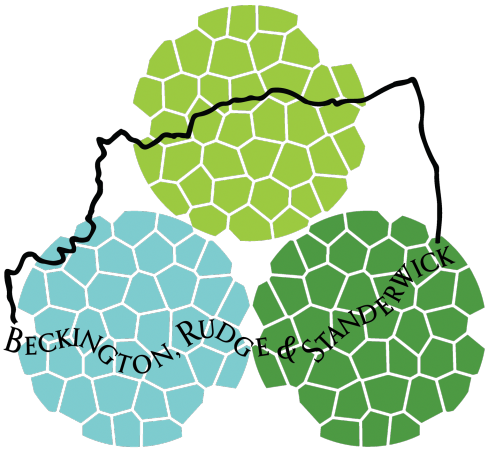
Beckington Parish Neighbourhood Plan Steering Group (NPSG)



BECKINGTON
NEIGHBOURHOOD
PLAN

Housing Background Paper

November 2026

(Working document - Version 11)

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Appendix 1 – Full (Stage 2) site assessments

1a. 2025 Call for Site Assessments

SA 2b (HELAA 291702)	Land west off Bath Road
SA 2c (HELAA 291704)	Land to the North of Mill Lane
SA 2d (HELAA 291705)	Land to the South of Mill Lane
SA 2e (HELAA 291708)	Land west of the Bath/Frome Road
SA 3a	Land off Bath Road
SA 3b	Land west of A36/A361 Roundabout
SA 3c (HELAA 291943)	Land comprising sites 3a and 3b
SA 7 (HELAA 291520)	Land between Warminster Road and the A36
SA 36	Land north of Warminster Road
SA 82	Land at The Cedars, Bath Road
SA 84 (HELAA 291232)	Land southeast of Great Dunns Close
SA 85 (HELAA 291388)	Land South of Bath Road
SA 86	Land to the rear of 24 Warminster Road

1b. HELAA 2026 Site Asssessments

SA 87 (HELAA 291863)	Land off Frome Road
SA 88 (HELAA 291700)	Land off Rudge Lane
SA 89 (HELAA 292781)	Land to the south of Warminster Road
SA 90 (HELAA 292780)	Land west of the A361

References used in this document:

1. National Planning Policy Framework, August 2026
2. Mendip District Council Local Plan 2006-2029, Part I: Strategy and Policies
3. Mendip District Council Local Plan 2006-2029, Part II: Sites and Policies
4. Beckington Housing Needs Assessment (HNA), June 2024
5. Beckington Design Guidance and Codes, Final Report, August 2024
6. Beckington Neighbourhood Plan Residents' Survey Results, 2024

1.0 Introduction

1.1. This paper pulls together all the evidence associated with housing including National and Local Plan policy, Local Plan evidence, census statistics, local survey findings and reports specifically commissioned on housing related subjects such as, housing need, local market information, design and individual site assessments.

1.2 It is designed to provide a clear overview and a transparent record of the information available, and the decisions made in the production of the Beckington Parish Neighbourhood Plan, 2025 - 2040.

1.3 It is important to note this paper is a working document that is updated throughout the neighbourhood plan process and its consultation stages. Version 1 (March 2025) was released as a background information document to coincide with a residents' consultation on preferred sites for potential development to meet an indicative target of 95 dwellings over the next 15 years (2025-2014).

1.4 The whole of the Parish of Beckington (Fig 1) was formally designated as a Neighbourhood Area (NA) through an application made on 21 July 2024 under the Neighbourhood Planning Regulations 2012 (part 2 section 6) and was approved by Somerset Council on 25th July 2024 under delegated decision.

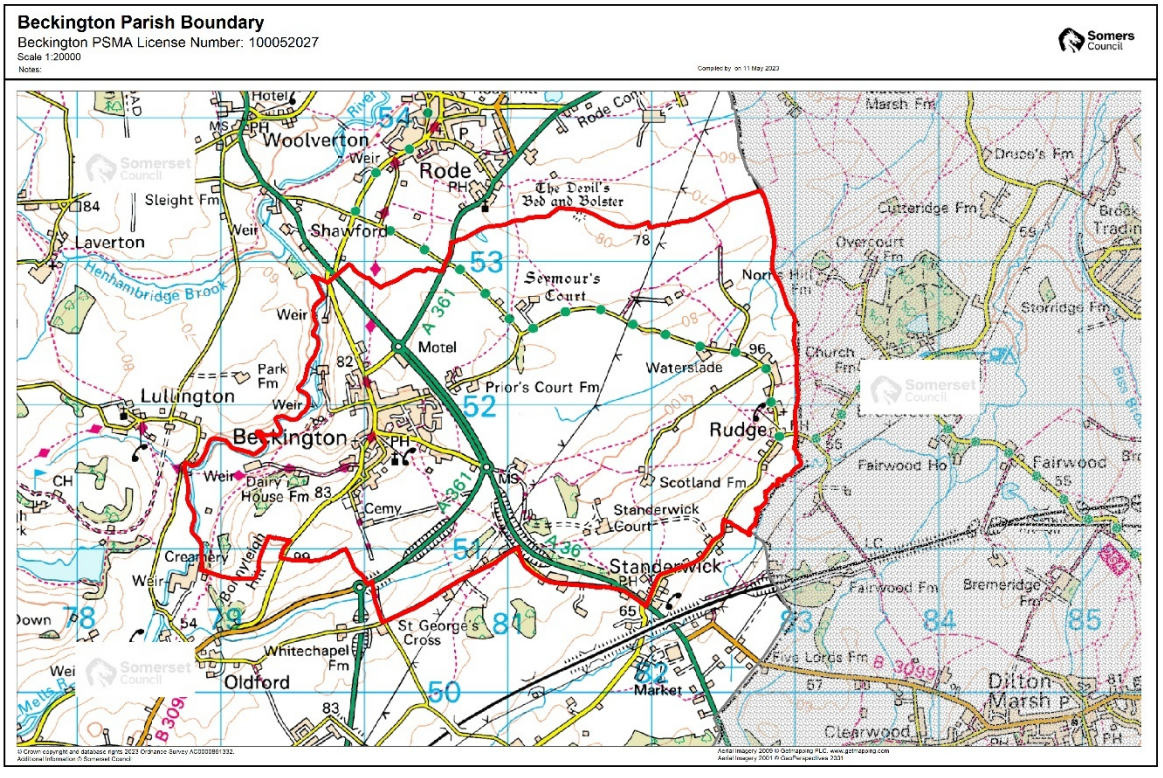


Figure 1: Parish Boundary and Neighbourhood Plan Designated Area

1.5 All villages and settlements develop over time and Beckington Parish is no different. To assist with wider understanding, a map showing development in the 20th and 21st Centuries is shown below:

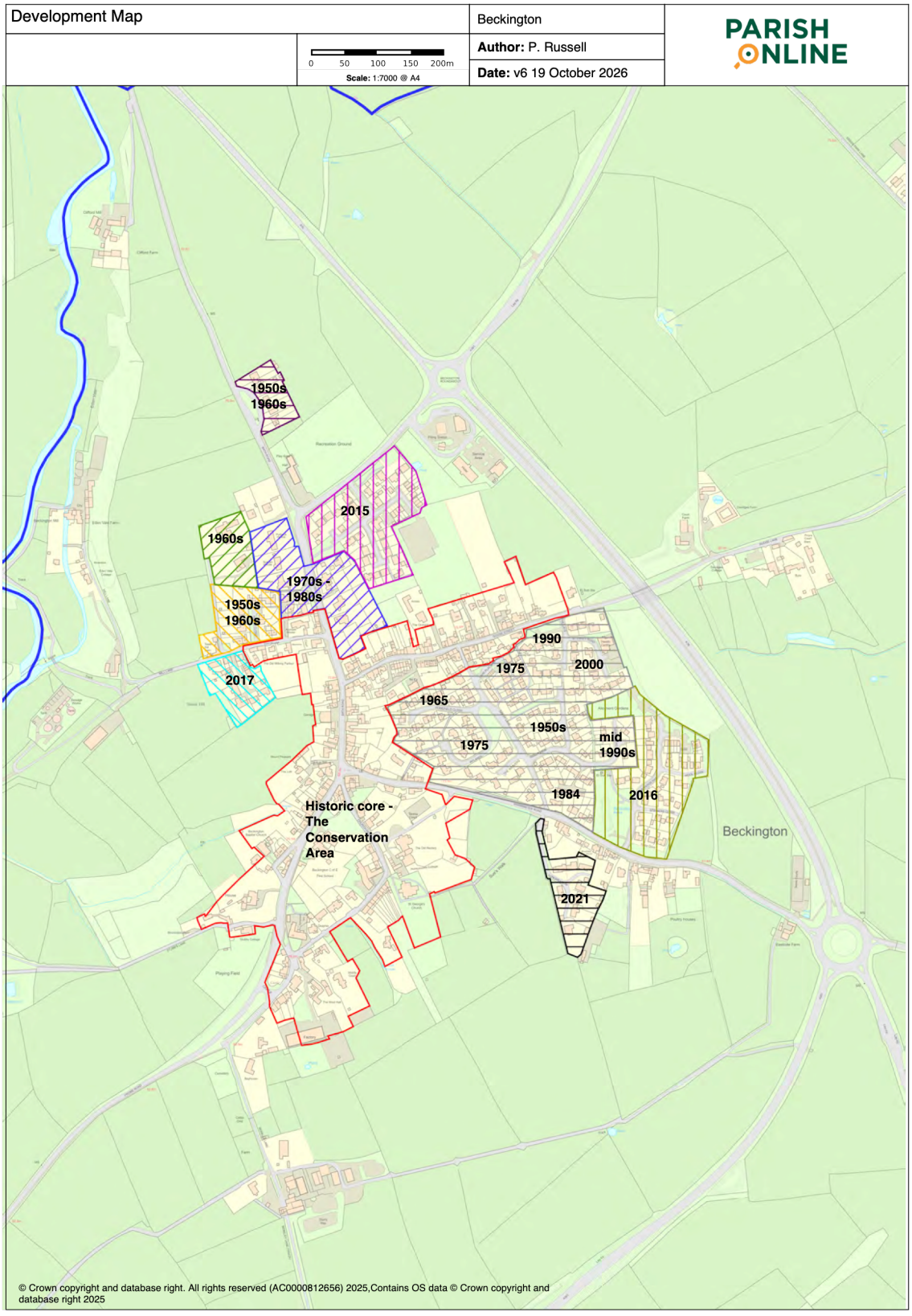


Table 1.1 – History of Housing Development in Beckington

2.0 Policy Background

National Planning Policy

2.1 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of the three dimensions of sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

2.2 At the heart of the NPPF is a presumption in favour of sustainable development. The application of the presumption has implications for how communities engage in the Neighbourhood Planning process. Critically, it means that neighbourhoods should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development.

- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

- Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their Neighbourhood Plan to proceed.

2.3 Neighbourhood Plans need to set out a positive vision for the future of the area. They can allocate sites for housing development based on an identified housing requirement and ensure that the mix of homes is appropriate for current and future needs based on proportionate evidence.

2.4 NPPF policy HO2 states that it is the responsibility of the local authority to establish a housing requirement figure for their whole area and to set out the housing requirement for designated neighbourhood areas. It further states that where a requirement has not been set out in an adopted Local Plan then the local planning authority should provide an indicative figure if requested to do so by the neighbourhood planning body. This figure is required to take into account factors including latest evidence of local housing need, the population of the neighbourhood area and the most recent planning strategy in the Local Plan. A Neighbourhood Plan must not promote less development than set out in the strategic policies for the area or undermine them.

2.5 NPPG provides guidance on how to identify a future supply of land which is suitable, available and achievable for housing and economic development over the plan period; it is considered an appropriate methodology for both local planning authorities and groups developing Neighbourhood Plans to follow in identifying sites.

2.6 In summary the NPPF and NPPG require planning policies to boost significantly the supply of housing, planning for a mix of housing based on current and future demographic trends and the needs of different groups in the community.

Mendip Local Plan

2.7 The Mendip Local Plan Part I (2006-2029) document sets out the policies and strategies for development of housing and employment within the former Mendip District Council area. Although the district council no longer exists, the policies set out in this document still apply. Somerset Council has begun the process of drawing up a new plan to cover the period from 2029 onwards.

2.8 The Neighbourhood Plan is required to be in general conformity with the strategic policies in the Mendip Plan. In considering housing, there are a number of policies in the Mendip Plan and its evidence base which have been reviewed as part of the assessment of housing need, site assessments, understanding local demographics and the market. A detailed breakdown of the Local Plan policies relevant to housing need is in Table 2.1. Key points are:

- Adopted Local Plan Policy CP2 identifies an overall housing target of 9,635 homes for Mendip over the period 2006 to 2029.

- In Policy CP1 Beckington is designated as a Primary Village, which will provide new development that is tailored to meet local needs.

- Policy DP11 states that 30% of all new dwellings are expected to be delivered as Affordable Housing on sites of 7 or more dwellings. The suggested tenure mix within Affordable Housing is 80% affordable rent to 20% affordable home ownership.

Table 2.1 – Local Plan Policies Relevant to Housing

Policy	Provisions
Core Policy 1 – Mendip Spatial Strategy	All new development is expected to contribute positively towards delivering components of the Vision for the district and the associated strategic objectives. In the rural part of the district, new development that is tailored to meet local needs will be provided for in Primary Villages (including Beckington) and Secondary Villages. Primary Villages offer key community facilities (including the best available public transport services) and some employment opportunities making them the best placed to accommodate most new rural development.
Core Policy 2 – Supporting the Provision of New Housing	Provision for a minimum of 9,635 additional dwellings will be made over the plan period from 2006 to 2029. Villages (16 Primary Villages and 13 Secondary and other villages) will deliver 1,780 new homes between 2006 and 2029, 20% of the district requirement.
DP 11 – Affordable Housing	The Council will negotiate the provision of a contribution towards meeting the district's housing need from all housing proposals. Proposals will contribute through either: a) On site provision (or a combination of on-site and development contribution) on residential developments of 7 or more dwellings (or 0.25 hectares); or b) The payment of a commuted sum on sites below 0.25 hectares or providing up to 6 new homes.

