Appendix 1

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

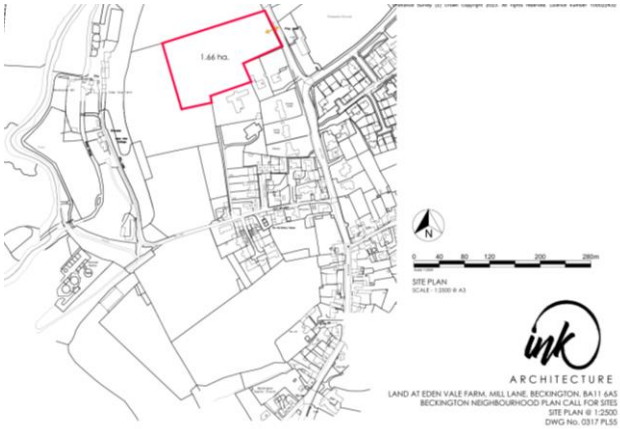
1b. HELAA 2026 Site Asssessments

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

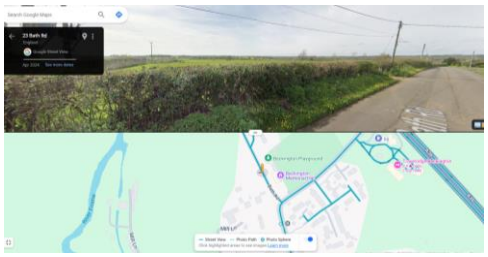
Site Assessment Form

Completed by: WH (BPA) **Date:** 12/12/2024	
Site Name / Ref	BNDP_SA_2b_Land_West_of_Bath_Road
Site Address	Land west off Bath Road, Beckington, BA11 6SH
Site Area (hectares)	1.66ha

Description/ Overview









The site forms part of a larger grassland field currently used as pasture/grazing land.

The submission documentation details land parcel site ref 2b forms part of a wider tract of land (including site ref 2c, 2d and 2e) used for dog exercise (classified as Sui Generis Use – approved under 2021/0868/FUL).

The land is served off the Bath Road that runs adjacent to the eastern boundary via a field gate.

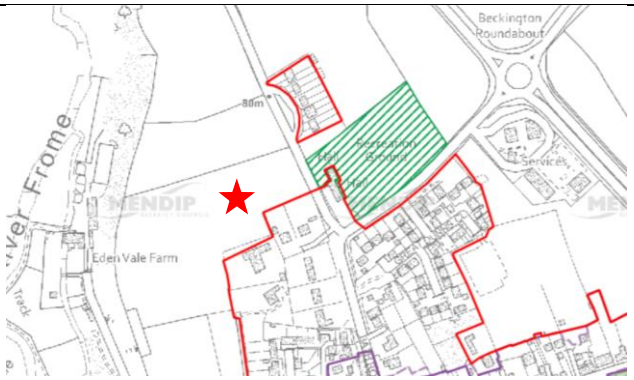
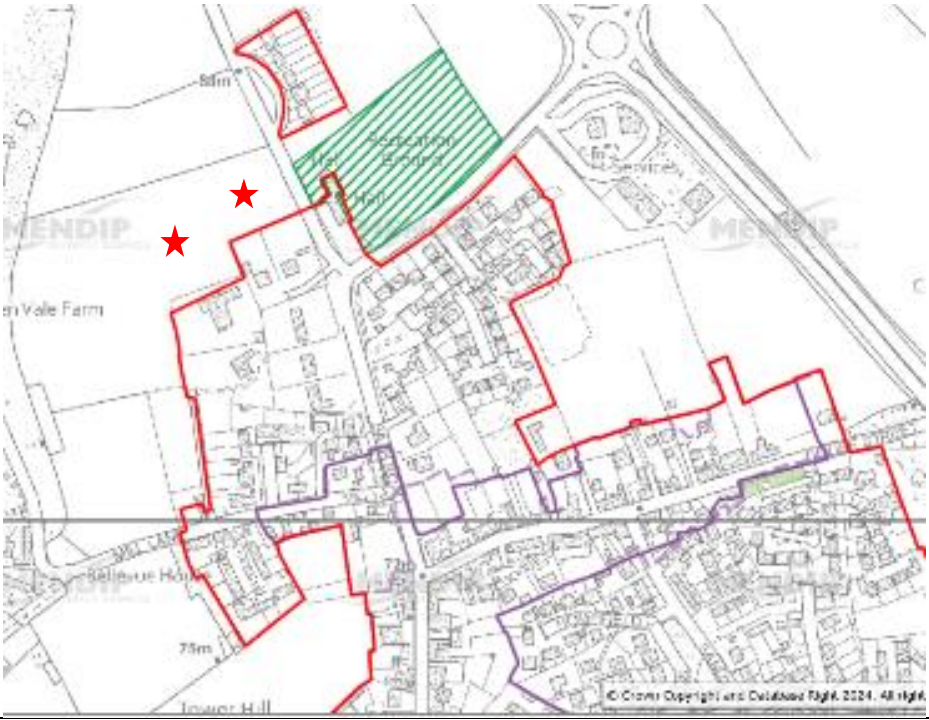
The site adjoins the existing built form of the settlement along its southern boundary and the Bath Road with sporadic existing development along the eastern boundary. Open countryside wraps round the site boundaries to the north and west.

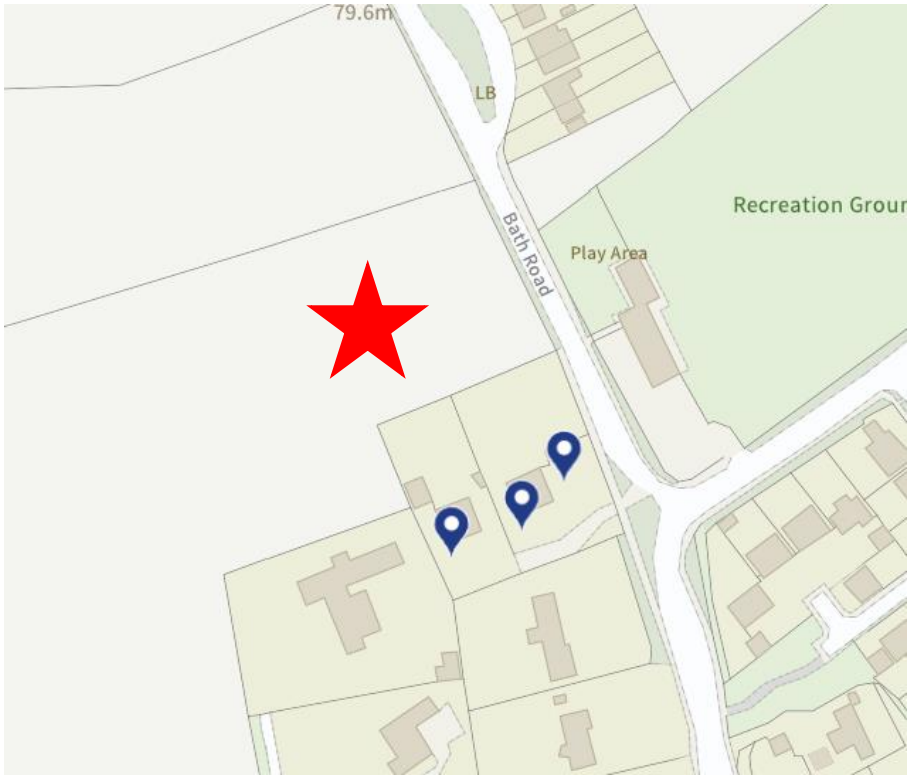
A number of designated heritage assets adjoin the site on the southern boundary.

