

This 'Village' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

# Beckington (Primary Village)

Beckington is a village of some 360 homes with a population of approximately 900. Being three miles from Frome, and close by the A36 it is well connected by road.

The age profile of the village is in line with that of Mendip as a whole although there are a larger proportion of residents in the 45-75 year bracket and comparatively fewer young people. A large proportion of residents travel long distances to work and a significant proportion of workers are in professional and managerial jobs (37%).

Affordable housing is a significant issue for a small number of households in the parish, who are recorded as being in housing need.

## Planning for Beckington...

- Beckington is designated in the Local Plan Part I as a Primary Village, which means that it has a wider selection of services than many smaller villages and is a location where some development might be expected to take place.
- Part 1 of the Local Plan indicates that the village is expected to deliver at least **55** new homes over the Local Plan period 2006-2029.
- 107 homes have either been built or granted conditional planning permission as at 1<sup>st</sup> July 2015. It is not therefore expected that the Local Plan Part II will seek to allocate any further housing sites in the village to 2029.
- However, we need to explore whether there are any reasons why further housing should be planned e.g. to respond to a need identified by local people.
- Landowners have requested that we consider **4** sites that they have put forward.

## What you have said about Beckington....

We know that local people have done a lot of work on Planning for Beckington including a parish questionnaire sent out in April 2013. Responses to this, along with feedback from the Parish Council to the Local Plan Part I examination, has identified the following planning issues:

1. Housing – a survey of potential development sites showed strong opposition to four specific sites.
2. Open Spaces – some additional green space on the south side of Church Street has been identified as a potential site to be protected Local Green Space.

### KEY FACTS

Parish population: **983**

Age profile: *Mendip*  
average

17%	0-15 yrs	19%
8%	16-24 yrs	10%
20%	25-44 yrs	23%
47%	45-74 yrs	39%
8%	75+ yrs	9%

Approximate housing stock of village:  
**359**

Data sources:

ONS Census Statistics 2011

MDC Rural Settlement Role & Function Study  
2012

### Key Facilities

Our most recent records show the village has the following facilities:

- **Journey to work bus service**
- **Shop**
- **Pub**
- **Village hall**
- **School**
- **GP**
- **Church**
- **Petrol Station**
- **Cashpoint**

Is this still correct? Are there any that we have missed?

## What does this mean for the village?

- ❖ We do not expect to make further allocations of land for housing development in Beckington. However, we need to explore whether there are any reasons why further housing should be planned e.g. to respond to a need identified by local people
- ❖ Green spaces that are important to people could potentially be protected

## Have your say...

The following appendix has information on the designations in and around the village as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

### Local Distinctiveness and Character

BECKQ1: What makes Beckington special? Are there any specific areas, features or characteristics that should be protected or improved? In the event that future development is needed, are there any broad areas of the village where this should be preferred – or avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

### Housing

BECKQ2: Although Beckington has met and exceeded its minimum housing requirement as set out in the Local Plan Part I, are there any reasons why we should consider identifying further sites for housing in the Local Plan Part II?

BECKQ3: If a need for further development is identified, would you support / not support any of the sites put forward by landowners, which are set out in Table B. Why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

BECKQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

BECKQ4b: If further development is needed, what types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

### Employment

BECKQ5: Are there any existing employment or commercial sites in or around the village that may be suitable for redevelopment? If so, where and for what type(s) of development?

BECKQ6: Are there any existing employment or commercial sites in or around the village that you feel should be retained in their current use if at all possible? If so where and why?

BECKQ7: Is there a need for any additional land for employment/commercial development? If so, what types and where could such development take place?

### **Development Limit**

BECKQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

BECKQ9: Do you feel the current Development Limit should be changed? If so where and why?

### **Infrastructure/Facilities**

BECKQ10: Is there a need for further infrastructure or facilities in the village e.g. open or recreation space, meeting place, car park? If so, please specify what and where.

### **Open Areas of Local Significance/Local Green Spaces**

BECKQ11: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

BECKQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

BECKQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

### **Other Matters**

BECKQ14: Are there any other planning issues in Beckington that you feel should be addressed in the Local Plan Part II?

BECKQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Beckington Appendix

**Table A: Key designations and other relevant planning information**

<b>Constraint</b>	<b>Information</b>	<b>Implications for Local Plan Part II</b>
<b>Agricultural Land Classification</b>	There is a large area of Grade 1 Land around the north of the village and pockets of Grade 3 and 4 around the remainder of the village.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
<b>Ancient Woodland</b>	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
<b>Areas of High Archaeological Potential and Interest</b>	A large Area of High Archaeological Potential covers the most of the village.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
<b>Area of Outstanding Natural Beauty (AONB)</b>	None.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
<b>Coal Referral Area/Consultation Zone</b>	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
<b>Conservation Area</b>	Most of the western part village is encompassed within the Beckington Conservation Area. Information on what is a Conservation Area can be found <a href="#">here</a> .	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	Small band of Flood Zone 3a/b within 500m of western side of the village along River Frome corridor.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
<b>Green Belt</b>	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
<b>Groundwater Source Protection Zone</b>	None.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
<b>Historic Parks &amp; Gardens</b>	None.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to impact on the special character of any

