000 homes across the region. Alongside providing homes to over 25,000 people, we build hundreds of new homes every year.

We have no paid shareholders meaning that all our profits are reinvested in our existing homes and used to create more affordable homes.

We have a long history in Timsbury and the surrounding villages, with many homes across the village, in particular off Lansdown Crescent. We are a long-term investor in the places we develop, often managing affordable homes in perpetuity. This means we guarantee the quality of the homes and places, whilst fostering a lasting relationship with the community.



Have any questions?

If you have questions after today and would like to speak to the team, contact us via the details below:



timsbury@jbp.co.uk



0800 130 3270 (Monday to Friday, 9am-5:30pm)



curo The site

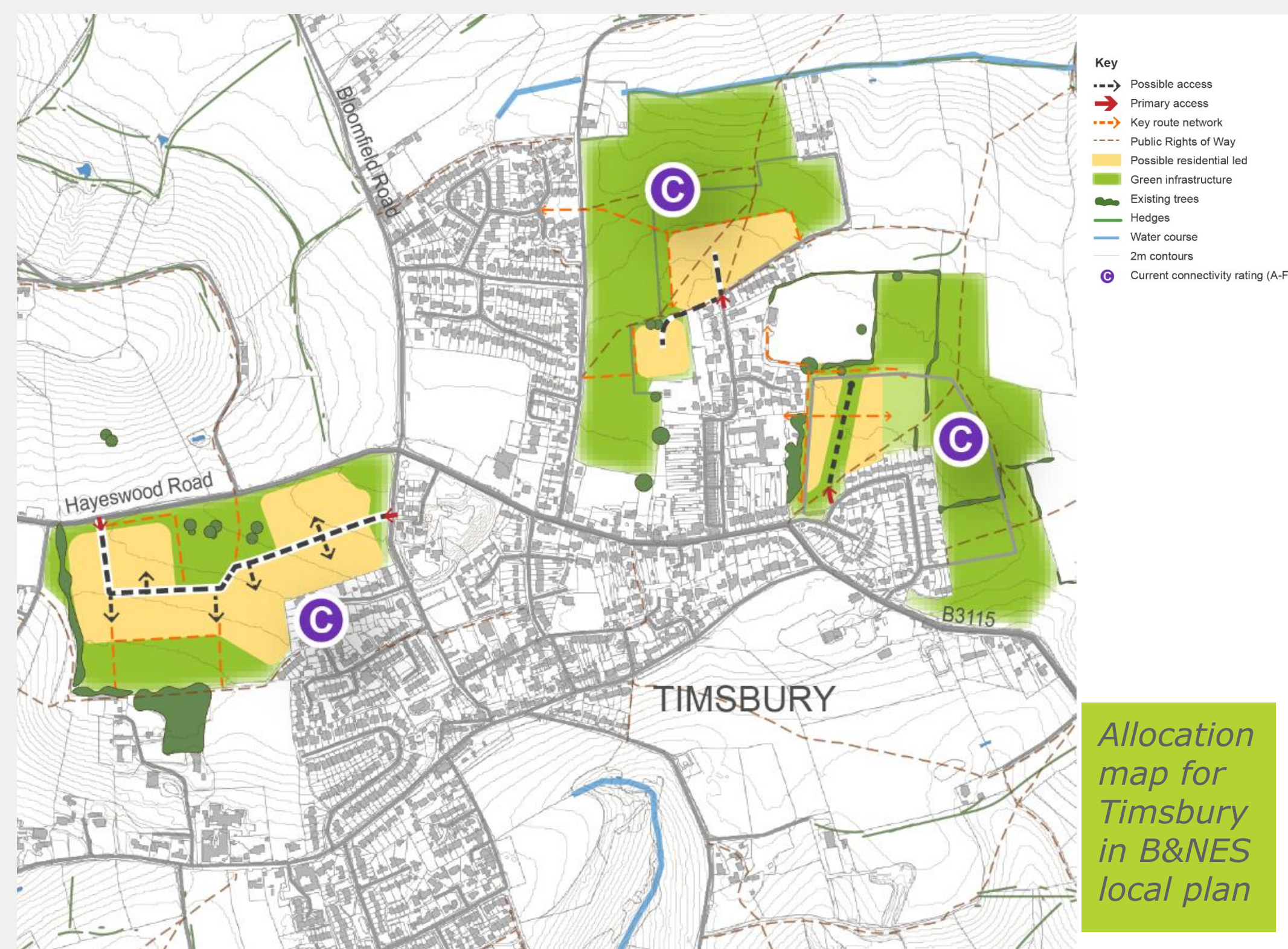
The new neighbourhood will be built on land off Lansdown Crescent, which is already allocated for development in the current Bath & North East Somerset (B&NES) Local Plan. We're proposing to include the land which contains the garage block on Lansdown Crescent. This will improve views into the site, introducing a green frontage in place of the concrete forecourt.

The site is classified by the Environment Agency as being flood zone 1, meaning it is considered to be in the lowest risk category for flooding in any given year.

Why this site?

