

**HOUSING SITE SURVEY
HAVE YOUR SAY**



NEIGHBOURHOOD PLAN

YOUR UNIQUE REFERENCE CODE IS _____

Beckington Parish Neighbourhood Plan

Your opinion matters

Following the responses we received to our residents' survey and consultation events, the Steering Group volunteers have been working hard to pull together all the necessary evidence to develop a Neighbourhood Plan for our Parish that will address the issues and opportunities you raised and supported.



A number of consultants have undertaken a significant amount of background research and assessment. We are now in a position to seek your opinions on housing which will form part of the Neighbourhood Plan.

Housing Introduction

The results from the residents' survey conducted in March/April 2024 was split on the issue of supporting more housing in the parish with just over a third of respondents supporting more development versus just under half against any further development. The views of the not sure could tip the balance either way. Given this and the strategic housing requirement to cover Local Plan periods 2025 – 2040[*] it is important to consider the need for future housing land in our Parish especially if parishioners want to influence the location of new housing on sites that are allocated through our Neighbourhood Plan rather than allocations being decided by Somerset Council. Please note the figure of 95 is indicative and Somerset Council still have detailed evidence-based work to carry out before the final figure is announced.

Housing Sites

Brodie Planning Associates have carried out robust site assessments of land that has been promoted for housing development by landowners [**] or were submitted to the local plan process through the SHLAA (2023)[***]. These assessments have been reviewed by the Neighbourhood Plan Steering Group and we have accepted the recommendation from Brodie Planning that sites in the assessments that are not considered appropriate for development for land use planning reasons are ruled out.

[*] Indicative figure of 95 new homes over the period 2025-2040 – Somerset Council February 2025.

[**] Beckington, Rudge and Standerwick Call for Sites (CfS) October/November 2024.

[***] Strategic Housing Land Availability Assessment. Unless otherwise advised by the landowner.

We are presenting you with a shortlist of 5 sites to consider along with the opportunities and issues of developing each of these sites. Please read each of the 5 options (Options A to E) and identify which options in order of preference you would support as an allocation for housing.

Housing Background Paper

If you would like to find out more, a Housing Background Paper that details the assessment work (including those sites that have been ruled out) and a substantial amount of background work can be seen on our website at beckingtonplan.co.uk. If you don't have access to the internet and would like to view a hard copy this can be requested from Ben Richards on 07564 115515. The Background Paper explains how each of the housing site options has been arrived at.

Type and Density of Housing

From the residents' survey in 2024 there was a strong preference for **First homes** (90 %) followed by **Affordable rent** (56%), **Private to buy** (49%), **Self build** (48%), **Private to rent** (40%), and **Retirement** (38%). The type of dwellings you would like to see are smaller homes with two or three bedrooms rather than larger homes. Therefore, when working out the amount of housing that a site is capable of delivering, the density has been based on 30 dwellings per hectare (dph) unless on the edge of the settlement where a lower density of 25 dph has been applied to protect the rural character of the settlement and respond appropriately to the transition between existing built environment and the open countryside beyond. This figure is unconstrained where other constraints and policy requirements may apply.

All of these sites will be required to provide affordable housing.

Please note we have requested that the Local Planning Authority review and provide input where required.

Choosing your preferred location for housing in our community

Please take time to consider all the sites and their opportunities and issues set out on the next few pages. You will be asked to select sites in order of preference at the end.

We would like your household to read through this leaflet and return the completed response form to one of the dedicated collection boxes at Mes Amis, Beckington Motors, The Full Moon Inn (Rudge), The Bell (Standerwick) and The Woolpack before the closing date on 2nd May 2025. Please find enclosed an envelope if you would prefer to put your response in a sealed envelope.

We are asking for one response per household, so please do discuss the questions with other members of your household before responding.

If you would like any help completing the form or cannot get to a collection box, please contact Ben Richards on 07564115515 or email benrichards297@gmail.com

OPTION A: LAND OFF BATH ROAD - BNDP REF 03A

A greenfield site located to the north of Beckington, comprising Grade 3a agricultural land. The site is accessed via Bath Road and is primarily surrounded by agricultural land, with some residential properties adjoining to the south-southwest. To the south, is the playground, village Memorial Hall and its associated playing field. A substantial hedgerow/tree belt forms the eastern site boundary and creates a defining landscape feature.

The site area measures 2.55 hectares. Given its edge of settlement location site density has been calculated at 25 dph.

The landowner has indicated that they would be supportive of housing development.