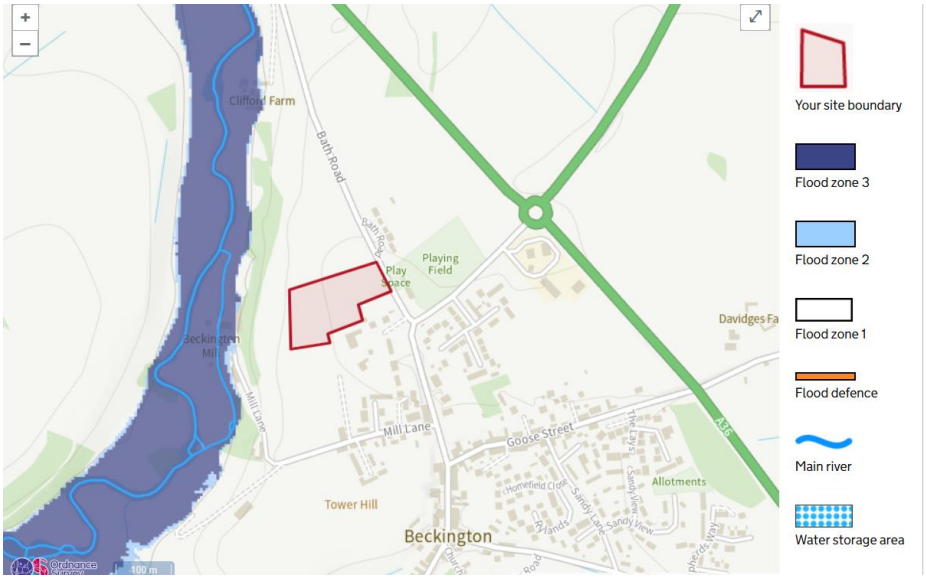
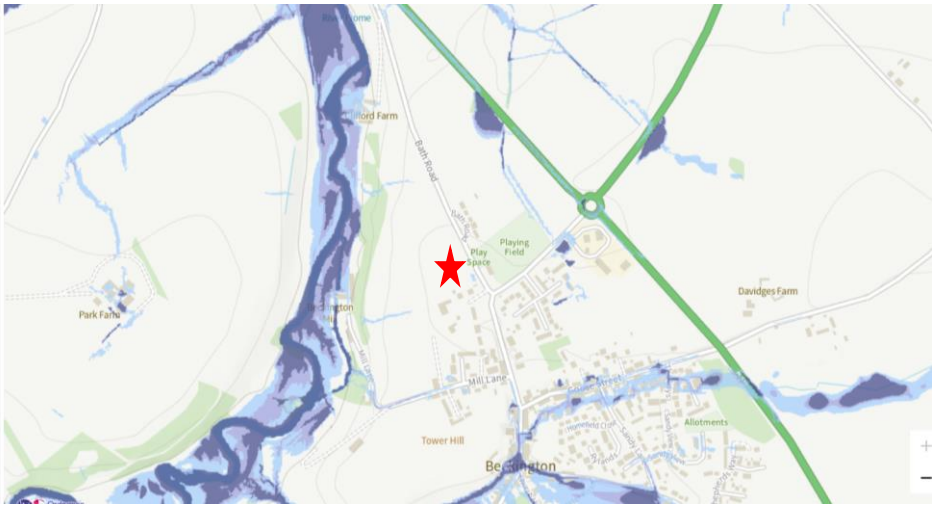
The site is located on the edge of a river valley on exposed plateau.

The site was submitted in the 2023 SHELAA under reference BECK005a.

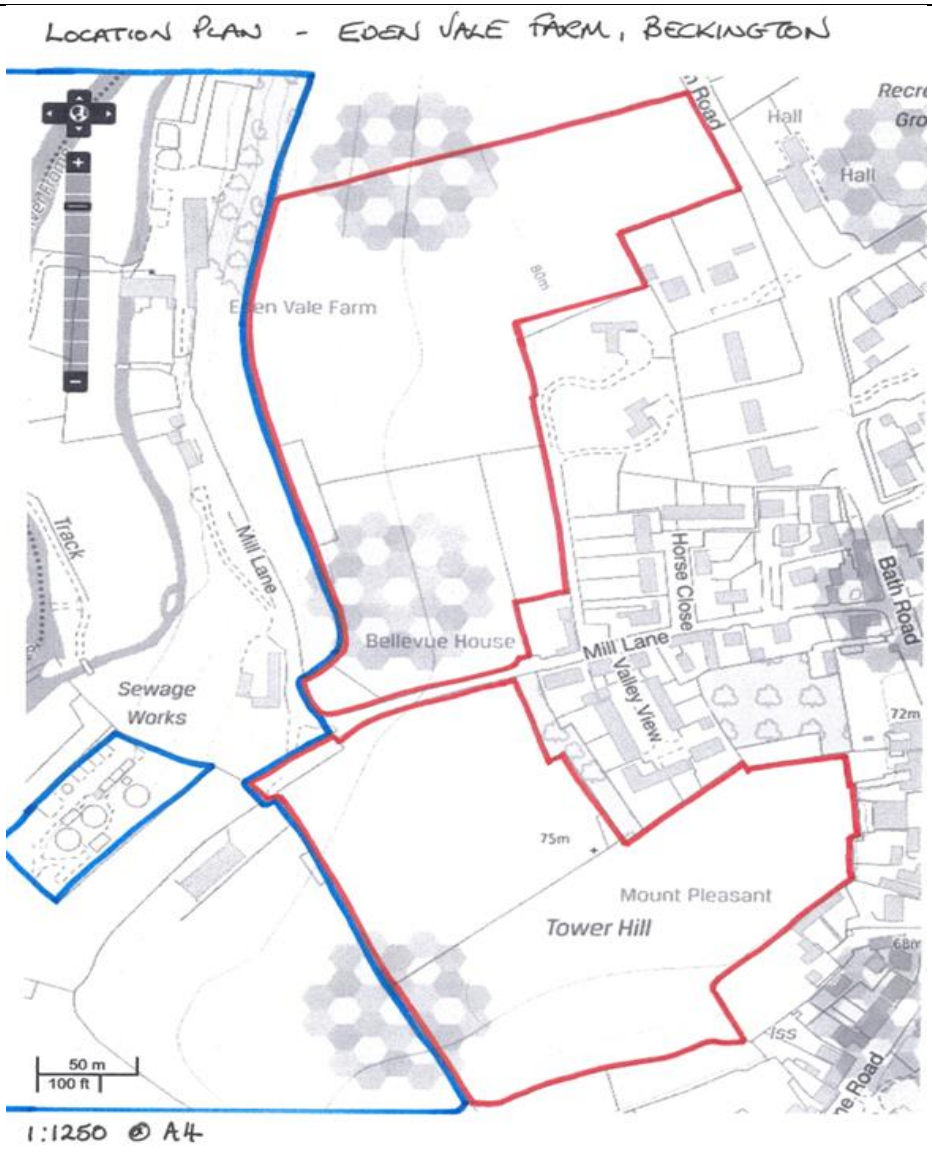
Planning Policy Considerations

Settlement boundary	 The site (location marked with a red star/s throughout the following assessment) falls outside the defined development boundary. The development boundary adjoins the site along its southern boundary – denoted by red line in the above mapping extract.
Conservation Area	The site is located outside of the Beckington Conservation Area (approx. 200m south) – the boundary of the conservation area is shown by a purple line below. 
Landscape Designation or Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford.* Key physical/natural characteristics are defined as: Main river valley;

	Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	N/A
Listed Buildings adjacent to site	There are three Listed Buildings immediately south of the site: 'Bountrol (No.23) and adjacent Garden Wall' (Grade II), 'Clifford House' (Grade II) and 'Coach House and Garden Wall adjacent to No. 21 (Clifford House)'. Mill Cottage a Grade II listed C17 cottage lies to the southwest along Mill Lane. 
Tree Preservation Order	No TPOs found on the MENDIP interactive mapping.

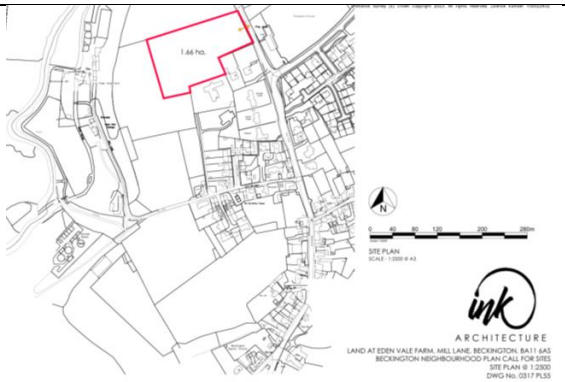
Flood Zone	The site lies within Flood Zone 1 which has a low risk from fluvial flooding (rivers and sea). 
Surface Water Flooding	The site as shown on in the classified mapping extract below has a low flood risk from surface water. 
Public Rights of Way	As shown in mapping below no PROW cross the site

	
Planning History	▪ Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs. Ref. No: 2021/0868/FUL | Status: Approval ▪ Approval of details reserved by condition 5 (Parking Area) on planning consent 2021/0868/FUL. Ref. No: 2021/2416/APP | Status: Approval ▪ Application for a non-material amendment to permission 2021/0868/FUL for the change to operating hours to Monday to Saturday 9am to 5pm Ref. No: 2021/2565/NMA | Status: Approval Non-Material Amendment ▪ Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs, construction of Agricultural Store, and Reception Building, including associated access and parking. (Resubmission of 2021/0868/FUL). Ref. No: 2023/1369/FUL | Status: Application Withdrawn ▪ Application to vary condition 3 (Hours of Use) of planning approval 2021/0868/FUL (Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs.) to 8am - 6pm. (updated location plan) Ref. No: 2023/1863/VRC | Status: Application Withdrawn (notification of appeal has been received by LPA at the time of writing this assessment).

