REGULATION 14 CONSULTATION
2026
HAVE YOUR SAY



NEIGHBOURHOOD PLAN
INFORMATION BOOKLET

Beckington Parish Neighbourhood Plan

Welcome to the latest stage in the development of the Beckington Parish Neighbourhood Plan. Over the past three years the Beckington Parish Neighbourhood Plan Steering Group have worked with Parishioners and expert professional consultants. They have listened to ideas, concerns and feedback and to expertise on a range of relevant topics.

The aim has been to draft a Neighbourhood Plan with strong and informed foundations. It has been detailed work and now we are asking you once again (or perhaps for the first time) to engage at this crucial stage called 'Regulation 14'. Yes, it's another meeting, another form to fill out and indeed another chance for your voice to be heard.

Please fill in the Response Form

The Response Form is your opportunity to influence those choices and help ensure that the Neighbourhood Plan reflects the views and aspirations of our community. If we all get it right, we will have something that can affect and inform the shape of our neighbourhood for years to come. And we all have an interest in that!

We're so grateful for you to have a look, think about attending one of two public consultations and giving us your response to the work to date - sometimes it can all seem technical and boring but in the end it is your interests that matter and this is how it works.

Thank you so much!

What are the benefits of a Neighbourhood Plan?

A Neighbourhood Plan provides a set of tools that allows us to set out a positive shared vision for how we want our community to develop in ways that meet identified local needs and make sense for local people. It attains the same legal status as a Local Plan once it has been approved at a referendum and decisions on planning applications will be made in accordance with policies in the Neighbourhood Plan and the Local Plan. A Neighbourhood Plan can help ensure that future development reflects local needs, community wishes and priorities, while protecting the places, landscapes, heritage and community facilities that we as residents value. It can also identify opportunities for improvement and guide how the Parish develops in the years ahead.

A Neighbourhood Plan puts local residents in a position to make planning policies that reflect our priorities, deliver tangible local benefits and have real weight in the planning system. This is the opportunity to:

- capture what is distinctive about our area;
- address big issues like the location, scale and design of new development;
- provide for enhanced local services and infrastructure through development benefits.

Regulation 14 Consultation

Beckington Parish Council is consulting on the draft Beckington Parish Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. We are inviting comments on all parts of the Draft Plan.

The Beckington Neighbourhood Plan Area is comprised of the civil parish, the village of Beckington and the rural hamlets of Rudge to the East and Standerwick (of which only a small part of is within Beckington parish) to the South along the A36.

This statutory consultation runs for 6 weeks from **4 November 2026 to 16 December 2026** and seeks to ensure that the community and key stakeholders have had the opportunity to review and comment on the emerging Plan.

What is Neighbourhood Planning?

Neighbourhood planning gives communities the power to develop a shared vision and shape the development and growth of their local area. Neighbourhood Plans allow residents to have a voice in local planning for new homes, facilities and infrastructure. The Plan can only be formally adopted following a process of consultation, examination, and public referendum. Once adopted, it will hold legal weight in deciding planning applications.

The draft Beckington Parish Neighbourhood Plan

The draft Beckington Parish Neighbourhood Plan contains a vision for the parish along with a set of objectives and planning policies directed at achieving the vision. The planning policies within the Draft Plan seek to protect the character and meet the needs of the parish, with policies guiding new housing development, as well as policies relating to the natural and the built environments. A summary of the Policies contained in the Draft Plan is set out in the following pages.