Opportunities

- Provision of up to 64 dwellings.
- The site is located immediately adjacent to the built form of the existing settlement.
- Traffic can enter and leave the site and the village without adding to congestion in the historic core at peak times.
- The site is in close proximity to the playground and the village hall with associated sports field.
- The topography of the site is relatively flat. It is considered relatively discreet in terms of landscape impact given its siting on lower lying land in the context of the surrounding undulating landform.

Issues

- Loss of rural heritage.
- The site is on the very edge of the settlement removed from the core of the village and a number of its facilities such as the primary school, Mes Amis and public houses. The playground and village hall lie within proximity.
- Development would elongate the form of the settlement.
- Landscape impact: although the site lies on the plateau away from the valley edge to the west, it is readily apparent within a range of views into the settlement.
- This is an edge of settlement gateway location where design should be low density to retain prevailing rural character of the settlement and respect the transition between built form and open countryside.



OPTION A: SITE LOCATION PLAN - LAND OFF BATH ROAD - BNDP REFERENCE 03A



OPTION B: LAND BETWEEN WARMINSTER ROAD AND A36 – BNDP REF 7

A greenfield site currently in agricultural use and woodland. This site is located between the existing form of the settlement and the A36. The site is served from the Warminster Road. To the northwest of the site is existing residential development. To the southeast an existing tennis sport centre with protected recreation space.

The site area measures 3.88 hectares. However, for the purpose of calculating site density the developable area has been calculated on 2.1 hectares as shown on the layout submitted (shown below) to the Beckington CfS. Given the location of the site on the edge of the settlement site density has been calculated at 25 dph.

The landowner has indicated that they would be supportive of housing development.

Opportunities

- Provision of up to 53 dwellings.
- Provision of a footpath with links to Shepherds Way and the parking spaces for Beckington family Practice (doctor's surgery).
- Retention of existing woodland.
- Provision of an 'exercise trail'.
- The site is located immediately adjacent to the built form of the existing settlement.
- Traffic can enter and leave the site and the village without adding to congestion in the historic core at peak times.

Issues

- Loss of rural heritage.
- The site is on the very edge of the settlement somewhat removed from the core of the village and its facilities.
- The site is in a gateway location into the village and developing the site would extend the established built line into the open countryside albeit physically contained by the main A36.
- Potentially highly constrained by road noise from the A36 which may require appropriate mitigation, limit the developable area and/or the number of achievable new homes.
- The site lies on the edge of the settlement in gateway location where a lower density design would be most appropriate to protect the rural character of the settlement and the transition between built form and open countryside.



**OPTION B: SITE LOCATION PLAN - LAND BETWEEN WARMINSTER ROAD AND A36
- BNDP REF 7**



Indicative site layout plan of footpath to surgery parking & exercise trail submitted to Cfs.

OPTION C: LAND NORTH OF WARMINSTER ROAD – BNDP SITE REF 36

This greenfield site lies on the eastern edge of the settlement served off the Warminster Road. The site adjoins the existing built form of the settlement along its northern and western boundaries. The site area measures 0.62 hectares. Although the site is located on the edge of the settlement, given its characteristics (relatively small land parcel, well screened by establish mature boundaries, discrete in visual impact terms, surrounded by existing development on 3-sides) site density has been calculated at 30 dph.

The landowner has indicated that the site would be available for residential development.

Opportunities

- Provision of up to 19 dwellings.
- The site is located immediately adjacent to the built form of the existing settlement.
- Development would be an organic ‘rounding off’ of the existing built form.
- Traffic can enter and leave the site and the village without adding to congestion in the historic core at peak times.

Issues

- Loss of greenfield land within village setting.



OPTION C: SITE LOCATION PLAN - LAND NORTH OF WARMINSTER ROAD – BNDP SITE REF 36



OPTION D: LAND OFF GREAT DUNNS CLOSE – BNDP SITE REF 84

The site area measures 1.46 hectares. The site is surrounded by existing development along all boundaries except to the east where a tract of agricultural land lies in-between the site and the main A36. Site access is served from Great Dunns Close which in turn is served from the A361 leading into Beckington village from the A36.

Although the site is located on the edge of the settlement given its characteristics (visually contained within the context of the settlement, well screened along the eastern boundary by established soft landscaping) site density has been calculated at 30 dph.

This site is subject to a current formal planning application under LPA reference 2024/1865/FUL the erection of 20 dwellings (including affordable housing) with associated highway access, public open space, landscaping and external works, including demolition of outbuilding and installation of sewage pumping station and electricity sub-station. Should permission be granted by the LPA, this site would not move forward as a draft BNDP allocation. However, given the application status is undecided it has been prudent to include it at this stage.