	
Other designations affecting site (local plan)	Sewage works buffer Zone.
Agricultural Grade	See MAGIC mapping extract below: the site comprises classification Grade 3a agricultural land.

Site Appraisal

Access to Site	  Access is served from Bath Road via an existing field gate. The submission documents indicate this access is proposed in any future development.

Topography	 The north easternmost part of the site adjacent to the Bath Road is relatively flat (plateau landscape area) for an extent before falling westward down to the River Frome (river valley).
Views into the site	The site area lies on an exposed landscape plateau on the edge of a river valley. Due to this distinct landform the site is prominent and highly visible in a range of views including important local views from Mill Lane and PROWs to the west. This is consistent with the SHELAA site assessment undertaken by the LPA. Established hedgerow along the eastern boundary limit views into the site from the Bath Road to the west and north. Views from the Bath Road are limited to the field gateway entrance. This view (looking westward from said field gateway) has been identified as an important view (ref no. 6) that should be protected in the emerging NDP. Should the site be considered further in the NDP process the LPA's landscape officer should be consulted.
Views out of the site	There are long range views to the north and west of the site. Views to the east and south are more enclosed/localised with a play area and existing residential development directly to the east and south.
Vegetation	An established hedgerow forms the eastern site boundary along the Bath Road. There are no notable trees on the site.
Hydrological features	N/A
Other on-site features	As noted in the 2023 SHELAA and evident on Google maps (imagery dated 2024) and confirmed

	by site visit (December 2024) there are telegraph poles and associated lines which runs along SE/E boundary/eastern corner to W boundary.
Signs of contamination?	Not evident. Current use of land as observed during the site visit (December 2024) is for grazing (sheep).
Current use of site	The submission documents suggest permission for dog walking has been implemented. This was not apparent from my site visit. The current use would appear to be agricultural pasture/grazing land with sheep grazing.
Any known previous use?	Agriculture
Utilities on site?	Unknown
Character of Area	Agriculture. Open countryside. Rural. River valley with undulating landscape plateau.
Neighbouring Land Uses	Existing residential development adjoining the site to the south and directly opposite to the east along with a children's outdoor playground and village hall. Agricultural fields forming open countryside wrapping round to the north and west.
Design Layout Issues	Development of the site area would result in the subdivision of the existing historical field pattern. Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: landscape plateau on edge of river valley. The site forms part of the foreground to this part of the settlement (western) which plays an important role in terms of its contribution to the rural character of this part of the settlement (westernmost). For this reason and in my opinion, design considerations would fail to overcome or suitably mitigate against the impact of development on the rural character of this part of the settlement. In the main, the built form of the settlement nestles discreetly in the undulating form of the plateau landscape. Any built development on this site would appear at odds with this prevailing characteristic and fail to protect local distinctiveness.

	Typically, an edge of settlement location would require soft transitional arrangements: density, form, scale, height, layout and landscaping. The significance of the site on the setting of the nearby listed buildings requires further consideration.
Height and character of surrounding buildings	The existing built environment (residential to the south and east, and village hall) in the vicinity of the site range from one to two storeys. Those properties adjacent to the southern boundary of the site vary in age and style. These include early 19th-century buildings and C20 dwellinghouses off Mill Lane and opposite (Bath Road). Given the proximity of the designated heritage assets to the south any development would require further consideration in terms of their setting.

Availability

Ownership	Private – The Keevil Family
Owner supportive of development?	Yes
Time frame in which site could be developed	Available immediately.

Development Potential

Is the site considered appropriate for development?	No.
Can the entire site be developed?	No.
Potential Development N/A	
Any known developer interest?	Understood to be under option to a developer (SHELAA 2023).

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)
1. Inappropriate – development would have a significant adverse impact on landscape, local distinctiveness, and the rural character of the settlement. ~~2. Significant constraints~~ ~~3. Minor constraints~~ ~~4. Unconstrained~~

Assessment conclusions

Site Available	**Yes**
Site Suitable	**No**
Site Achievable	**No**

Conclusion

Beckington is identified in the adopted Development Plan as a 'Primary Village' wherein "new development that is tailored to meet local needs will be provided for" (Core Policy 1: Mendip Spatial Strategy). Although the site lies outside of the defined development boundary, the southern site boundary adjoins the development boundary along this edge.

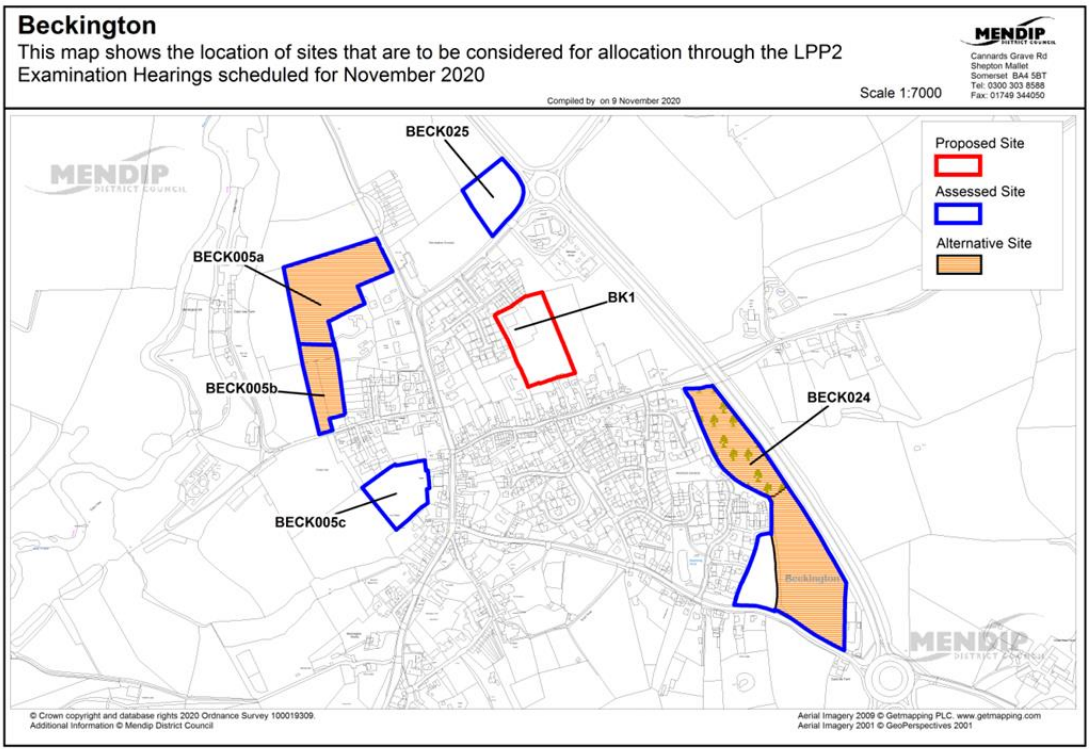
Any built development on this site would be highly visible in wide ranging views; local, mid and long distance; due to the distinct landform: edge of river valley, and prevailing characteristics of the settlement. Thus, the magnitude of change resulting from residential development (the CfS is undertaken to assess land for housing allocation in the emerging NDP) on the landscape and the rural character of the settlement is considered to be significantly adverse.

Views over the site have been identified as important and worthy of protection in the emerging NDP (ref View no. 6). Development would fundamentally alter the character of this land from undeveloped open countryside to urban built form.

For the above reasons the site is not recommended to be taken forward to the next stage.

Notwithstanding the above, given the known A36 and local drainage capacity issues, should this site be considered further in the NDP process the LLHA and LLFA must be consulted so they are able to provide comments.