	Proposals will make provision for 30% of the total number of new homes to be provided in affordable tenures. In rural areas the Council may negotiate or allocate sites with provision in excess of 30% where this is justified and financially viable. The initial basis is that a tenure split of 80% social rented housing and 20% intermediate housing is provided.
DP12 – Rural Exception Sites	As an exception to normal policy for the provision of housing set out in Core Policies 1 and 2, affordable housing for local people may be permitted in locations adjoining existing rural settlements on small sites where development would not otherwise be permitted where: a) The development will provide affordable homes that meet a clearly identified need for affordable housing as identified in the latest LHNA specific to that settlement; and b) The need cannot reasonably be met in any other way on a site where housing would be permitted under normal policies; and c) The development satisfies other policies in this Plan, with particular regard being given to its integration into the form and character of the settlement and its landscape setting. Further criteria are outlined in the full policy.
DP14 – Housing Mix and Type	Proposals for residential development should provide an appropriate mix of dwelling types and sizes. This mix should reflect identified local need in Mendip, including for small family sized units and housing suitable for older people, as set out in the SHMA and other local evidence, particularly LHNAs in rural communities. Proposals for care homes or similar specialist accommodation that meet an identified local need will be permitted in accordance with the Plan's overall spatial strategy.

Table 2.1 – Local Plan Policies Relevant to Housing

Quantity of Housing Required

2.9 The Mendip Local Plan Part I (LPP1) identifies Beckington as one of 16 Primary Villages offering key community facilities, the best transport services and some employment opportunities making then "best placed to accommodate most new rural development".

2.10 At the start of the LPP1 planning period on 1 April 2006, the Mendip Planning Department recorded the number of Beckington Village dwellings as 353. LPP1 set a minimum target of a 15% increase over the existing housing stock, equating to a minimum of 55 dwellings within the Planning period (2006-2029), which the Mendip District Council Strategic Planning Team deemed to be 'proportionate growth'.

2.11 Over the course of the current plan period (2006 to March 2025), Beckington village has seen 111 dwellings either completed or granted consent, double the intended increase. A further 28 dwellings outside of the Beckington planning line have been completed or granted consent figures, including outlying farms, the hamlet of Rudge and part of Standerwick. In total, there have been 139 new dwellings completed or granted planning permission in the Parish since 1 April 2006,

2.12 Following a Statutory Review, a revised Mendip Local Plan Part II (LPP2) in December 2022 stated that:

- The village school is near capacity and not capable of expansion. However, roll numbers are predicted to fall in the medium term. Financial contributions for education may be required for transport to alternative schools depending on the timing of development.

- The Highways Agency have identified capacity issues on both A36 roundabouts which link to the village. Development proposals are subject to Policy DP27 - Highway Infrastructure Measures for Frome, Beckington and Rode'. Major proposals which require a traffic impact assessment will need to take this into account and may be subject to development contributions to support strategic highway infrastructure.

- A comprehensive drainage review was undertaken in 2020 in the village to address long-standing issues relating to surface water, highway and sewer flooding in high rainfall in the village. This identifies a range of measures to reduce flood risk and provide capacity for surface water and sewage flows.

- Changes to the development limit have been made to reflect committed development. There are four significant sites which have planning permission which have now been included within the development limits - south of Warminster Road, north of Warminster Road, off Bath Road and at Mill Lane.

- Beckington continues to have an identified development limit. Over the lifetime of the plan, additional small-scale development (windfall sites) can potentially come forward within this boundary.

2.13 In December 2024, the Government released an updated National Planning Policy Framework (NPPF) with revised housing targets for local authorities to achieve the objective of building 1.5 million new homes in England over the course of the current Parliament. Somerset's target was increased by 41% from 2,669 to 3,769 new homes per year.

2.14 In response to a request from the Parish Council, the Somerset Council Planning Department has stated that the Neighbourhood Plan should plan against an indicative target of 95 new dwellings over the next 15 years (2025-2040). This is the figure on which the Neighbourhood Plan currently uses as its assumption.

2.15 In December 2025, the LPA confirmed that any planning application approvals granted by the LPA would prior to the adoption of the new Somerset Local Plan and the Beckington Neighbourhood Plan would be counted against this figure.

3.0 Census statistics

3.1 The 2021 Census recorded 1,172 residents in Beckington over 515 households, indicating an increase of 189 people since the 2011 Census. Development over the same period shows an increase of 119 dwellings, from 437 to 556.

Population characteristics

3.2 Between 2011 and 2021 the population of Beckington grew by 19.2%. In both years the greatest proportion of the population was aged 45-64 (31.9% to 30.5%). The proportion of people aged 44 and under decreased over the decade, with the proportion of the population aged 65-84 increasing significantly from 20.0% to 26.3%. The number of people aged 85+ remained the same over the decade.

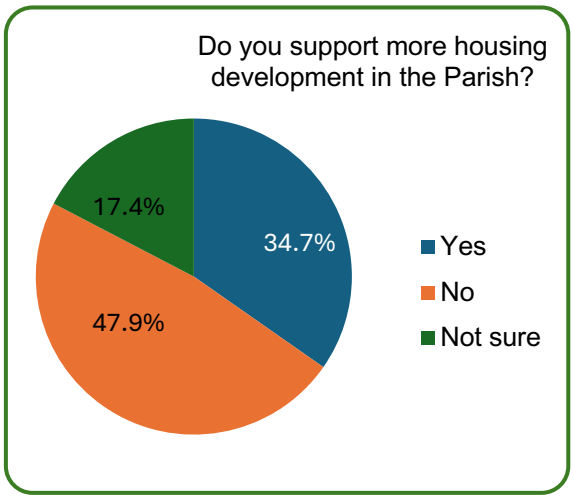
3.3 At the time of the 2021 Census Beckington had a greater proportion of the population aged 45-84 than Somerset and England, indicating an older population. However, the Neighbourhood Area (NA) had the smallest proportion of households aged 85+. Beckington had a slightly greater proportion of children than Somerset, but still a smaller proportion than the country as a whole.

3.4 The NA had the greatest proportion of family households, with Beckington having the greatest proportion of families aged 66 and over, at 15.0% compared to 9.2% nationally. The proportion of households with no children was greater in Beckington than the comparator geographies. The NA had a greater proportion of households with dependent children (24.8%) than Somerset (22.9%), but a smaller proportion than nationally (25.8%).

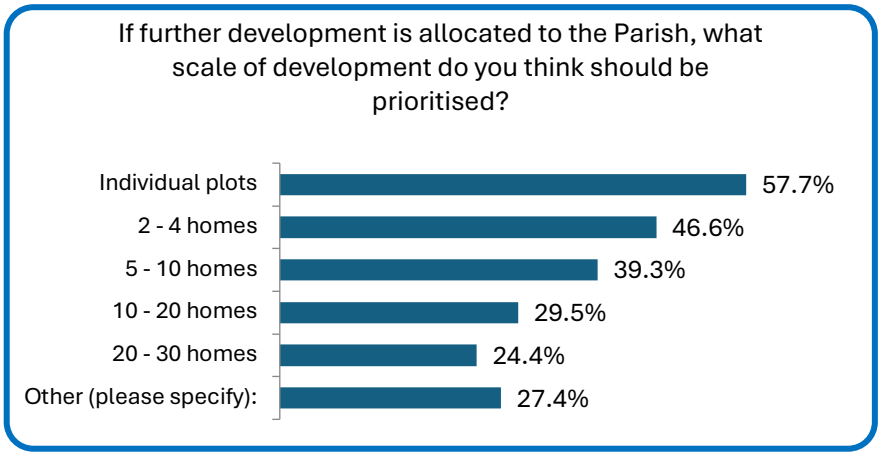
4.0 Residents' Survey Findings

4.1 As part of the development of the Neighbourhood Plan, a survey of residents was conducted in March and April 2024. Local residents were asked a series of questions to help understand what about the parish was valuable to them and what sort of development they would like to see in the future. The survey was executed by the NP Steering Group. Surveys were delivered to every property within Beckington Parish with an option to complete the survey online. 243 responses were received, with 236 identifying their location: Beckington 223, Rudge 9 and Standerwick 4.