The landowner has indicated that the site would be available for residential development.

Opportunities

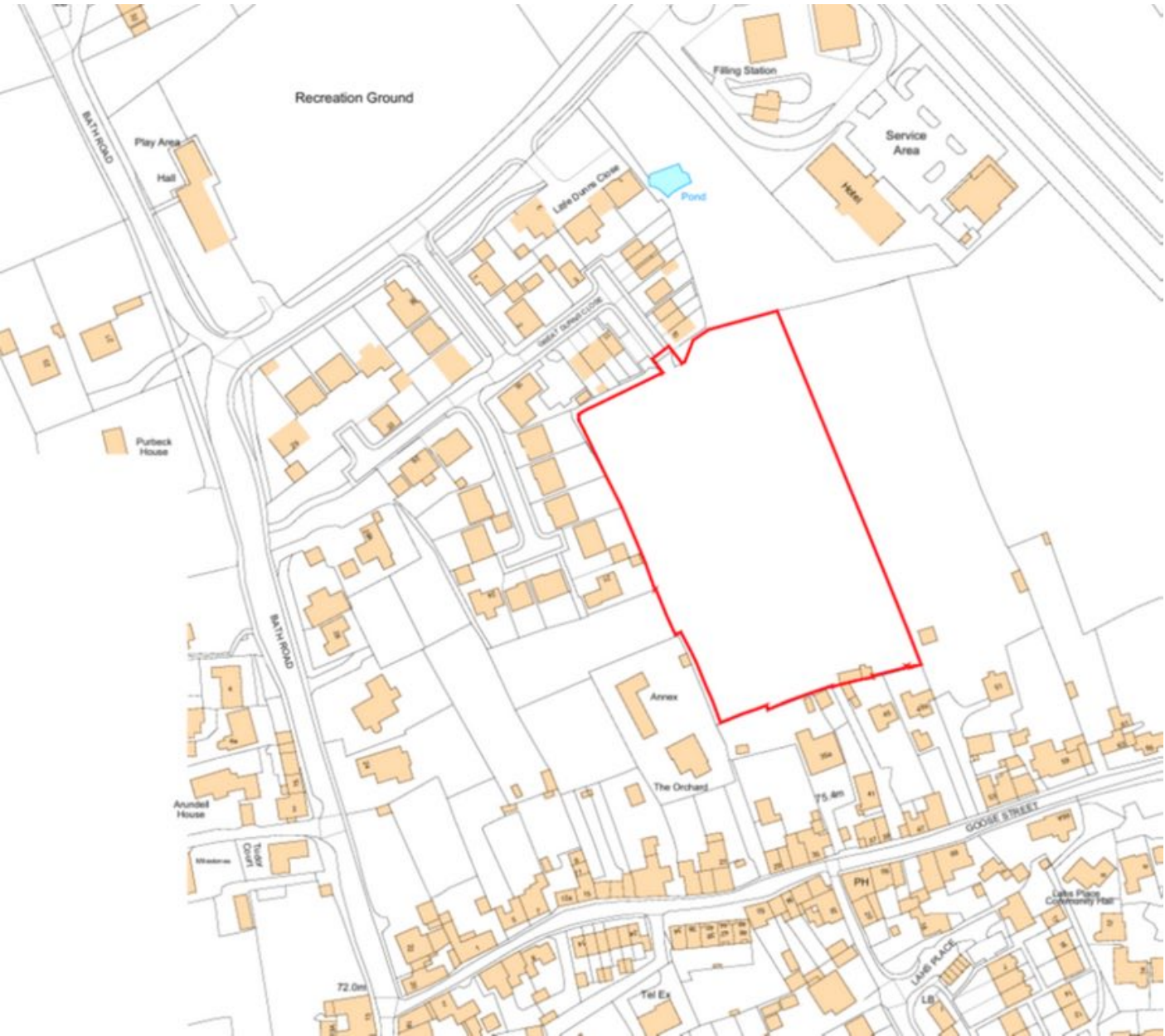
- Provision of up to 44 dwellings.
- The site is located immediately adjacent to the built form of the existing settlement.
- The site is visually contained within the context of the existing settlement.
- Traffic can enter and leave the site and the village without adding to congestion in the historic core at peak times.
- Local facilities are all easily accessible by foot.