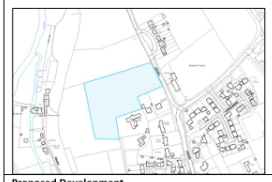
Enclosures



Land at Tower Hill Farm, Beckington | **BECK005a**

Town/Parish: Beckington | Division: Frome North | Re-promoted

Site Description / Adjacent Land Uses
Greenfield site (currently sheep grazing and dog walking park), adjacent to Bath Road, to the NW of Beckington. Surrounded by agriculture, residential and the memorial hall. Highway access proposed off Bath Road.



Proposed Development
Total site area - 1.31 Ha (all developable).
Proposal: up to 24 dwellings starting 2024-2026.

Policy Status and Policies Map Designations
Adjacent to development limit.
No other policy map designations.

Planning History / SHLAA Status / Eligibility (for permissions)
2021/0868/FUL – application for dog walking park (approved). Included land at BECK005b and BECK005c.
2023/1369/FUL – alterations to above permission (withdrawn 19/09/2023). Included land at BECK005b and BECK005c.

Flood Risk
River flooding – Flood Zone 1.
Surface water flooding – very low risk.

Conservation Area / Listed Buildings / Areas of High Archaeological Potential
Conservation Area: No
Listed Buildings: Adjacent to site
AHAP: No

Designated Landscape
No impact on AONB or Special Landscape Features.
Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	312	M&S Simply Food
Primary school (secondary school)	648	Beckington Church of England First School
GP Surgery	776	Beckington Family Practice
Bank/Post Office	2km	Rode Post Office
Community hub (pub/hall)	39	Beckington Memorial Hall
Open space (can be provided on site)	35	Beckington Playground
Employment cluster	1.5km	Frome Road, Rode
Bus stop	164	Bus Stop
Town centre/high order hub	5km	Frome

Settlement Strategy (CP1, CP2)		
	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
3a	Re-use of land (greenfield/brownfield)	Greenfield / BMV land
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	Some - telegraph poles
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	Yes (part)
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife sites	Deciduous woodland 40m to NW
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	Listed building adjacent to site
	Impact on settlement character	Harm would be difficult to mitigate
	Impact on landscape character	Harm would be difficult to mitigate
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Potential flooding issues - see Technical Appendix Part 3
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see notes
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	None
	Conformity with LLP1/LPP2 policies/allocations	Outside but adjacent to DL
	Impact on neighbourhood plans/other plans	
	Ownership & Availability	Unknown
	Marketability	Under option to a developer
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	

Notes
Physical and infrastructure constraints: telegraph pole runs along SE/E boundary/eastern corner to W boundary and runs through small part of site in south. Highways: Due to cumulative effects on A36 roundabouts, even smaller schemes may be subject to a TP requirement that may rule the site out. Policy DP27 financial contributions will apply. Constraint dependent on progress with Mitigation/Improvement Programme being addressed as part of SGV application - see FRO225a.

Summary:
Site is on the edge of a village that has delivered significantly in excess of CP2 requirements.
It would impact settlement character, local distinctiveness and landscape character. It is BMV agricultural land. Education capacity is limited and drainage has been an issue for the village. Financial contributions would be required for the A36 roundabout.
The site is not suitable for allocation.

Figure 1: Proposed site layout plan

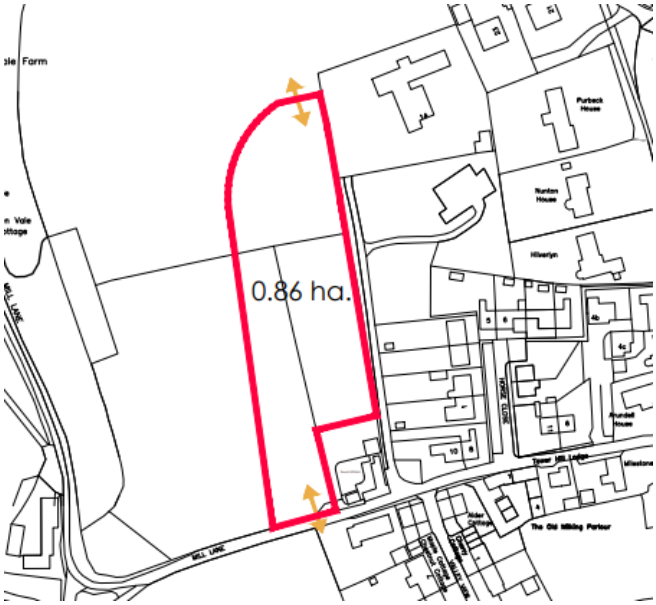




Site Assessment Form

Completed by: WH (BPA) **Date:** 02/12/2024	
Site Name / Ref	BNDP_2c_Land_North_of_Mill_Lane Land to the North of Mill Lane
Site Address	Land to the north of Mill Lane, Beckington, BA11 6SN
Site Area (hectares)	0.86ha

Description/ Overview





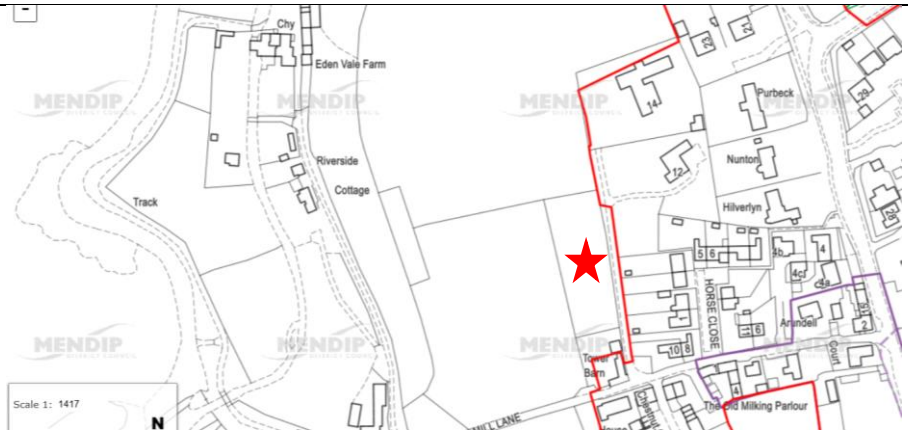


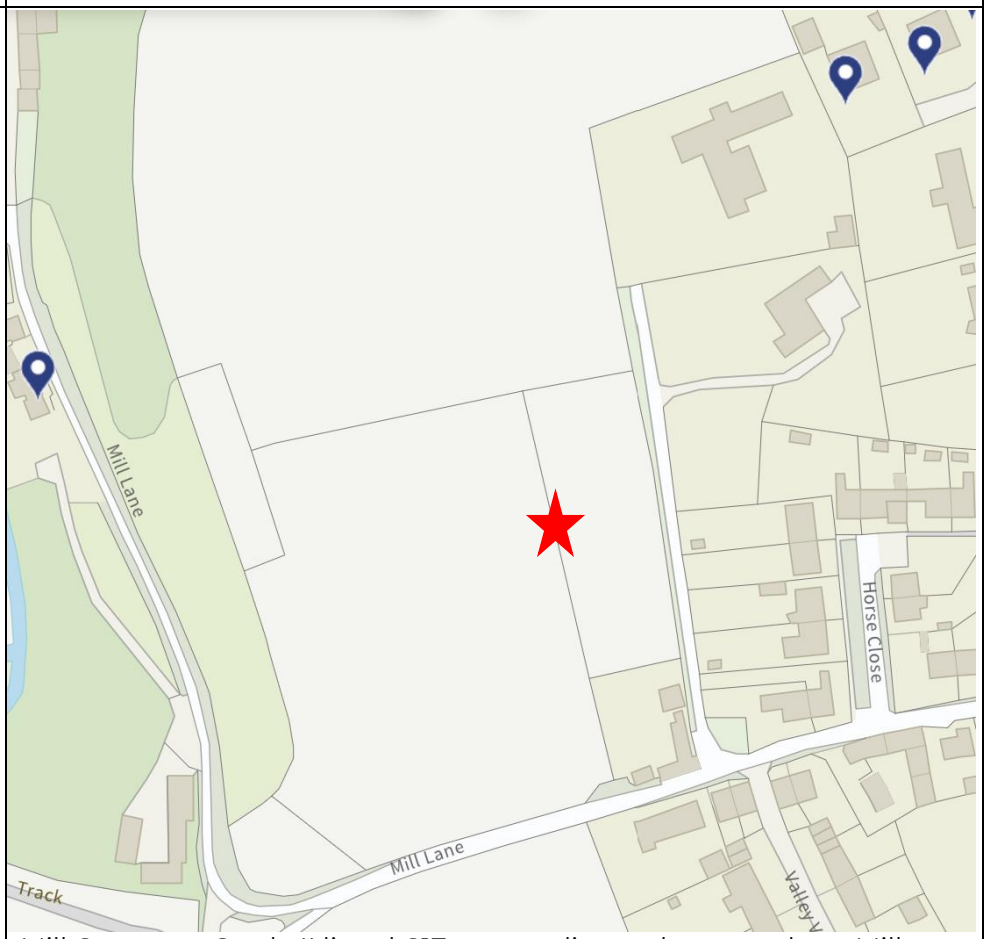
The site forms part of a larger agricultural field currently used as pastureland.

