

BECKINGTON NEIGHBOURHOOD PLAN
STEERING GROUP MINUTES
Tuesday 5 May 2026
39 Goose Street, Beckington

Present:

Ben Richards (BR), Jo Hole (JH), Clive Winterbourne (CW)

Apologies for absence:

Debs Byrne (DB), Paula Fox (PF), Laura Parry (LP), Alex Richards (AR)

1. Apologies for absence and Introduction

- Apologies for absence were noted and recorded.
- It had been hoped that our Consultant, Dave Chapman (DC) would be able to attend. This had not been possible, but DC hoped to be available for the June meeting.

2. Minutes of last meeting (7 April 2026)

Minutes of the last meeting were discussed and approved for publication. **Action: BR.**

3. Actions arising from last meeting

- *Photo Library.* SG members agreed to look for suitable photos. A shared folder would be created. **Action: BR**
- *Feedback from 12 March 2026 residents' consultation on valued landscape.* JH agreed to collate the responses for discussion by the NPSG. It was agreed that 2 volunteers would be sought to review the key findings ahead of the next SG meeting.
Action: JH
- *Update from Open Plan (PF) – not completion date, work ongoing.*
- *Consultation Document* – to be discussed later. Confirmation was required as to whether the document needed to be ready for Regulation 14 consultation.

4. Ongoing/Future work and updates on progress

- ***LPA Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening.***
 - *LPA decision and statutory consultees feedback.* The SG had received confirmation from the LPA that both SEA and HRA are required. The letter from

the LPA included comment from statutory consultees (Historic England, Natural England, Environment Agency, Somerset Council Ecology Service). The points raised would need to be reviewed and considered in the next draft of the NP.

- *Selection of Locality/AECOM to complete SEA and HRA.* AECOM had been appointed to complete both pieces of work.

- ***Liaison with LPA, Housing Allocation for Beckington.***

- *Publication of Somerset Local Housing Needs Assessment (LHNA) 2025.* The SG noted the document that was available on the Council [website](#). The LHNA calculates housing need for Somerset as a whole (74,920 dwellings 2025-2045), for Exmoor National Park (1,220 dwellings), and for the Somerset Local Planning Authority area (73,700 dwellings). These figures are further broken down by property size and tenure (e.g., social rent, affordable rent, affordable to own), but not by settlement type (town vs. village). The document does not set out a methodology or policy for dividing housing need between towns and villages.
- *[Somerset East Area \(former Mendip District LPA\) Statement on Five Year Housing Land Supply](#), July 2025.* The SG noted that the LPA statement confirms that Somerset Council cannot demonstrate a five year supply for the former Mendip District Council area. This means that adopted policies in the Mendip Local Plan which are related to the delivery of housing may be treated as 'out of date' where they are relevant to the determination of a housing application. In these circumstances, the adopted policies may carry less weight in a planning decision for housing as set out in para 11d of the National Planning Policy framework.

- ***Updated report on Sewage Pollution in the River Frome (April 2026).*** The SG noted the updated report by Dr Andrew Tyler and the conclusion that the Sewage Treatment Works at Beckington is routinely polluting the bathing water and not just during CSO events.

- **Draft Plan revision** – *work programme*. The SG agreed to discuss the Regulation 14 consultation once the completion date of SEA / HRA was known.

5. **AOB**

- The SG noted the [Somerset Council Gypsy and Traveller Accommodation Assessment \(GTAA\)](#) dated February 2026.
 - There is a need for 136 pitches for Gypsy and Traveller households that meet the 2024 planning definition, and 125 pitches for undetermined households (total 261 pitches) over the 20-year period. For Travelling Showpeople, there is a need for 8 plots for households that meet the planning definition, with no undetermined need identified. The majority of need is front-loaded in the first five years (2025/26–2029/30).
 - As of October 2025, Somerset has 3 public sites (15 pitches), 106 private sites with permanent permission (445 pitches), 1 private site with temporary permission, 1 tolerated site, and 8 unauthorised sites (27 pitches) for Gypsies and Travellers. There are 4 private yards (5 plots) for Travelling Showpeople.
 - The GTAA includes a private site listed as "Land off Rudge Lane" with 1 pitch. No further details about the Rudge site are given beyond its inclusion in the site list.

6. **Date of next meeting**

- Monday 8 June 2026, 5pm at 39 Goose Street.