4.2 The survey results indicate that the Parish appears to be split on the issue of further housing development, with just over a third of respondents supporting more development versus just under half against. The views of the not sure could tip the balance either way.



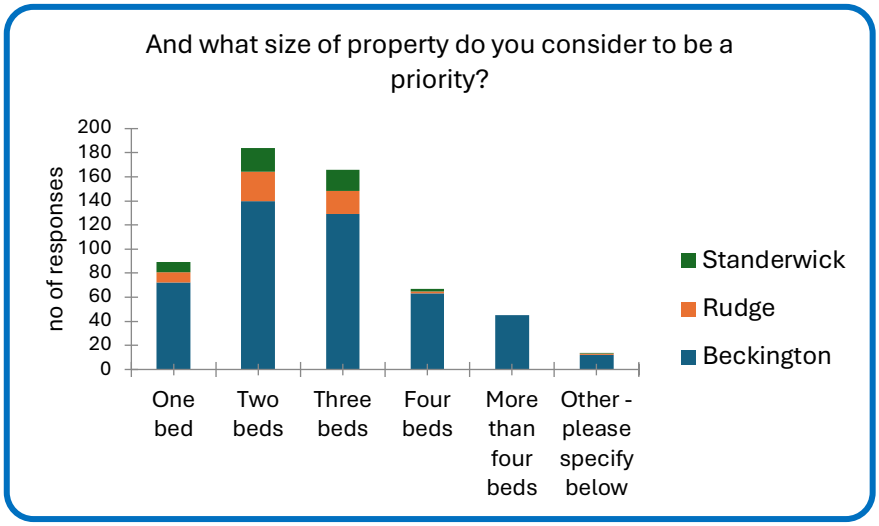
4.3 There was however, a general consensus over the type of housing preferred, in the event of more development, with a preference for individual plots (58%), smaller developments (43%) and affordable housing (30%).



4.4 When specifically asked about housing shortages, the most pressing types, in order of priority, were:

- First homes (90%)
- Affordable rent (56%)
- Private to buy (49%)
- Self-build (48%)
- Private to rent (40%)
- Retirement (38%)

4.5 Two and three-bedroom homes were favoured over those with one or four or more bedrooms. A quarter of respondents knew of young families or young people raised in the community (who have either moved away or still live at home) or downsizers who are seeking housing in the Parish.



4.6 The survey also asked residents a series of questions about what they most liked or valued in the Parish. Views were the feature that was most valued, mentioned by 47% of the respondents., 41.8% valued the Parish's rural setting and 40.2% of people said that Beckington's easy access to the open countryside is prized by them.

4.7 While the Conservation Area was not offered as an option in the multiple choice examples, the qualitative comments suggested that is also highly valued amongst the local community and therefore should be protected and enhanced.

4.8 Feedback from the community throughout the consultation process underlined concerns that infrastructure in the village has not kept up with the addition of new dwellings since 2006. There is widespread dissatisfaction with sewage system problems that have caused foul water flooding in the centre of Beckington village, and with the environmental impact of the rising amount of foul water being discharged into the River Frome due to capacity issues at the Beckington Waste Water Treatment Plant.[1] There are also very real concerns about the capacity of the roundabouts on the A36 and the impact that additional housing would have on this.

4.9 The concerns of many in the Community are reflected in the following comment from a resident at one of our consultations : '*The village grew too much and too quickly to enable the community and newcomers to integrate well, and we need time to consolidate and connect people better. Although further development is probably inevitable, it must be controlled better and with due regard to social cohesion and the capacity of the local infrastructure to accommodate increased use*'.

[1] In 2021, 15 Combined Sewage Overflow (CSO) events resulted in untreated foul water entering the River Frome for 183 hours. In 2023, 31 CSOs occurred, totalling over 450 hours. In 2024, 55 CSOs occurred, totalling 854 hours.

5.0 Housing Supply

The current housing mix

5.1 In 2021 45.4% of households in Beckington lived in detached dwellings, compared to 32.5% across Somerset and 22.9% nationally. The proportion of households living in semi-detached dwellings was broadly the same across the three geographies, at 31-32%. The NA had the smallest proportion of households living in terraced dwellings of the three areas and just 5.1% of households lived in flats in Beckington, although a small proportion is not unusual in rural areas.

5.2 Valuation Office Agency data shows that in 2023 9.7% of dwellings were bungalows in the proxy area for Beckington, compared to 13.1% across Mendip, and 9.1% nationally.

5.3 In 2021 Beckington had a smaller proportion of households living in smaller 1-2 bedroom dwellings (25.8%) than Somerset (34.5%) and England (38.9%). The NA also had the smallest proportion of households living in mid-sized 3-bedroom dwellings. Beckington had by far the greatest proportion of households living in 4+ bedroom dwellings, at 41.3% of the mix.

5.4 Under-occupancy is relatively common in Beckington, with 85.9% of households in 2021 living in a dwelling with too many bedrooms based on their household size. This is most common in family households aged 66+, family households (under 66) with no children, and single person households aged 66+. This suggests that larger dwellings in Beckington are not necessarily occupied by households with the most family members, but by households with the most wealth or older households that have not chosen or been able to downsize.

6.0 Housing Need

Future Population and Size Needs

6.1 Population growth is projected to be driven by the oldest households, with households with a reference person aged 65 and over projected to increase by 82%. Small increases are also projected in households with a household reference person aged 25-34 and 55-64.

6.2 AECOM modelling suggests a mix of dwelling sizes that should be delivered in Beckington over the plan period. It suggests that 21.9% of future delivery should be for 1-bedroom dwellings, 24.6% 2-bedroom dwellings, and 53.5% 3-bedroom dwellings. However, it is not necessarily appropriate to completely prohibit the delivery of larger dwellings in the NA.

6.3 AECOM notes that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

Specialist Housing

6.4 There are currently 21 units of specialist housing for older people in Beckington, all of which are available for social rent.

6.5 2021 Census data shows that at this time there were 157 individuals aged 75+ in Beckington, accounting for 13.4% of the population. This is projected to increase to 266 by 2040, with 20.6% of the population falling within the 75+ age category, slightly above the 18.1% projected across Somerset.

6.6 AECOM considers that Beckington is, in broad terms, a suitable location for specialist accommodation based on its place in the settlement hierarchy. There is no specific requirement or obligation for specialist housing for older people to be delivered here and there need arising from Beckington could also be met in other suitable locations near to but outside the NA boundaries, such as Frome or Westbury.