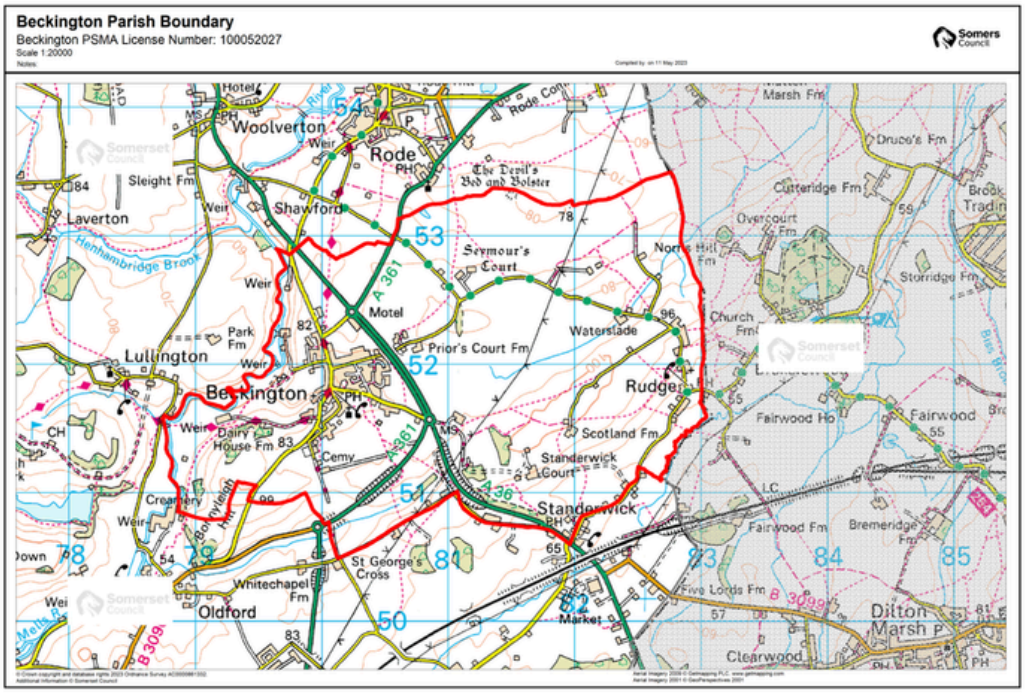
Regulation 14 Consultation Survey

Please take time to consider the vision, objectives and all the policies set out on the next few pages. The Draft Plan and its evidence base will be available to view from November 4th on the Neighbourhood Plan website at https://www.beckingtonplan.co.uk/ For those without internet access, a copy of the plan will be available at The Bell in Standerwick, The Full Moon in Rudge and The Woolpack in Beckington from November 4th.

Once you are ready please complete the Response Form, preferably electronically via the Neighbourhood Plan website (https://www.beckingtonplan.co.uk) or using the Response Form delivered with this booklet. **The deadline for comments is 16 December 2026 at 11.59pm.**

Beckington Neighbourhood Plan Area

Somerset Council, as the local planning authority, designated the Beckington Neighbourhood Area on 21 July 2023. Details of the application and its approval are available on Somerset Council's website. The Beckington Neighbourhood Area is shown on the map.



The Vision Statement

The Beckington Parish Neighbourhood Plan Vision reflects the views and aspirations of residents whilst meeting the challenges and issues faced by the Beckington Neighbourhood Area and its residents.

Beckington Parish will be a thriving, friendly and inclusive rural local community and a tranquil and attractive place to live, work and visit. The historic rural setting and rich traditional character of Beckington village, the hamlet of Rudge and part of Standerwick will have been conserved retaining their unique charm.

New sustainable housing development will have met local requirements promoting our development as a compact and sustainable community.

The parish will increasingly recognise the impact of climate change and the need for sustainable upgrades and environmental solutions.

The Objectives

Landscape, Built Environment, Character and Heritage Objectives

1. Development, whether traditional or contemporary, should protect and enhance the traditional rural and historical character of the parish.
2. New Development should integrate well with its historical architectural character, particularly within the Conservation Area which contributes so much to the character of Beckington village.
3. The valued countryside views from the approaches to, and from within, the settlements should be protected and not adversely affected by development.
4. New development should reflect the best of the local vernacular, utilising varied designs and local materials to retain, or enhance with innovative design, the distinctive character of the built environment.
5. New development should seek to improve and enhance foot and cycle paths through and around the village including those with links to the Macmillan Way and the River Frome valley.
6. Existing facilities and areas of important local green space should be safeguarded for current and future generations. The parish should gain public green space proportionate to the scale of any new development.
7. The Best and Most Versatile (BMV) agricultural land surrounding settlements in the parish should be protected.
8. Development should protect and where possible supplement areas of key habitats, particularly those that support endangered species.
9. New development must be supported by appropriate infrastructure to avoid damage to the Environment.
10. The parish should gain community facilities including public green space proportionate to the scale of any new development.

Housing Development and Design Objectives

1. The location, nature, scale and layout of development of new housing should maintain the rural character of the parish, which contributes to its friendly, village feel.
2. New development should reflect the best of the local vernacular, utilising varied designs and local materials to retain, or enhance with innovative design, the distinctive character of the built environment.
3. Future development should provide sufficient sustainable housing stock to maintain a diverse community, including small starter homes, affordable housing and homes for the elderly.
4. Development applications should take into account and be assessed against the guidelines and codes contained in the Design Guidance and Codes report that forms part of the evidence base for the Neighbourhood Plan.
5. Drainage and sewerage infrastructure should be fully capable of assimilating any new development and mitigate any pre-existing over-capacity issues.
6. Additional traffic resulting from any new development should be mitigated by appropriate road/junction upgrades within the village and interconnectors to the A36 and A361.
7. Suitable off-road parking for residents and visitors should be provided for every new dwelling.
8. Any new development should be accompanied by appropriate new or upgraded infrastructure and community facilities.
9. Energy efficient technologies should be incorporated into both existing and new buildings to contribute to a more sustainable environment.