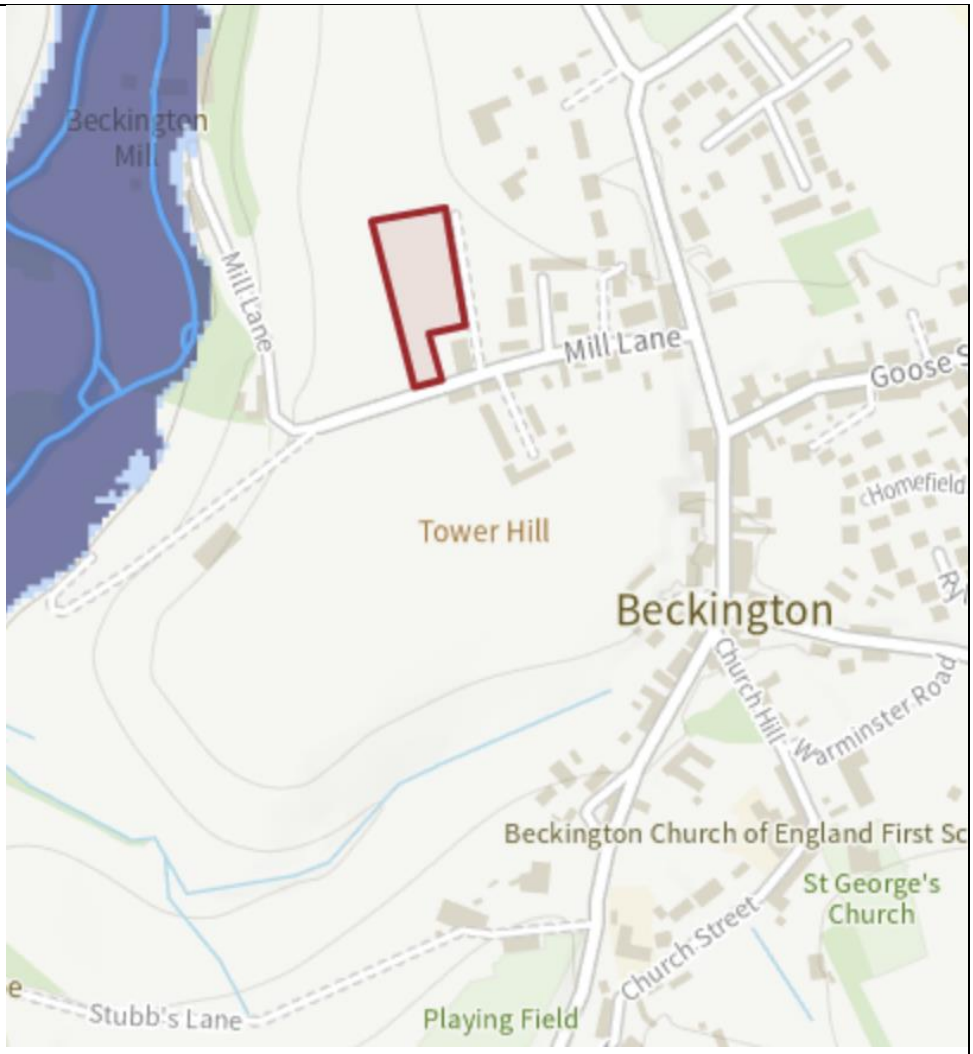
The submission documentation details land parcel site ref 2C forms part of a wider tract of land (including site ref 2b, 2d and 2e) used for dog exercise (classified as Sui Generis Use – approved under 2021/0868/FUL).

The land is served off Mill Lane that runs adjacent to the southern boundary via a field gate. The site adjoins the existing built form of the settlement along its eastern boundary. Open countryside (agricultural pastureland) lies to the north, west and south. There are no designated assets within or immediately adjoining the site. The site is located on the edge of a river valley on exposed plateau. The site was submitted in the 2023 SHELAA as part of the site with the reference BECK005b.

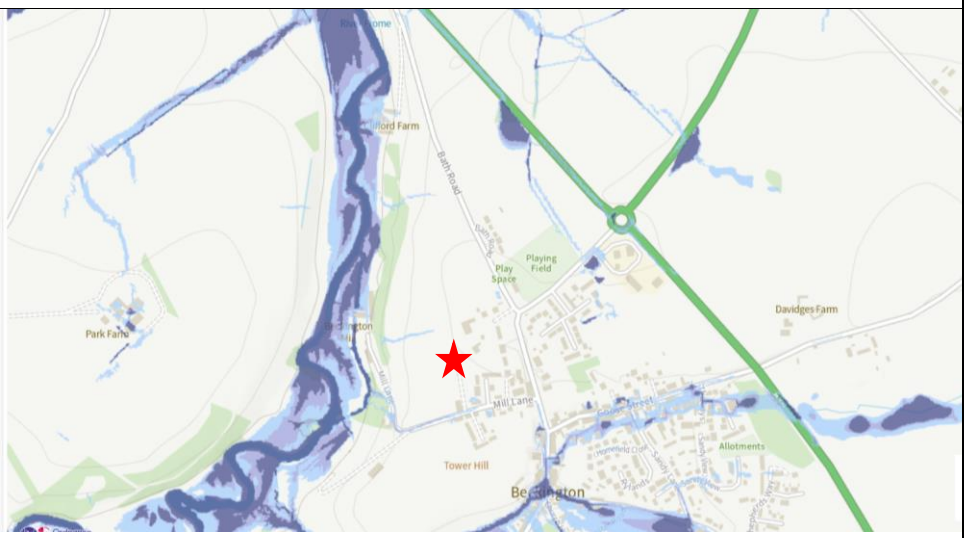
Planning Policy Considerations

Settlement boundary	 The site (location marked with a red star/s throughout the following assessment) falls outside the defined development boundary. The development boundary adjoins the site along its eastern boundary – denoted by the red line in the above mapping extract.
Conservation Area	The site lies outside of the Beckington Conservation Area – the boundary of conservation area is shown by the purple line in the mapping extract below. 
Landscape Designation or landscape	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford*. Key

character (please state)	physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	There are no listed buildings within the site.
Listed Buildings adjacent to site	 Mill Cottage a Grade II listed C17 cottage lies to the west along Mill Lane.
Tree Preservation Order	No TPOs found on the MENDIP interactive map.
Flood Zone	The site lies within Flood Zone 1 which has a low risk from fluvial flooding (rivers and sea) – as shown in EA Flood map for Planning extract below.