Issues

- Loss of greenfield land within village setting.
- Impact of adjacent heritage assets (Beckington conservation area and a number of listed buildings along Goose Street).
- Medium flood risk from surface water in the northern part of the site.



OPTION D: SITE LOCATION PLAN SUBMITTED TO Cfs - LAND OFF GREAT DUNNS
CLOSE - BNDP SITE REFERENCE 84



OPTION E: LAND SOUTH OF BATH ROAD – BNDP SITE REF 85

A greenfield site currently in agricultural use. This site is located between the existing form of the settlement and the A36. The site is served from the Bath Road.

The site area measures 2.38 hectares. Given its edge of settlement location site density has been calculated at 25 dph. A deduction in the developable site area has been made given part of the site (the northernmost part which equates to approximately a third of the overall site area) consists only of an access road as shown on the indicative site layout submitted to the CfS **below**. As such, density has been calculated on an approximate developable site area of 1.6 hectares.

This site is subject to a current formal planning application under LPA reference 2025/0276/OUT for Outline permission with all matters reserved except for access for the development of up to 35 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Bath Road. The application includes affordable housing. Should permission be granted by the LPA, this site would not move forward as a draft BNDP allocation. However, given the application status is undecided it has been prudent to include it at this stage.

Opportunities

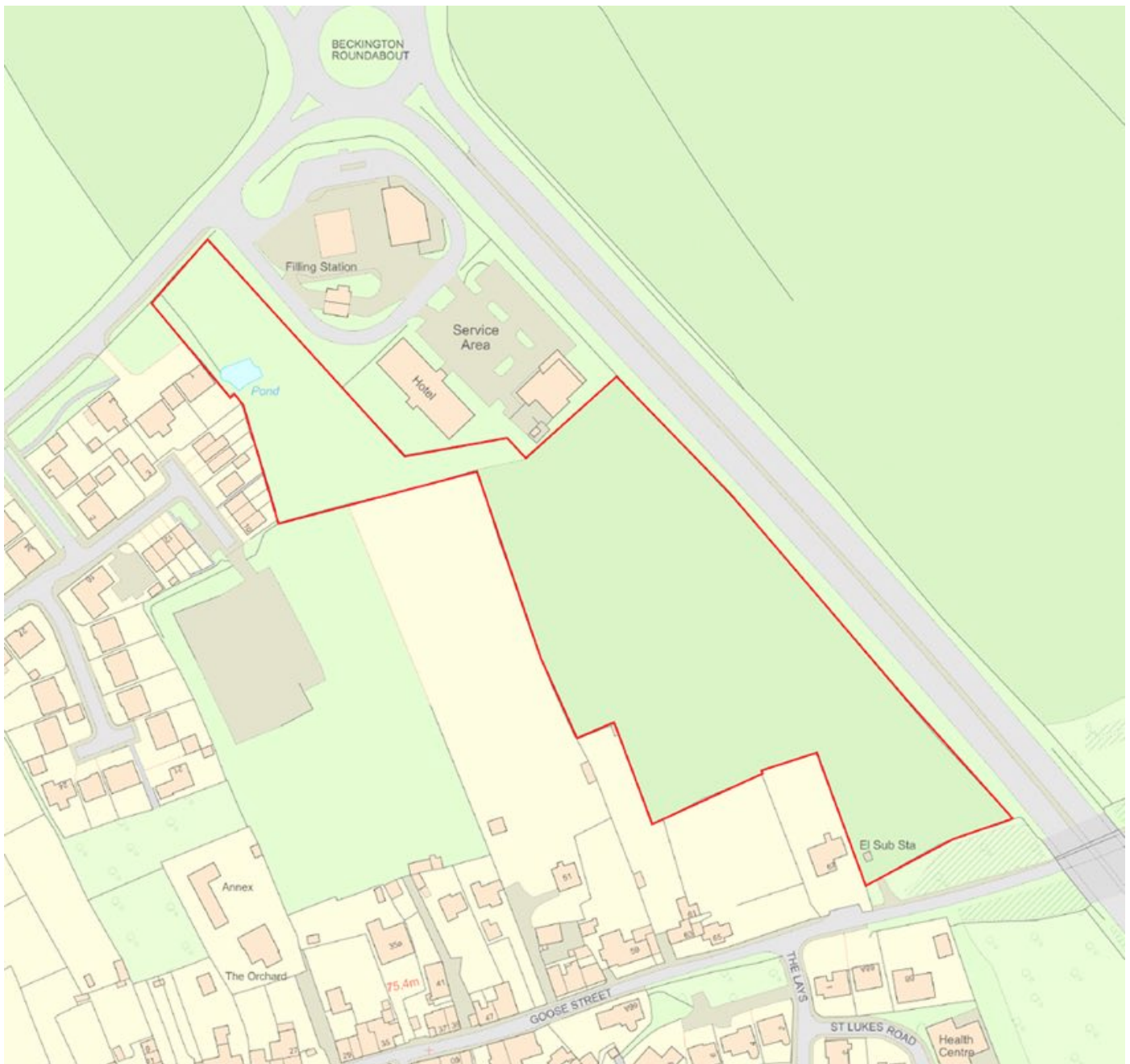
- Provision of up to 40 dwellings.
- Traffic can enter and leave the site and the village without adding to congestion in the historic core at peak times.
- The site is visually and physically contained by natural planting, the A36 and existing settlement.
- The site is well related to existing settlement and visually discreet within the wider landscape setting.