The Policies

The draft Plan contains 9 Policies derived from the objectives as follows:

Policy HE - Heritage and Historic Environment

HE1. Development proposals must preserve or enhance the special architectural and historic interest of heritage assets, including listed buildings and the Conservation Area and architectural legacy of Beckington's wool trade.

HE2. Proposals must demonstrate how they respect the setting of heritage assets and the Conservation Area, ensuring compatibility with the Beckington Design Guidance and Codes and the Beckington Character Assessment.

HE3. Development proposals that may impact heritage assets must provide evidence of how they will mitigate harm and enhance the historical significance of the area.

Policy EP - Environmental Protection and Sustainability

EP1. Development proposals must demonstrate that they will not exacerbate the risk of untreated wastewater entering the River Frome.

EP2. Development proposals must include measures to mitigate environmental impacts, such as on-site wastewater treatment, water efficiency measures, and phased development.

EP3. Development proposals must protect and enhance local biodiversity, including the retention and enhancement of native planting to support wildlife corridors and maintain the traditional landscape character.

EP4. The integrity of sites which are designated for bats must be protected. Developers must take sufficient steps, including surveying for bats, to ensure development works do not have an adverse effect on a Habitats site. Failure to provide the necessary information in support of an application is likely to lead to delays in registration and determination, and the application may need to be withdrawn. If insufficient information is submitted to allow the local planning authority to assess the application in accordance with the Habitats Regulations, the application is likely to be considered unacceptable.

Policy AT - Active Travel

AT1. Development Proposals must consider how residents will be able to move around the parish without reliance on a motor vehicle. Measures should include:

a) Enhancing and improving active travel corridors (including footpaths, bridleways, cycle paths, and restricted byways) which are located in, traverse, or border the proposed development site.
b) Providing new corridors that link a proposed development site with key village infrastructure and exiting travel corridors.

AT2. Delivery of the Beckington Local Cycling and Walking Infrastructure Plan

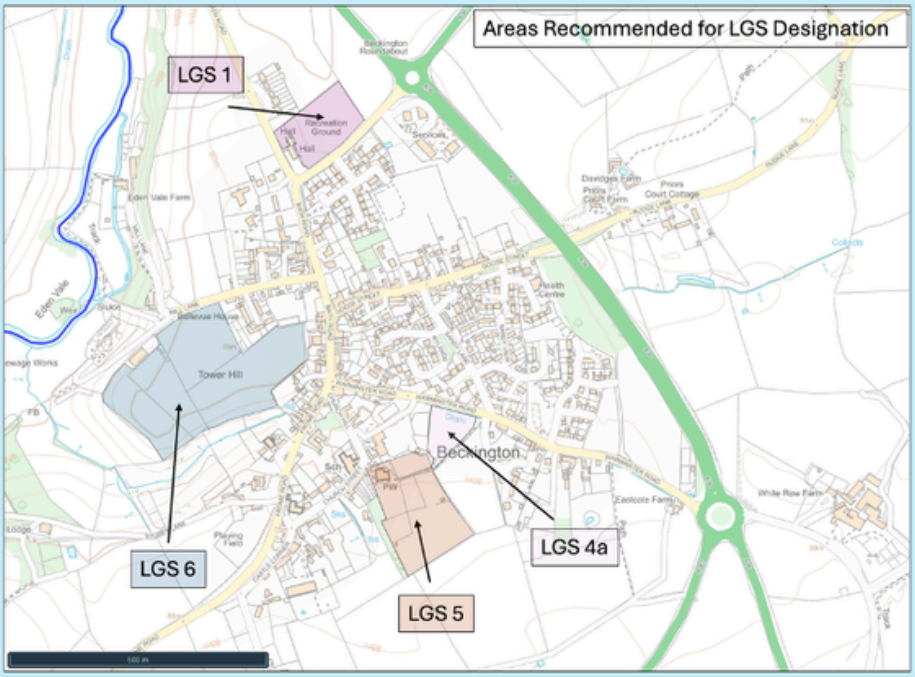
Development proposals must demonstrate how they will support the phased delivery of the Beckington Local Cycling and Walking Infrastructure Plan (LCWIP), including:

- Enhancing or extending the identified walking and cycling network
- Providing safe, accessible connections to key destinations
- Incorporating design standards for footways and cycle lanes as set out in the LCWIP
- Supporting provision of secure cycle parking at all new community, retail, and educational facilities

Policy LGS - Local Green Space

LGS 1.1 The following sites, as shown below, are designated as Local Green Space in accordance with Policy HC2 (Local Green Space) of the National Planning Policy Framework:

LGS 1: Recreation Field (Memorial Hall)
LGS 4a: Glebe Field, adjacent to Sue's Walk
LGS 5: Fields adjacent to St George's Church
LGS 6: Fields south of Mill Lane / Beckington Loop



LGS 1.2 Development within these Local Green Spaces will only be supported in very special circumstances. This may include essential utility infrastructure where no feasible alternative location is available and any adverse impacts can be minimised, or small-scale works that are consistent with the open character and purpose of the Local Green Space and which enhance its value.

LGS 1.3 Development proposals on land adjacent to designated Local Green Space will be supported only where they protect the setting and community value of the space.

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Policy PV - Protected Views

PV.1 Developments should be located and designed to take account of the identified Protected Views, preserving, conserving and, where practicable, enhancing such views and/or providing greater accessibility to them.

PV.2 Development proposals that would interrupt, obscure or otherwise detract significantly from views identified on the map below (and described in the accompanying schedule) will not be supported.

PV.3 Any development that has the potential to impact on those views will be expected to respond positively to them and to respect them in terms of location, siting, scale, form and massing.

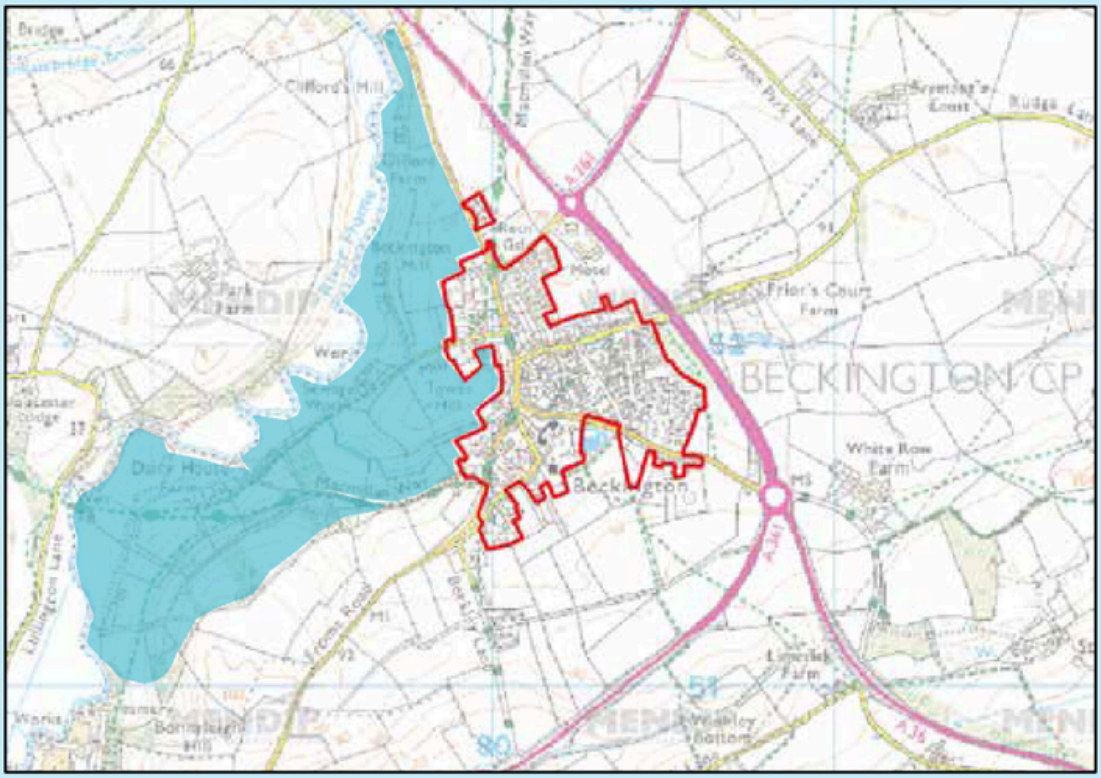
PV.4 The following sites, shown below, are designated as Protected Views and considered to be 'Heritage Assets' as defined in the glossary to the in National Planning Policy Framework:



Protected View 1: Views of St George's Church across adjacent fields from footpath
Protected View 2: View out to River Frome valley and hills beyond from Frome Road
Protected View 3: Views of River Frome valley and western edges of village across fields, from footpath.
Protected View 4: Views of River Frome valley and western edge of Beckington village, across sloping fields, from public footpath leading from Stubb's Lane and the Beckington Loop (south)
Protected View 5: Views of western edge of Beckington village, across sloping fields, from the Beckington Loop (north) and public footpath connecting with Mill Lane
Protected View 6: Views of River Frome valley and beyond

Policy BPL – Beckington Protected Landscape

VL1. The area shown in blue on the map below is designated as the Beckington Protected Landscape Zone, as defined in the Beckington Landscape Value Statement.



Source: Beckington Parish Neighbourhood Plan Landscape Value Statement, Chapter 6

VL2. Development proposals within the Beckington Protected Landscape Zone must demonstrate how they protect and enhance the landscape's special physical attributes and identified qualities as set out in the Beckington Landscape Value Statement. They will not be supported if they adversely affect the Valued Landscape Zone.

VL3. Proposals must align with the findings of the Beckington Landscape Value Statement and provide evidence via a Landscape Visual Impact Assessment (LVIA) of how they will preserve and enhance the zone's beauty, tranquillity, ecological value, and cultural significance.

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Policy HM - Housing Mix

HM1. To be supported, proposals for 3 or more homes must provide a mix of dwellings that meets local needs identified in the latest Beckington Housing Needs Assessment (HNA). Proposals should deliver a balance of different housing unit types and sizes which help to bring Beckington's housing mix closer to the suggested 'ideal' mix as set out in the most recent HNA.

HM2. Priority should be placed on delivery of 1-3 bedroom homes suitable for meeting the evidenced needs of both newly forming households on lower budgets, as well as older households looking to downsize. Proposals for homes of 4 or more bedrooms will not be supported unless it is demonstrated they are necessary to meet identified local housing need.

HM3. To be supported all proposals must meet affordable housing needs in accordance with existing Somerset Council Policy.

HM4. For the purposes of allocating affordable homes, housing shall be occupied in accordance with the Somerset Council's standard allocation procedures with priority given to applicants who can demonstrate that they have a local connection to the Beckington Neighbourhood Area.

Policy HD - Housing Design

HD1. All proposals for new development and alterations that require planning permission must demonstrate due regard to the objectives, guidance and codes set out in the Beckington Parish Design Guidance and Codes Report dated August 2024.



Policy HA - Housing Allocation

HA1. The following sites have been identified as potentially suitable for housing to meet the balance of the indicative requirement of 95 new homes between 2025 and 2045.

HA1.1 Land North of the Warminster Road (BNDP SA36).



The site measures 0.62 hectares. Based on an indicative density of 25 dwellings per hectare for an edge of settlement site, this could provide up to 19 dwellings.

HA1.2 Land between the Warminster Road and A36 (BNDP SA7).



The total site area measures 3.88 hectares including an area of existing woodland to the North. However, for the purpose of calculating site density the developable area (excluding the woodland) has been calculated at 2.1 hectares as shown on the layout submitted. Based on an indicative density of 25 dwellings per hectare for an edge of settlement site, this could provide up to 53 dwellings

Residential development at the site could be supported subject to suitable noise and landscape impact considerations.

A footpath link between the site and the doctor's surgery would be a potential benefit.

There should be a combined development plan, to include the phasing of development, for both sites, agreed through collaborative and consultative master planning with the Beckington Parish Council.

HA2. Windfall and speculative sites will be considered providing that they contribute to the housing requirement.

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INVITATION

REGULATION 14 NEIGHBOURHOOD PLAN CONSULTATION

THERE WILL BE TWO OPPORTUNITIES FOR YOU TO SEE THE DRAFT PLAN, ALL THE FEEDBACK THE COMMUNITY HAS GIVEN AND THE CONSULTANCY TECHNICAL WORK ON:

WEDNESDAY NOVEMBER 4th 2026
8.00 - 10.00 PM

THURSDAY NOVEMBER 19th
7.00 - 9.00 PM

AT BECKINGTON VILLAGE HALL

NEIGHBOURHOOD PLAN CONSULTANT DAVE CHAPMAN WILL PRESENT AT THE EVENT ON NOVEMBER 19th

Please do come along

Have your say on the future of the Beckington Neighbourhood Plan Area!

BECKINGTON NEIGHBOURHOOD PLAN