6.7 AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care home for older people (aged 75+). Based on these rates, applied to the projected growth in the older population, it is estimated that in 2040 there would be a need for 7 residential care beds and 5 nursing care beds in Beckington to meet the needs of this increase in older population.

The need for Affordable Housing

6.8 AECOM estimates the potential demand for 1.9 affordable home ownership dwellings per annum in Beckington, equating to a total of 30.2 over the Neighbourhood Plan period.

7.0 Local Housing Market Information

Wider Geographic Issues

7.1 AECOM notes that neighbourhoods are not self-contained housing market areas. Housing market areas are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas.

7.2 In the case of Beckington, the NA sits within a housing market area which covers Mendip, Sedgemoor, South Somerset, and Taunton Deane. This means that when households who live in these authorities move home, the vast majority move within this geography. The housing market area also has links to other neighbouring areas, including West Somerset (in 2021 Somerset West & Taunton).

7.3 AECOM notes that, at the neighbourhood scale, it is not possible to be definitive about housing need and demand because neighbourhoods, including Beckington, are closely linked to other areas. In the case of Beckington, which functions within a wider strategic area, changes in need or demand in settlements nearby is likely to impact on the neighbourhood.

Current tenure profile

7.4 In 2021, the NA had a greater proportion of households that owned their own home (73.8%) than Somerset (67.4%) and England (61.3%). Beckington also had the greatest proportion of households living in shared ownership dwellings. A smaller proportion of households lived in social rented dwellings in Beckington (12.0%) and Somerset (13.7%) than England (17.1%). The NA also had the smallest proportion of households living in the private rented sector.

Affordability

7.5 Between 2014 and 2023 there was significant fluctuation in house prices in Beckington, likely due to relatively small sample sizes. In this time the median house price increased by 17.8%, peaking in 2018 at £602,500. The 2023 median house price was £571,250. The lower quartile house price peaked in 2018 at £522,250. The 2023 lower quartile house price was £280,000.

7.6 According to AECOM, local households on average incomes appear unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. Private renting is generally only affordable to higher earners. Households on average incomes or with two lower quartile earners can afford entry level rental thresholds.

7.7 Affordable rented housing is generally affordable to households with two lower earners. Households with a single lower earner appear only able to afford social rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit / Universal Credit to access housing.

8.0 Call for Sites and Site assessments

8.1 Allocating sites is one of the most powerful, but also most controversial aspects of neighbourhood planning. It can be challenging but there are many benefits, including bringing forward sustainable development to meet local needs and providing new infrastructure and services for the benefit of the community.

8.2 To avoid criticism and to ensure that site assessments were undertaken in a robust and transparent way, all sites were assessed using the same criteria based on national guidance and best practise. The Call for Sites (CfS) exercise and site assessments were conducted by the independent chartered Town Planning consultancy, Brodie Planning Associates (BPA).

8.3 In identifying sites to review BPA cast the net as wide as possible to ensure the most appropriate sites were allocated and to avoid the plan being challenged by landowners or developers who own or control sites they consider deliverable. This included:

- Writing to all known landowners with land adjacent to a settlement within the designated NDP area. BPA wrote to over 80 local landowners within the designated NDP area making them aware of the CfS as part of the NDP process. The letter invited landowners to submit any land to the CfS if available to meet future housing need. A copy of the letter is shown at Appendix A.
- Publishing the CfS on social media and notices erected in key locations; and
- Writing to all landowners who submitted land into the Somerset (Mendip) Call for Sites as part of the Mendip Local Plan Part II – Sites & Policies process (2023) (latest published land availability information).

8.4 This resulted in 22 submissions: 17 sites for onward assessment as part of the CfS process and 5 landowners wrote to declare they did not wish to include their land in the process of identifying sites for future housing. The assessment of the 17 submitted sites was undertaken in three stages:

Stage 1 - An initial assessment or 'sift' of the submitted sites using an agreed methodology: whether the site was sustainably located within or adjacent to the Primary Village of Beckington and promoted for housing. Sites removed from local services and facilities where sustainable transport modes would not be prioritised would fail to progress to the next stage of the assessment process.

Stage 2 – Full detailed assessments (shown at Appendix 2).

Stage 3 – Shortlist of sites based upon agreed methodology.

8.5 The methodology used meant that each site was thoroughly and objectively assessed to consider if it was appropriate and suitable to allocate for housing development. This included considering:

- whether it was in the most sustainable location;
- the physical and policy context and environmental constraints to bringing the site forward;
- its impact on the local setting; and
- whether there was a suitable means of providing access.

8.6 To ensure a consistent approach was taken and to maintain independence BPA completed each site assessment through desk-top study including photographs and information regarding views in and out of the site and topography. The desktop assessment was then subsequent inform by visiting each of the sites. This helped with consistency in the way the criteria was interpreted and sites were assessed. The desk and site-based assessments were completed in between October 2024 and January 2025. (see Beckington Call for Sites Report dated 11 February 2025).

8.7 The sites were also checked for conformity with the strategic policies of the Local Authority's Plan and sites were only shortlisted where there was considered to be a good prospect that they could be developed in the Plan period. In reaching any conclusions on whether to proceed with allocating a site the steering group understood that they needed to take into account that the site is deliverable, in other words it must be available, suitable and likely to be economically viable.

8.8 As noted above, 17 sites were assessed using the methodology outlined above. 13 of the sites were subject to a full detailed assessment (Stage 2). Each of the full site assessments is contained at Appendix 1.

8.9 Each site was assigned a category of suitability for development when considered against the assessment criteria. The results were presented by BPA to the NDPSG on 24 January 2025. The site assessments were endorsed at a steering group meeting dated 10 February and published in full on the NDPSG website on 11 February 2025. Of the 13 sites:

- 5 were assessed to be inappropriate,
- 2 were assessed to be inappropriate or have significant constraints,
- 2 were assessed to have significant constraints,
- 1 was assessed to have significant or minor constraints,
- 2 were assessed to have minor constraints, and
- 1 was assessed to have minor constraints or be unconstrained.

8.10 Of the 13 sites 5 were identified as having potential for future housing. However, 2 of the 5 sites are considered to be constrained by road noise from the A36 and are likely to require mitigation measures if they are developed. The resultant landscape impact from mitigation measures may be a factor in future decision making.

8.11 The Neighbourhood Plan Steering Group decided to undertake a 'preferred options' consultation to gather the views of the community on site preference. This approach was conveyed at a public meeting to update the community on the NDP process and the matter of housing on 17 February 2025. A summary of the 13 site assessments including reasoning for those ruled out and the 5 sites selected for further consultation are shown at Tables 8.1, 8.2 and 8.3.

8.11 The steering group are consulting with the local planning authority on the 5 shortlisted sites in the preferred options consultation. Any comments received will be taking into account when considering any draft allocation(s).