Issues

- High flood risk identified from surface water at site entrance.
- Constrained by road noise from the A36.
- This is an edge of settlement location therefore appropriate design would be low density.
- Due to the size and shape of the northernmost part of the site area it can only accommodate an access road. Therefore, the developable area for new housing is limited to the southeastern part of the site immediately adjacent to the A36.
- Convoluted access to the main developable part of the site.
- Proximity of access to the busy services centre located immediately north.



OPTION E: SITE LOCATION PLAN - LAND SOUTH OF BATH ROAD - BNDP SITE REFERENCE 85



Response Form

YOUR UNIQUE REFERENCE CODE IS _____

1 Options

Please rank sites in order of preference to be allocated in the Neighbourhood Plan for new housing.

Order of preference: 1 = most preferred and 5 = less preferred.

Please note: Only identifying a single site or partial completion will invalidate your response.

1 : most preferred and 5 : less preferred	Rank
OPTION A. Land off Bath Road - BNDP ref 03A	
OPTION B. Land between Warminster Road and A36 – BNDP ref 7	
OPTION C. Land north of Warminster Rod – BNDP site ref 36	
OPTION D. Land off Great Dunns Close – BNDP site ref 84	
OPTION E. Land south of Bath Road – BNDP site ref 85	



You and Your Household

Please tell us a little more about your household. The information will not be used for any purpose other than the Neighbourhood Plan.

2

Gender

☐

Male

☐

Female

☐

Other

☐

Prefer not to say

3

Age

☐

18 - 24

☐

25 - 34

☐

35 - 44

☐

45 - 54

☐

55 - 64

☐

65 - 74

☐

75 +

☐

Prefer not to say

4

In which Parish community do you live?

☐

Beckington

☐

Standerwick

☐

Rudge

5

How many people live at your address?

☐

1

☐

2

☐

3

☐

4

☐

5

or more

6

To which age groups do your household members belong? Please enter numbers to those that apply

0-4	5-11	12-17	18 - 24	25-34	35-44	45-54	55-64	65-74	75+
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

7

How long have you lived in the Parish?

Years:

☐

<1

☐

1-5

☐

6-10

☐

11-20

☐

21-40

☐

41+

8

What is the work/education status for you and members of your household? Please tick all that apply and indicate the number of people concerned.

- | | |
|---|--|
| ☐ Full Time Employment | ☐ Stay at Home Carer |
| ☐ Full Time Self Employed | ☐ In Full time Education |
| ☐ Part Time Employment | ☐ In Part Time Education |
| ☐ Part Time Self Employed | ☐ Unemployed |
| ☐ Work from Home | ☐ Retired |
| ☐ Stay at Home Parent | ☐ Other - please specify below |

Other please specify: _____

9

What is your postcode?

Thank you for taking the time to complete our survey.

Please return completed response forms to the dedicated collection boxes located in Mes Amis, Beckington Motors, The Full Moon Inn (Rudge), The Bell (Standerwick), The Woolpack or contact Ben Richards on 07564115515 to arrange collection before the closing date on 2nd May 2025. Please find enclosed an envelope if you would prefer to put your response in a sealed envelope.

Privacy Notice

The information that you supply will be processed by Beckington Parish Council, who, for the purposes of the Data Protection Act 2018, is the Data Controller. The information you supply will also be shared with Brodie Planning Associates (BPA) employed directly by the Parish Council to undertake additional analysis of the results. Any information you provide will be treated as strictly confidential and will only be used for the purposes of developing the Neighbourhood Plan and any developments arising therefrom. Your information will not be shared with any other parties, but please note that any comments you make may appear anonymously in the published results.