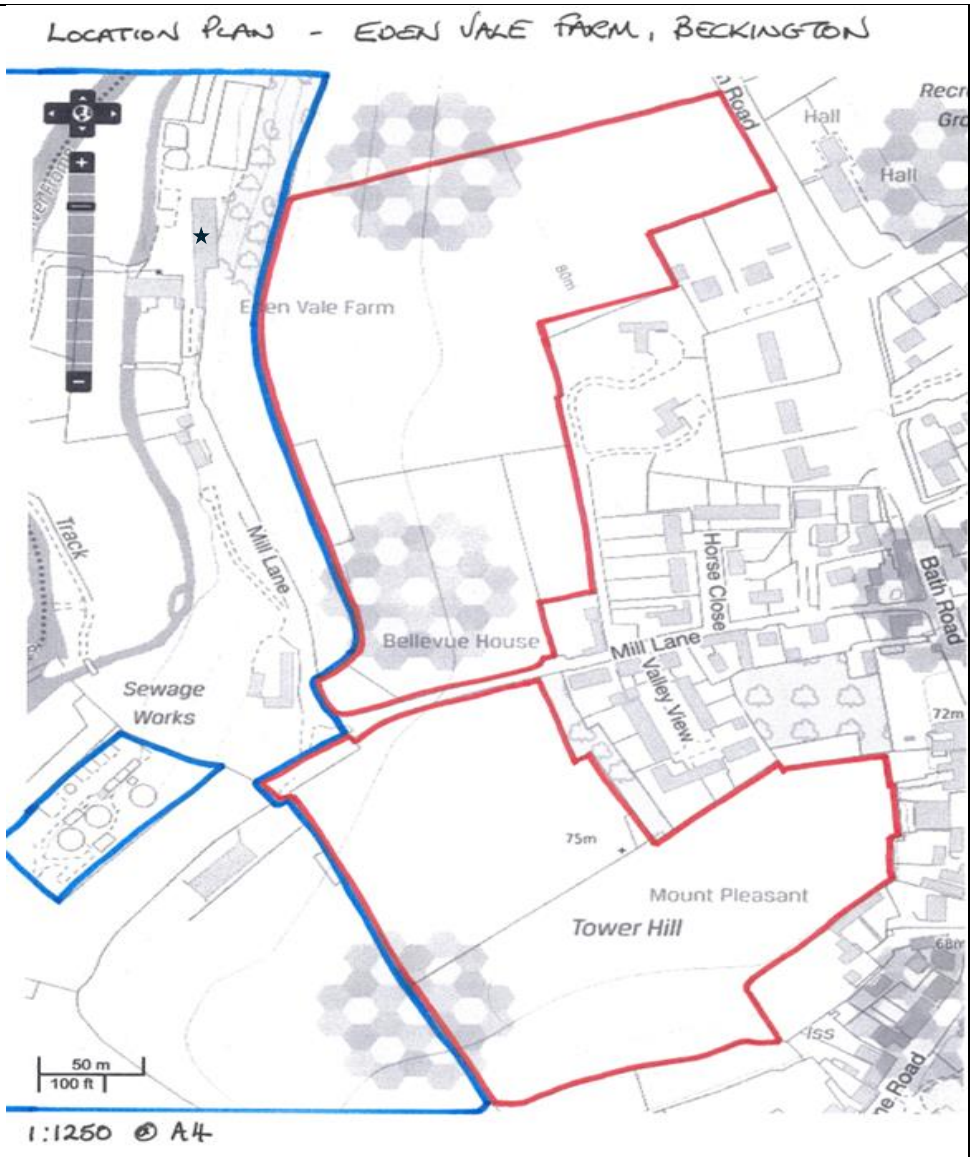


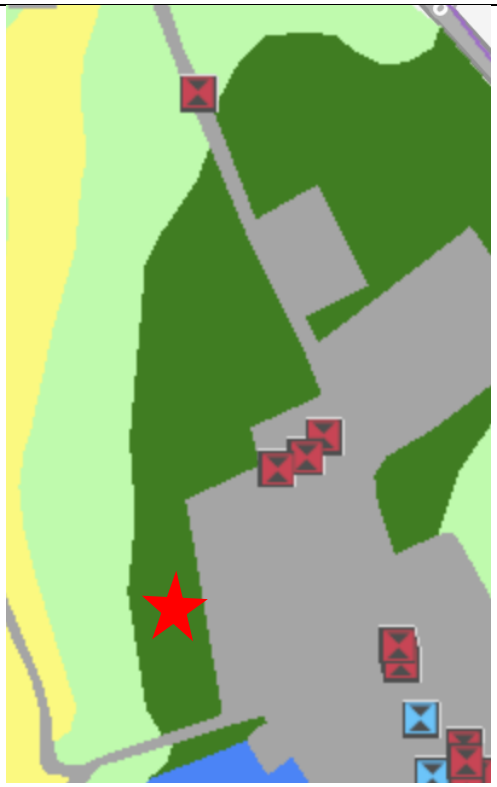
Surface Water Flooding



The site is shown on classified mapping to be at low risk of surface water flooding. There is a scattered low to medium risk along Mill Lane forming the southern boundary.

Public Rights of Way	As shown in the Somerset interactive mapping extract below no PROW cross the site. However, the site is visually prominent in views from PROW footpath reference FR 1/3 to the southwest. 
Planning History	▪ Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs. Ref. No: 2021/0868/FUL | Status: Approval ▪ Approval of details reserved by condition 5 (Parking Area) on planning consent 2021/0868/FUL. Ref. No: 2021/2416/APP | Status: Approval ▪ Application for a non-material amendment to permission 2021/0868/FUL for the change to operating hours to Monday to Saturday 9am to 5pm Ref. No: 2021/2565/NMA | Status: Approval Non-Material Amendment ▪ Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs, construction of Agricultural Store, and Reception Building, including associated access and parking. (Resubmission of 2021/0868/FUL). Ref. No: 2023/1369/FUL | Status: Application Withdrawn ▪ Application to vary condition 3 (Hours of Use) of planning approval 2021/0868/FUL (Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs.) to 8am - 6pm. (updated location plan) Ref. No: 2023/1863/VRC | Status: Withdrawn (notification of appeal has been received by the LPA at the time of writing).

	
Other designations affecting site (local plan)	Sewage buffer zone
Agricultural Grade	As shown in MAGIC mapping extract below the site lies within land classification Grade 3a (denoted in dark green). For reference, light green denotes land grade classification 3b.

Site Appraisal

Access to Site	The submission documents details use of the existing field access for any future development and/or a link from Site 2B (see site assessment of 2B) to the Bath Road.
Topography	 The site lies on the landscape plateau of a river valley where the land is relatively flat rising gently northwards and eastwards with a steep fall to the River Frome to the west.

Views into the site	 The site area lies on an exposed landscape plateau on the edge of a river valley. Due to this distinct landform the site is prominent and highly visible in a range of views including important local views from Mill Lane and PROW to the west. The site is readily apparent from Mill Lane adjacent to the southern site boundary. This is consistent with the SHELAA site assessment undertaken by the LPA. Should the site be considered further in the NDP process the LPA's landscape officer should be consulted.
Views out of the site	There are local, mid and long-distance views to the north and west of the site. Local and mid-range views to the south. Views to the east are enclosed by existing residential development.
Vegetation	An established hedgerow runs a short extent along the southern boundary. There are no notable trees within the site itself. The existing western edge of the settlement (eastern site boundary) is defined by mature hedgerows and a number of established trees which lie adjacent to Mill Lane. This soft verdant edge creates a strong boundary to this part of the settlement.
Hydrological features	None on site.
Other on-site features	As noted in the 2023 SHELAA and evident on Google maps (imagery dated 2024) and confirmed by site visit (December 2024) there is a telegraph pole and associated lines to the south of the site area.
Signs of contamination?	Not evident
Current use of site	The submission documents state that planning permission for the use of land for dog walking has been implemented. This was not readily apparent

	from my site visit. The current use would appear to be agricultural pasture/grazing land.
Any known previous use?	Agriculture
Utilities on site?	Unknown
Character of Area	Agriculture. Open countryside. Rural. River valley with undulating landscape plateau.
Neighbouring Land Uses	Residential to the east. Agricultural fields forming open countryside that wraps round the site area to the north, west and south.
Design Layout Issues	Development of the site area would result in the subdivision of the existing historical field pattern. Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: landscape plateau on edge of river valley. The site forms part of the foreground to this part of the settlement (western) which plays an important role in terms of its contribution to the rural character of this part of the settlement (westernmost). For this reason and in my opinion, design considerations would fail to overcome or suitably mitigate against the impact of development on the rural character of this part of the settlement. In the main, the built form of the settlement nestles discreetly in the undulating form of the plateau landscape. Any built development on this site would appear at odds with this prevailing characteristic and fail to protect local distinctiveness. Typically, an edge of settlement location would require soft transitional arrangements: density, form, scale, height, layout and landscaping.
Height and character of surrounding buildings	Surrounding dwellings are predominantly two storeys in height with except of the single storey dwelling adjoining the site to the southeast.

Availability

Ownership	Keevil Family
Owner supportive of development?	Yes

Time frame in which site could be developed	Immediately.

Development Potential

Is the site considered appropriate for development?	No.
Can the entire site be developed?	No
Potential Development N/A	
Any known developer interest?	Unknown.

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) 1. Inappropriate ~~2. Significant constraints~~ ~~3. Minor constraints~~ ~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	**No.**
Site Achievable	**No.**
Conclusion Beckington is identified in the adopted Development Plan as a 'Primary Village' wherein "new development that is tailored to meet local needs will be provided for" (Core Policy 1: Mendip Spatial Strategy). Although the site lies outside of the defined development boundary, the eastern site boundary adjoins the development boundary along this edge. The submission was not accompanied by any type of landscape assessment such as a Landscape and Visual Impact Assessment (LVIA). Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct	

landform: edge of river valley, and prevailing characteristics of the settlement. Thus, the magnitude of change resulting from residential development (the CfS is undertaken to assess land for housing allocation in the emerging NDP) on the landscape and the rural character of the settlement is considered to be significantly adverse.