Table 8.1 – Call for Sites shortlisted site map

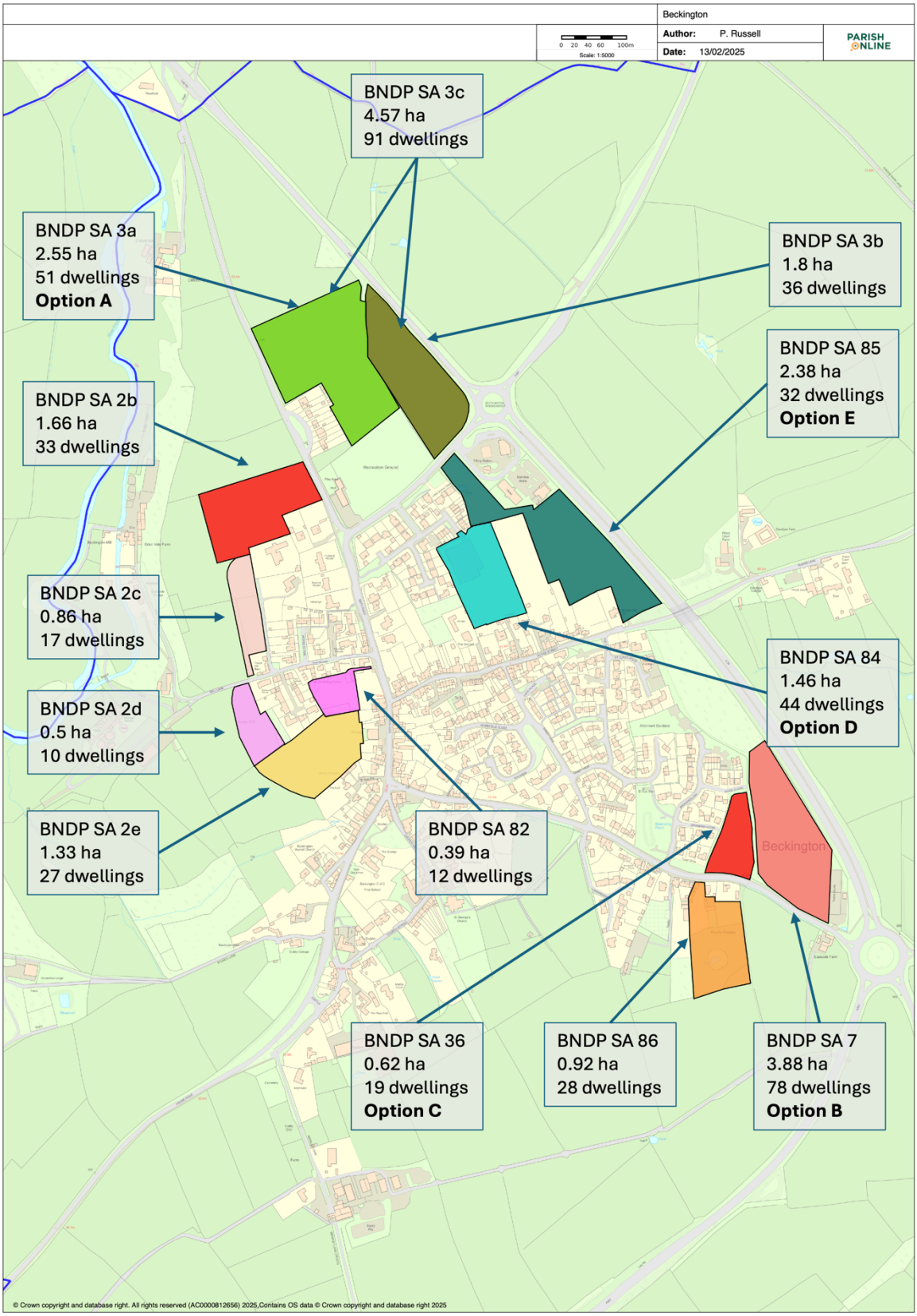
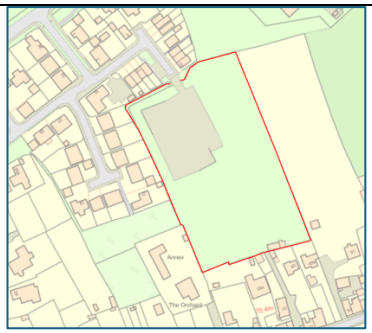
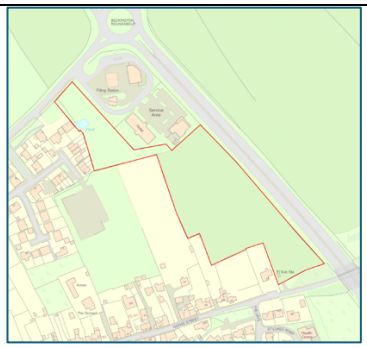


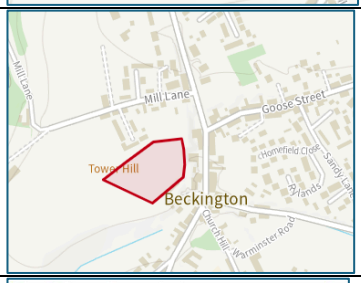
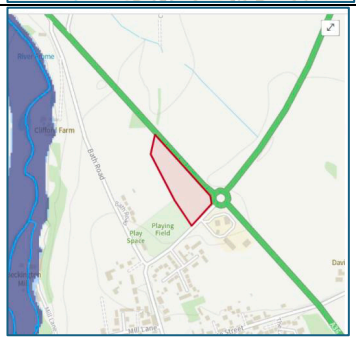
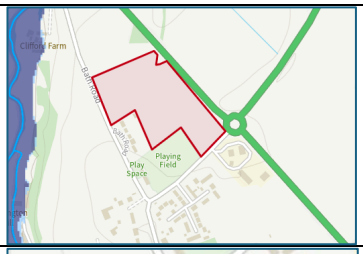
Table 8.1 – Call for Sites shortlisted site map

Table 8.2 – Call for Sites summary of shortlisted sites

Ser	Site Name	Location	Size/ Number[2]	Consultant Recommendation
Recommended as potential sites for development:				
SA 3a (Option A)	Land off Bath Road		2.55 ha 64	**Minor constraints -** Although the site is located on the landscape plateau (set back from the river valley edge) and is open in character, 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.
SA 7 (Option B)	Land between Warminster Road and the A36		2.1 ha 53	**Significant constraints -** Residential development at the site could potentially be supported subject to suitable noise and landscape impact considerations. A footpath link between the site and the doctor's surgery has been mentioned by the landowner but lacks any detail. This could be a potential benefit. 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 has been calculated on 2.1 hectares as shown on the layout submitted. *Stonewood Homes Ltd has entered into a conditional contract with the landowner and currently has an option on the land.*
SA 36 (Option C)	Land North of Warminster Road		0.62 ha 19	**Minor constraints / Unconstrained** – currently outside defined settlement boundary.
SA 84 (Option D)	Land South of Great Dunns Close		1.46 ha 44	**Minor Constraints** - Although the site is outside of the development boundary, it is directly adjacent and well related to the existing

[2] Number based on approximately 30 dwellings per hectare unless on the edge of the settlement where a lower density of 25 dph has been applied.