The site is already allocated for housing in the adopted B&NES Local Plan for 20 homes.

In bringing forward their new Local Plan, the Council has recognised that 20 homes would be an inefficient use of the land and has identified the site in their recent public consultation as being more suitable for 50-70 homes. Following positive pre-application engagement with B&NES officers, we are proposing 54 homes and a significant area of Public Open Space – that with it will secure wider community benefits.



Key reasons why this site is right for new homes:

- Meets an urgent need for affordable housing in Timsbury
- Close to St Mary's Primary School, which currently has space for more pupils
- Within walking distance of the village's shops, services and public transport
- Protects and improves the existing public right of way through the site
- Creates large areas of new public open space, with recreation and play areas for current and future residents
- Located within the existing settlement boundary set out in local planning policy



curo Homes for local people

Our proposals for 54 affordable homes aim to help meet the significant local need for affordable housing.

We know that growing up in Timsbury can make it impossible to stay near family and friends. Our proposals aim to help with this. Alongside the Council's policy giving residents with a local rural connection priority for new affordable homes, the plans offer an exceptional opportunity for local people to take their first step onto the housing ladder.

Our proposals will:

- Provide **54 affordable homes**
- Offer a **range of house types** to suit different life stages and household sizes, with 1- to 4-bed homes, including maisonettes and houses
- Give people the **choice of Social Rent or Shared Ownership**
- Be designed to **complement the character** of the village
- Be highly energy efficient, with a range of renewable technologies including air source heat pumps, solar PV on roofs and electric vehicle charging points to all homes.



Artist's impression of homes
at land on Lansdown Crescent

Curo's commitment to sustainable, cost-efficient homes

Homes designed to the highest sustainability standards, using a Fabric First approach to reduce energy use. Solar panels and air source heat pumps will help ensure the energy needed to heat and power each home is generated on site.



Each home will have an EV
charger as standard



All homes will be insulated
to industry standards



Solar panels will be
used on roofs



Air source heat pumps
will feature in every home

curo Green spaces for everyone

Nature is a central part of our plans, creating a healthy and attractive place to live. The scheme protects the site's natural boundary features, providing a place where people and nature can live side by side. Ecological surveys carried out throughout 2025 have ensured the proposals will avoid harm to species found in and around the site.

Public open space

A key feature of the development is around **two acres of new public open space** to the east of the homes. This land, previously inaccessible apart from a narrow path, will become a shared green space for everyone in Timsbury to enjoy. It will feature walking routes, places for play and relaxation, and new viewpoints towards Farnborough Common, Tunley Hill and beyond.

Environmental features



SUDS basin: A biodiverse, sustainable drainage basin to manage surface water



Wildflower meadows: To attract pollinators and birds



Informal natural play trail: A fun and natural play area for children



Paths to explore and enjoy: Enhancing connectivity around the site



Scattered native tree planting: New trees to support local wildlife



Viewing area: A spot to enjoy views towards Farnborough Common, Bath, and Tunley Hill



Community orchard: Community planting opportunities for residents



New hedgerows: Planting to the boundary of the public open space



Mown path/ recreational route: A pleasant walking route around the site



Homes built to high sustainability standards: a fabric-first design with solar panels and air source heat pumps so each home can generate the energy it needs on site.

Enhancing biodiversity

We want the development to be a place where people and nature thrive together.

Our plans include:

- Retaining mature trees and strengthening existing hedgerows
- Planting new hedgerows and trees along key boundaries
- Creating wildlife-friendly areas including meadows and orchard planting
- Providing safe, dark corridors for species such as bats
- Installing bird and bat boxes, and hedgehog highways between gardens

This approach will help deliver a net gain in biodiversity, improving habitats for wildlife while creating a greener, more attractive neighbourhood.



Layout plan for public open space on site



Bird and bat boxes will be installed



We'll provide a community orchard



Hedgehog highways will be placed between gardens



Getting around

Our proposals will create a safe and welcoming neighbourhood where people can move easily on foot, by bike, by public transport or by car. We want new and existing residents to feel connected to the rest of Timsbury and the surrounding countryside.

Safe and simple access:

Access to the new homes will be from Lansdown Crescent. The design includes a single, safe junction that provides good visibility and smooth traffic flow.

We are also looking at ways to improve pedestrian links to nearby streets and footpaths towards Timsbury village centre, helping everyone move safely around the area.



Encouraging walking and cycling:

The layout has been designed to make walking and cycling the easiest choice for short trips. New surfaced paths will connect homes, play spaces and links towards the village centre. The existing public footpath will be retained and enhanced, connecting the site to Lansdown Crescent and North Road.

In addition, the creation of a new circular walking route around the site will be provided, enhancing connectivity to the countryside. Options to provide a direct connection from the site to St Mary's Primary School are currently being explored.