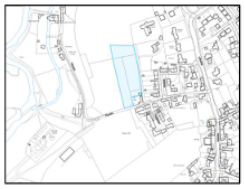
Development would fundamentally alter the character of this land from undeveloped open countryside to urban built form.

For the above reasons the site is not recommended to be taken forward to the next stage.

Enclosures

Land at Tower Hill Farm, Beckington		BECK005b
Town/Parish: Beckington	Division: Frome North	Re-promoted

Site Description / Adjacent Land Uses
Greenfield site (currently sheep grazing and dog walking park), to the north of Mill Lane and to the west of Beckington. Surrounded by residential and agricultural land. Highway access unknown.



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Proposed Development
Total site area - 1 Ha (all developable).
Proposal - 10 dwellings (market, affordable, self-build, custom-build) starting 2024-2026.

Policy Status and Policies Map Designations
Adjacent to development limit.
No other policy map designations.

Planning History / SHLAA Status / Eligibility (fr permissions)
2021/0868/FUL – application for dog walking park (approved). Included land at BECK005a and BECK005c.
2023/1369/FUL – alterations to above permission (withdrawn 19/09/2023). Included land at BECK005a and BECK005c.

Flood Risk
River flooding – Flood Zone 1.
Surface water flooding – Very low risk.

Conservation Area / Listed Buildings / Areas of High Archaeological Potential
None.

Designated Landscape
No impact on AONB or Special Landscape Features.
Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	675	M&S Simply Food
Primary school (secondary school)	609	Beckington Church of England First School
GP Surgery	699	Beckington Family Practice
Bank/Post Office	2.54km	Rode Post Office
Community hub (pub/hall)	427	Beckington Memorial Hall
Open space (can be provided on site)	432	Beckington Playground
Employment cluster	1.5km	Frome Road, Rode
Bus stop	297	Bus Stop
Town centre/high order hub	5.1km	Frome

Settlement Strategy (CP1, CP2)

	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
3a	Re-use of land (greenfield/brownfield)	Greenfield / BMV land
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	Some - telegraph poles and old farm building
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	Yes
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife sites	Low
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	None
	Impact on settlement character	Harm would be difficult to mitigate
	Impact on landscape character	Harm would be difficult to mitigate
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Potential flooding issues - see Technical Appendix Part 3
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see BECK005a
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	Application for a dog walking site
	Conformity with LLP1/LPP2 policies/allocations	Outside but adjacent to DL
	Impact on neighbourhood plans/ other plans	
	Ownership & Availability	Multiple ownership, available
	Marketability	Enquiries received
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	

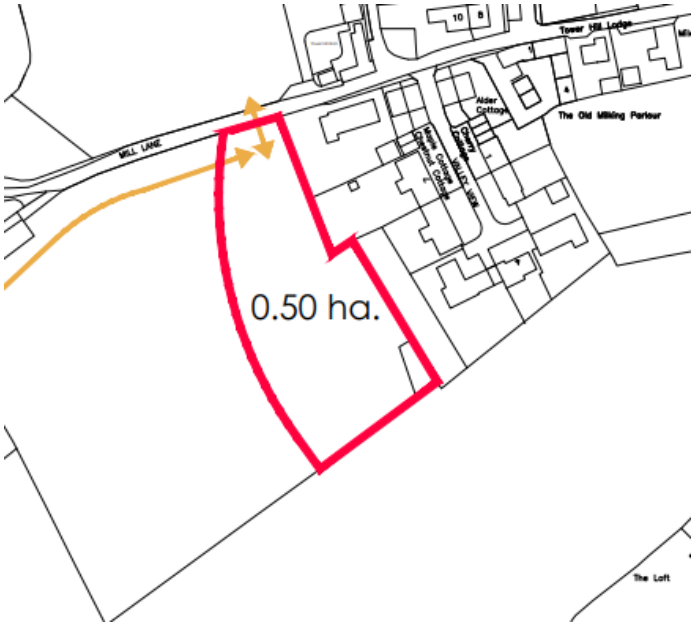
Notes
Physical and infrastructure constraints: building in SE corner, old farm building, telegraph pole and overhead line cross south of site.
Highways: Due to cumulative effects on A36 roundabouts, even smaller schemes may be subject to a TP requirement that may rule the site out. Policy DP27 financial contributions will apply. Constraint dependent on progress with Mitigation/Improvement Programme being addressed as part of SGV application - see FRO225a.

Summary:
Site is on the edge of a village that has delivered significantly in excess of CP2 requirements.
It would impact settlement character, local distinctiveness and landscape character. It is BMV land. Education capacity is limited and drainage has been an issue for the village. Financial contributions would be required for the A36 roundabout.
The site is not suitable for allocation.

Site Assessment Form

Completed by: WH (BPA) **Date:** 02/12/2024	
Site Name / Ref	BNDP_SA_2d_Land_South_of_Mill_Lane
Site Address	Land to the South of Mill Lane, Beckington
Site Area (hectares)	0.5ha

Description/ Overview





The site forms part of a larger grassland field currently in use as pastureland/grazing.

The submission documentation details land parcel site ref 2d forms part of a wider tract of land (including site ref 2b, 2c and 2e) used for dog exercise (classified as Sui Generis Use – approved under 2021/0868/FUL).

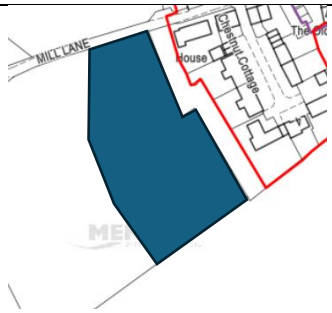
The land is proposed to be served off Mill Lane that runs adjacent to the northern boundary.

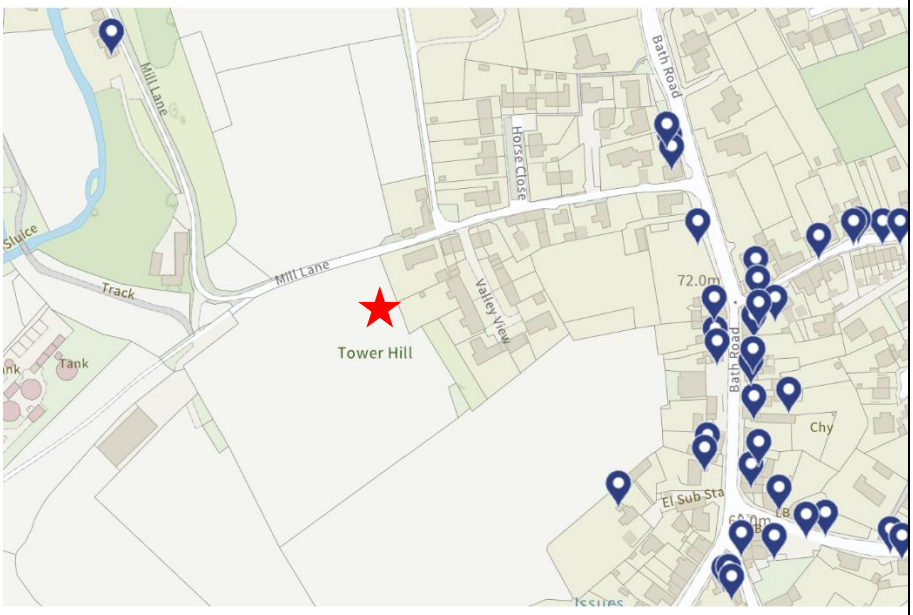
The site adjoins the existing built form of the settlement along its western boundary. Open countryside wraps round the site area to the north, west and south.

The site is located on the edge of a river valley on exposed plateau.

The site was submitted in the 2023 SHELAA as part of the site with the reference BECK005c.