				form of the settlement. It is also a sustainable site in locational terms. Previous concerns have been raised concerning surface water and foul drainage, and the capacity of the A36. A planning application for 20 new homes was refused by Somerset Council in 2025 - 2024/1865/FUL . An appeal was allowed and planning permission was granted for the erection of 20 dwellings (including affordable housing) [Appeal decision dated 18 September 2026]
SA 85 (Option E)	Land South of Bath Road		2.38 ha 40	**Significant / Minor Constraints** - in terms of the site being achievable and deliverable the site is highly constrained by road noise from the A36 and site access from the Bath Road requires expert advice should this site be considered further in the NDP process. An outline planning approval for up to 35 dwellings has been granted by Somerset Council - 2025/0276/OUT
Not recommended as potential sites for development:				
SA 2b	Land West of Bath Road		1.66 ha 42	**Inappropriate** – Development would have a significant adverse impact on landscape, local distinctiveness, and the rural character of the settlement. A planning application for 24 dwellings was submitted to Somerset Council - 2024/2309/FUL – and was refused at appeal by an inspector appointed by the Secretary of State. On 29 December 2025, the LPA informed Beckington Parish Council that The Silverwood Partnership has submitted a fresh application seeking to build 9 dwellings - 2025/2272/PIP (Land At 379803 152200 Bath Road Beckington)

SA 2c	Land to the North of Mill Lane		0.8 ha 20	**Inappropriate** - Development would fundamentally alter the character of this land from undeveloped open countryside to urban built form.
SA 2d	Land to the South of Mill Lane		0.5 ha 13	**Inappropriate** – Development would have a significant adverse impact on landscape, local distinctiveness, and the rural character of the settlement.
SA 2e	Land west of the Bath/Frome Road		1.33 ha 33	**Inappropriate** – Development would have a significant adverse impact on landscape, local distinctiveness, and the rural character of the settlement.
SA 3b	Land West of A36/A361 Roundabout		1.8 ha 45	**Significant Constraints** - Previous concerns (refusal/dismissal) highlighted the impact on the open countryside and the harm to its character and appearance. The site is highly visible along the A36. There are also significant issues related to noise due to the site's proximity to the road and concerns relating to the provision of a safe and suitable point of access given proximity to the A36 roundabout and services opposite.
SA 3c	Land off Bath Road (comprising sites 3a and 3b)		4.57 ha 114	**Inappropriate** – the site area as assessed under ref 3a and 3b.
SA 82	Land at the Cedars		0.3 ha 9	**Inappropriate / Significant constraints** – Heritage matters.

SA 86	Land Rear of 24 Warminster Road		0.92 ha 28	**Inappropriate / Significant Constraints** - The site is constrained by heritage, access, surface water flooding and road noise.

Table 8.2 – Call for Sites summary of shortlisted sites

9.0 Residents' Sites Survey

9.1 The survey opened on Friday 21 March and closed on Friday 2 May. Surveys were delivered to all 557 households across the parish for completion on the basis on one per household. The survey booklets contained details of all five sites and key points from the relevant site assessment. A record was maintained to ensure that every household received a survey. Sealed collection boxes were placed at three publicly accessible locations in Beckington, one in Rudge and one in Standerwick. Details of the survey were posted on the Neighbourhood Plan website and on social media.

9.2 Five options were presented, with residents invited to rank each in order of preference (1 to 5).

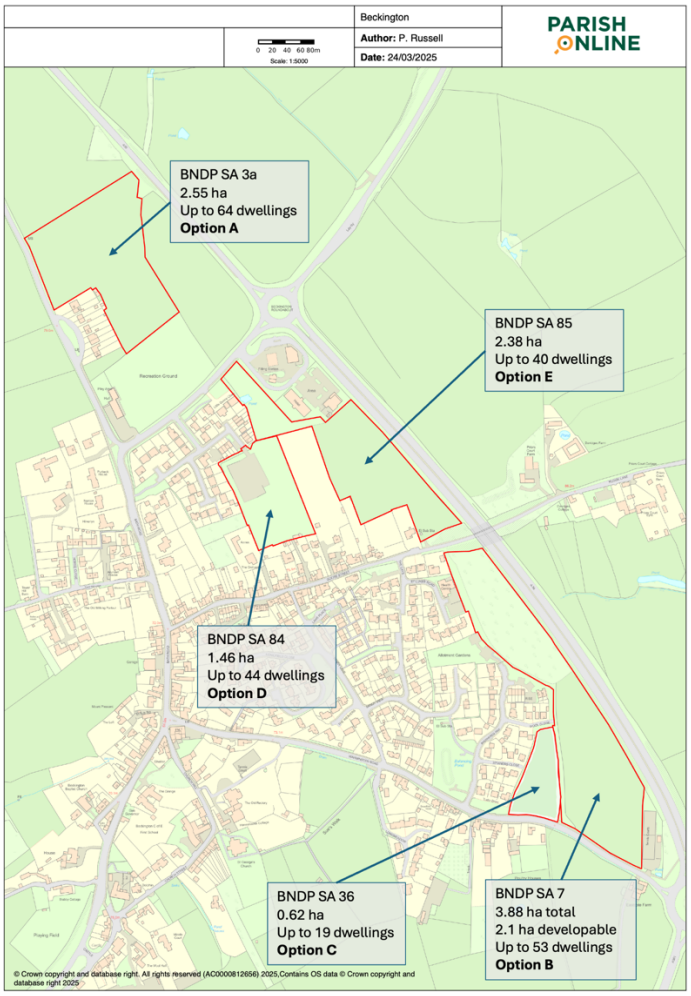


Table 9.1 – Residents' 'Preferred Options' consultation site map

9.3 159 Reponses were received, representing a 29% response rate. Of the total of 159 total responses, 142 were valid:

- 8 responses were ruled out due to having multiple sites assigned the same ranking.
- 7 responses declined to rank any sites stating that they did not agree with the number of sites selected.
- 1 response included comment only due to the survey being lost by the respondent.
- 1 response was incomplete with only pages 2 and 3 submitted.

9.4 The ranking results for each option are shown in this table:

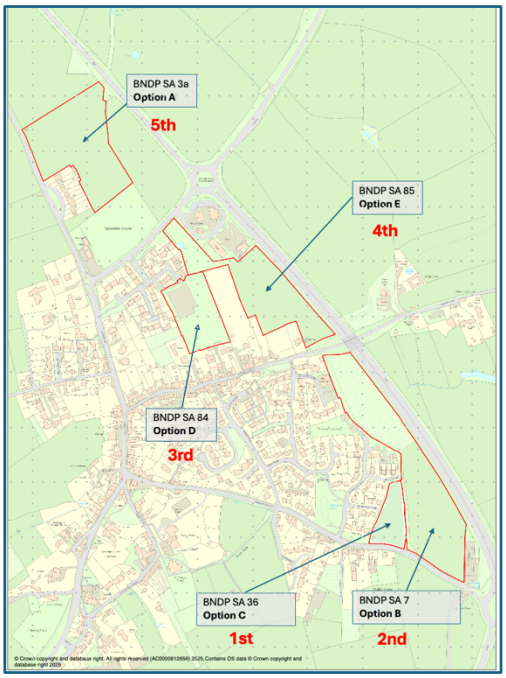
Table 9.2 – Preference for each Option by Rank.