		Historic Park and Garden.
<b>Landfill sites</b>	There is a closed landfill site 300m to the south of the village.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
<b>Listed Buildings</b>	There are 85 Listed Building entries within the conservation area (some entries cover more than one building). Of these, the Parish Church is Grade I and there are five Grade II* entries.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
<b>Local Wildlife Sites</b>	There is one Local Wildlife site to the west of the village: <ul style="list-style-type: none"> <li>Frome River Fields (2.08 ha) - a species rich unimproved grassy bank with scattered scrub.</li> </ul>	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
<b>Mendip Bat Consultation Zone</b>	The consultation zone lies to the west of the village and borders the northern tip.	Any development within this area will need to take account of the potential for bats.
<b>Mineral Consultation Areas</b>	None.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
<b>National Nature Reserves (NNRs)</b>	None.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
<b>Open Areas of Local Significance/Local Green Spaces</b>	There are two areas designated as OALS/LGS (see Table C for details).	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II. More details can be found below.
<b>Protected Recreation Areas</b>	Three areas of open space within, and around, the village are designated as protected recreation spaces.	These areas are protected from development under development policy 16 of the Local Plan Part I, therefore any development here will be resisted.
<b>Quarries – SMLP Quarries</b>	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
<b>Ramsar Sites</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Ramsar site.
<b>Regionally Important Geological/ Geomorphological</b>	None.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be

<b>Sites (RIGS)</b>		assessed against whether there would be likely to be any adverse effects on such areas.
<b>Rights of Way</b>	Beckington is well served by Rights of Way with a number of footpaths radiating from the village.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
<b>Road Infrastructure</b>	The A36 lies within 750m to the east of the village.	The standard of local roads may dictate the scale of development a settlement can accommodate.
<b>Scheduled Ancient Monuments (SAMs)</b>	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
<b>Sewage Treatment Buffer Zones</b>	A Sewage Treatment Consultation Zone borders the village to the west.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
<b>Sites of Special Scientific Interest</b>	None.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
<b>Special Areas of Conservation (SAC)</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
<b>Special Landscape Feature</b>	None.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
<b>Special Protection Areas (SPAs)</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Protection Area.
<b>Traditional Orchards</b>	There are no traditional orchards identified in the village.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
<b>Tree Preservation Orders - Areas and Trees</b>	There are number of Tree Preservation Orders and in force in the village, both for individual trees and areas of trees.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

**Table B: Sites put forward by Landowners for Consideration\***

**PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.**

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Option IF development is needed?
<b>BECK005a</b> Tower Hill Farm, Mill Lane	1.90	Agricultural land north of a farm lane, bounded by hedgerows. Slopes down to the west into open countryside. Borders existing residential development to the south. Access could be achieved from Bath Road.	<ul style="list-style-type: none"> <li>Site lies within the Mendip Bat Consultation Zone.</li> </ul>	The site is potentially suitable for development although consideration will need to be given to its impact on the Mendip Bat Consultation Zone and surrounding landscape.	Potentially
<b>BECK005b</b> Tower Hill Farm, Mill Lane	0.80	Agricultural land north of a farm lane, bounded by hedgerows. Slopes down to the west into open countryside. Borders existing residential development to the east.	<ul style="list-style-type: none"> <li>Site lies close to the northern tip of the Beckington Conservation Area.</li> <li>Part of the site lies within a sewage treatment buffer zone.</li> </ul>	The site is potentially suitable for development although consideration will need to be given to its impact on the Mendip Bat Consultation Zone and surrounding landscape.	Potentially
<b>BECK005c</b> Tower Hill Farm, Mill Lane, Beckington	0.71	Agricultural land south of existing farm buildings which have approval in principle for 12 dwellings. Existing plans do not involve creating an access to this land.	<ul style="list-style-type: none"> <li>Site borders the Beckington Conservation Area.</li> <li>Site lies in close proximity to a number of listed buildings in the village.</li> <li>Adjacent to (and a small part partially within) a sewage treatment buffer zone.</li> </ul>	The site is potentially suitable for development although consideration will need to be given to the constraints identified.	Potentially

\*Please note that this excludes sites which have already been given planning consent.

**Table C: Open Areas of Local Significance / Local Green Spaces**

<b>Site Reference</b>	<b>Size of site (in ha)</b>	<b>Description</b>	<b>Notes</b>
OALSBECK001	0.07	Elevated grassed and treed area, enclosed by stone wall.	Site adjoins the Beckington Conservation Area.
OALSBECK002	1.56	Land surrounding St George's Church. Includes the churchyard along with adjacent enclosed land and private gardens.	Site lies within the Beckington Conservation Area and the church is identified as a landmark feature in the Conservation Area Appraisal. The adjacent land is not mentioned.