Reducing car speeds and improving safety:

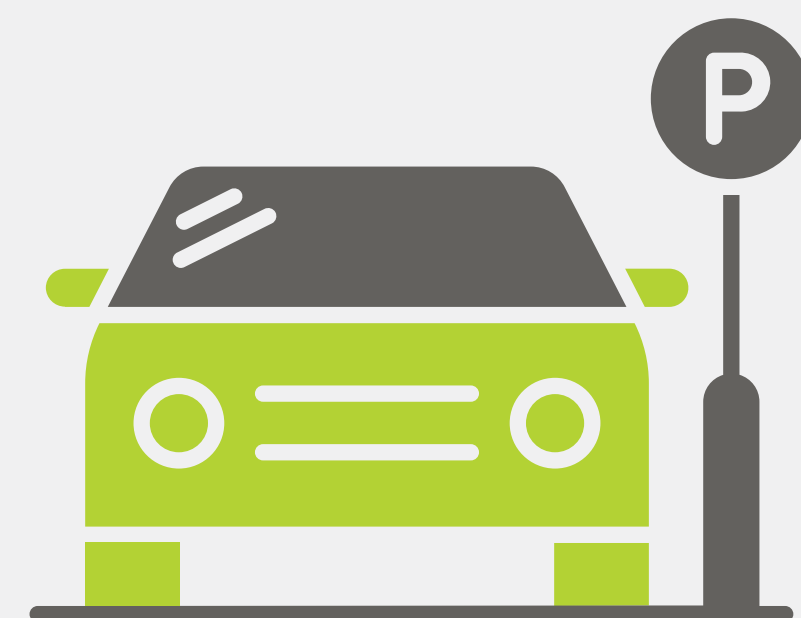
Streets have been designed to ensure that cars, cyclists and pedestrians can coexist safely.

Traffic-calming measures such as raised crossings and planted verges will help keep vehicle speeds low and create an attractive, people-friendly environment.



Parking provision:

Parking for vehicles and bicycles across the development will be provided in accordance with B&NES Council's adopted standards. A total of 109 car parking spaces will be provided, which will be a mix of on-plot and visitor bays, designed to blend into the street layout without dominating the environment. We'll continue to engage with the Parish Council and residents to make sure the approach works well for the village.



Supporting sustainable travel:

Each home will have electric vehicle charging and cycle storage, making it easier to travel in low-carbon ways.

The site's location near the village centre means residents can reach the school, shops and bus stops within a few minutes on foot.



Did you know?

5-minute walk to St Mary's Primary School

8-minute walk to Timsbury High Street shops and amenities

2-minute walk to the nearest bus stops on North Road

2-minute walk from every home to green space or play area





Investing in Timsbury

Our plans for land north of Lansdown Crescent are about more than new homes. We want this to be a place that supports local people, strengthens community life and brings lasting benefits to Timsbury.

Creating opportunities for local people

This development will help meet the growing need for affordable homes in the village, giving young people and families a chance to stay close to where they grew up. By working with Homes England, we'll ensure all 54 homes are genuinely affordable and built to a high standard.

The scheme will also support the local economy by:

- Creating jobs and apprenticeships during construction. Home Builders Federation (HBF) evidence indicates that a development of this scale could support the employment of 187 people plus several apprentices.
- Supporting local suppliers and trades.
- Increasing spending in nearby shops and services during the construction and operational phases.
- Generate new pupil intake for St Marys Primary School, helping to support the school in the community.

New open space for everyone

Around two acres of the site will be transformed into public open space, including areas for play, walking and relaxing. This will be a place for both new and existing residents to enjoy, with features such as wildflower meadows, a community orchard, native tree planting and footpaths connecting into the wider village and countryside.

We want this space to reflect what local people value most. We're asking for your ideas on how it should look, feel and be used – whether that's for nature, play, growing, or quiet enjoyment. Please see our feedback panels in the centre of the room.



Artist's impression of green space and new homes at Lansdown Crescent



We'll plant wildflower meadows



Footpaths will connect to the village and countryside



We'll provide areas for natural play

curo What happens next

What you've seen today

Our emerging proposals aim to:

- Deliver **54 high-quality, affordable homes** for local people.
- Provide a mix of homes from **one to four bedrooms**.
- Create a green, well-connected and walkable neighbourhood with **two acres of public open space**.
- Enhance local wildlife and biodiversity through **nature-led design**.
- Deliver highly **energy efficient homes** using renewable technologies including air source heat pumps, solar PV on roofs and electric vehicle charging points to all homes.

We are sharing our plans with you today so we can hear your views before we submit a full planning application to Bath & North East Somerset Council later this year.



Our timeline



November 2025:
Community consultation



Late 2025 to early 2026:
Designs updated and planning application submitted



2027:
First occupations of new affordable homes (subject to planning approval)

How to have your say

This is the start of the conversation, and your views will help shape the next stage of the plans. Your feedback will help shape our proposals before we submit a planning application.

To provide feedback you can:



Complete a **paper feedback form** at today's event



Complete an **online feedback** form at www.curotimbsbury.co.uk or by **scanning the QR code**



Email your comments to timsbury@jbp.co.uk



Call our team on **0800 130 3270** (Monday to Friday, 9am-5:30pm)

The deadline for providing feedback is midday Monday 8 December 2025.