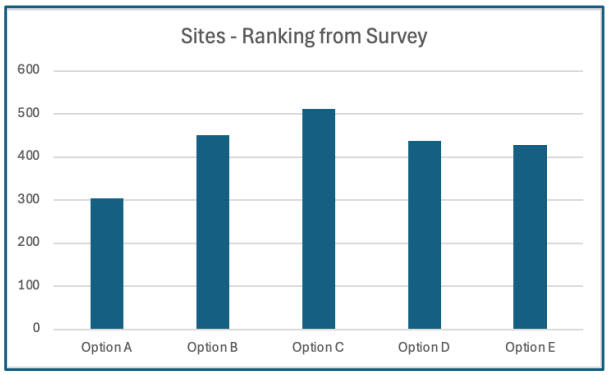
	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5
Option A	19	10	19	18	76
Option B	28	31	30	43	10
Option C	42	41	30	18	11
Option D	31	32	21	33	25
Option E	22	28	42	30	20

9.5 The weighting methodology used to get an overall ranking was to assign weights of 5,4,3,2,1 to the first, second, third, fourth and fifth ranked choices respectively. This produced the following overall result:

Table 9.3 – Result with Weighting Applied.

	Weighted Score	Rank
Option A	304	5
Option B	450	2
Option C	511	1
Option D	437	3
Option E	428	4

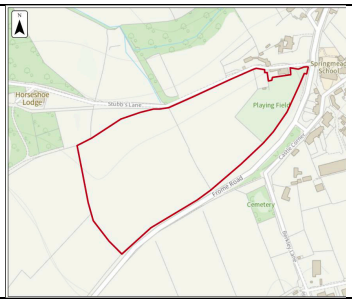
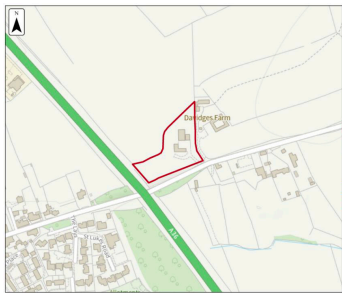




10. Somerset Council Housing and Economic Land Availability Assessment (HELAA) 2026

10.1 In June 2026, Somerset Council published a Housing and Economic Land Availability Assessment (HELAA), described as "*a **high-level technical study** with the purpose of evaluating the potential **suitability, availability**, and **achievability** of identified sites for future development*" and "*a first stage in the wider Local Plan site selection process*" as part of the emerging Somerset Plan 2045.[3]

10.2 The HELAA included a further four potential sites for residential development that had not been considered in 2024/25:

Site Number	HELAA	Map	Description	Notes
87	291863		Land off Frome Road	New listing. Not put forward by landowner in 2024/25
88	291700		Land off Rudge Lane	2026/0437/PAA – Priors Court Farm, Rudge Lane. Prior Approval for a proposed change of use of agricultural building to 6no. dwellinghouses (Class C3). Planning Approval was refused 29 Apr 2026. An appeal was allowed and prior approval was granted for change of use of agricultural buildings to 6 dwellinghouses. [Appeal decision dated 21 September 2026].

[3] https://placemaker.somerset.urbanintelligence.co.uk/p/document/4/

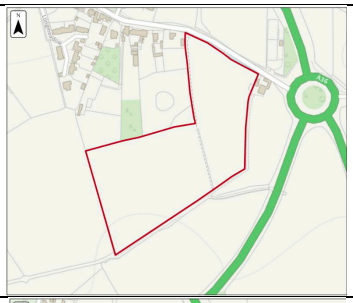
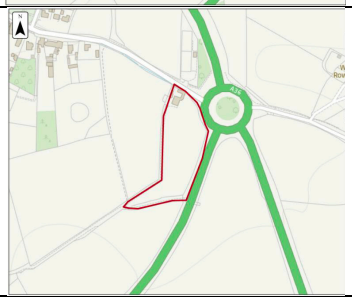
89	292781		Land to the South of Warminster Road	Not put forward by landowner in 2024/25 CfS exercise.
90	292780		Land West of A361	Discounted in the 2024/25 CfS exercise

Table 10.1 – Additional Sites Listed by Somerset Council

10.3 Each of the sites that have not been discounted was subject to a detailed independent site assessment, undertaken by Brodie Planning Associates:

Site Number	HELAA	Consultant Recommendation
SA 87	291863	Significant Constraints - Although the site lies outside the defined settlement boundary, it is immediately adjoining it and the easternmost part of the site has a strong functional and physical relationship with the existing built form of the settlement. However, the provision of a safe and suitable residential point of access is considered highly unlikely and if achievable would adversely impact the verdant character of this part of the settlement.
SA 88	291700	Minor Constraints - Any development would need to respond sensitively to the site and its surroundings, reflecting its edge-of-settlement location. This should include an appropriate scale and layout, with a loose-grain form, predominantly low-rise development, and materials that reflect the local vernacular. Should the site be progressed through the Neighbourhood Development Plan process, further engagement with the Local Highway Authority (LLHA) and Lead Local Flood Authority (LLFA) will be required to confirm access arrangements and drainage considerations.
SA 89	292781	Significant Constraints / Minor Constraints - The site is constrained overall, although the northern part may be more suitable for development. The northern part of the site is the most appropriate area to accommodate built form, given its stronger relationship to the settlement, existing access, and the footpath across the road which provides direct links into the village. In contrast, land to the south of the existing listed structure would represent an unnatural extension of built form and would introduce an undesirable pattern of growth, resulting in encroachment into the open countryside. ... the site is significantly constrained by traffic noise from the A361, which would be likely to have an adverse impact on the amenity of future occupiers. A

		noise assessment would therefore be required and should be sought from the landowner/promoter should the site be taken forward through the Neighbourhood Development Plan process.
SA 90	292780	Significant Constraints - The site is notably detached from the main settlement of Beckington and does not represent a natural or logical rounding-off of the village. Instead, development would be more likely to form a separate and elongated extension along Warminster Road, which would be poorly related to the established settlement pattern and would risk eroding the distinction between built form of the settlement and the surrounding countryside. The site is also subject to a range of environmental and physical constraints, including surface water flood risk affecting parts of the site and traffic noise associated with the A361.

Table 10.2 – Additional Sites, Consultant Recommendations

10.4 Copies of the full site assessments conducted by Brodie Planning Associates in 2025 and 2026 are at Appendix 1.

2025 Call for Site Assessments

SA 2b (HELAA 291702)	Land west off Bath Road
SA 2c (HELAA 291704)	Land to the North of Mill Lane
SA 2d (HELAA 291705)	Land to the South of Mill Lane
SA 2e (HELAA 291708)	Land west of the Bath/Frome Road
SA 3a	Land off Bath Road
SA 3b	Land west of A36/A361 Roundabout
SA 3c (HELAA 291943)	Land comprising sites 3a and 3b
SA 7 (HELAA 291520)	Land between Warminster Road and the A36
SA 36	Land north of Warminster Road
SA 82	Land at The Cedars, Bath Road
SA 84 (HELAA 291232)	Land southeast of Great Dunns Close
SA 85 (HELAA 291388)	Land South of Bath Road
SA 86	Land to the rear of 24 Warminster Road

HELAA 2026 Site Asssessments

SA 87 (HELAA 291863)	Land off Frome Road
SA 88 (HELAA 291700)	Land off Rudge Lane
SA 89 (HELAA 292781)	Land to the south of Warminster Road
SA 90 (HELAA 292780)	Land west of the A361