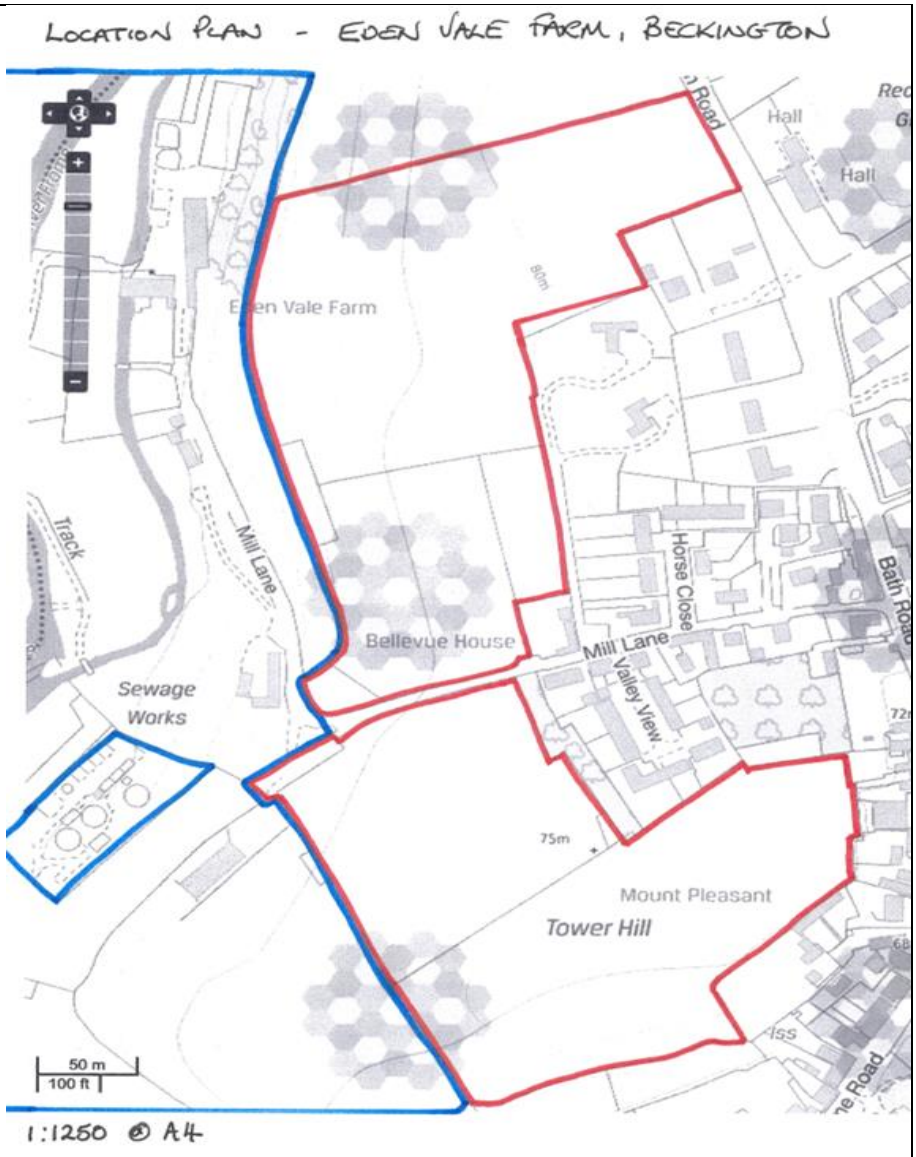
Planning Policy Considerations

Settlement boundary	 The site falls outside but adjacent to the defined development boundary – shown denoted with a red line in the above mapping extract.
Conservation Area	The site is outside of the Beckington Conservation Area – the conservation area boundary is shown by a purple line below. 
Other landscape Designation (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford.* Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	There are no listed buildings within the site area.

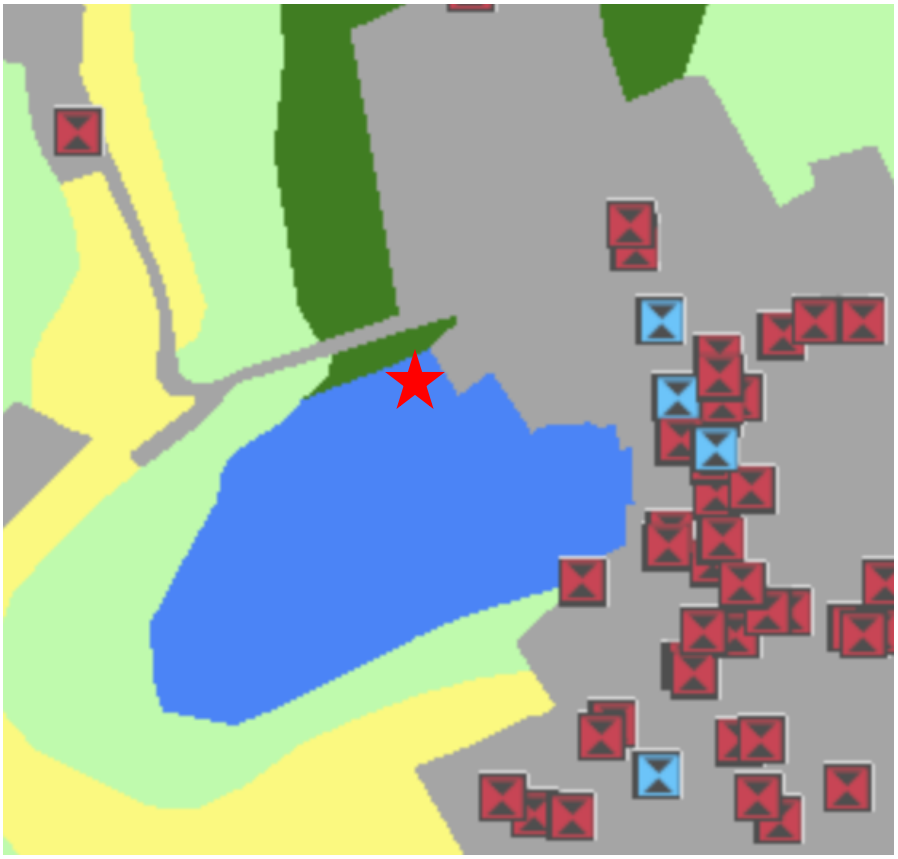
Listed Buildings adjacent to site	There are no listed buildings within the immediate vicinity of the site. Nearest listed buildings shown on Historic England mapping extract below. 
Tree Preservation Order	No TPOs found on the MENDIP interactive mapping.
Flood Zone	The site is located within Flood Zone 1 which has the lowest probability of flood risk from rivers and sea – as shown in EA Flood mapping for Planning extract below.

	
Surface Water Flooding	There is a low risk of flooding due to surface water at the site. However, there is scattered low to medium risk along the road at Mill Lane (the northern boundary of the site). 
Public Rights of Way	No PROW cross the site. However, the site is highly visible in PROW footpaths ref FR 1/3 to the southwest and the Macmillan Way FR 1/4 which is a long-distance recreational route.
Planning History	▪ Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs.

	Ref. No: 2021/0868/FUL | Status: Approval ▪ Approval of details reserved by condition 5 (Parking Area) on planning consent 2021/0868/FUL. Ref. No: 2021/2416/APP | Status: Approval ▪ Application for a non-material amendment to permission 2021/0868/FUL for the change to operating hours to Monday to Saturday 9am to 5pm Ref. No: 2021/2565/NMA | Status: Approval Non-Material Amendment ▪ Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs, construction of Agricultural Store, and Reception Building, including associated access and parking. (Resubmission of 2021/0868/FUL). Ref. No: 2023/1369/FUL | Status: Application Withdrawn ▪ Application to vary condition 3 (Hours of Use) of planning approval 2021/0868/FUL (Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs.) to 8am - 6pm. (updated location plan) Ref. No: 2023/1863/VRC | Status: Withdrawn ((notification of appeal has been received by LPA at the time of writing).

	
Other designations affecting site (local plan)	Sewage Works Buffer Zone.

	Beckington emerging NDP Local Green Space map:  The site forms part of a draft Local Green Space designation in the emerging Beckington Neighbourhood Development Plan. Whilst this designation carries limited weight in plan-making and decision-taking at this present time it should be considered as part of this NDP housing site assessments.
Agricultural Grade	The majority of the site falls within agricultural land classification Grade 1 (denoted in blue in MAGIC mapping extract below) which is the 'best and most versatile' agricultural land. A narrow strip of Grade 3a land can be seen coloured dark green at the

	northernmost part of the site. 

Site Appraisal

Access to Site	Existing field access is from the farm building located to the southwest. The proposed new point of access for any future development is detailed from Mill Lane along the northern site boundary. Given the differing land levels between Mill Lane and the westernmost part of the existing field (the site) this would require considerable engineering works with the loss of native hedgerow, a traditional field pattern enclosure, and biodiversity corridor.
Topography	 The site features an elevated topography, with a rise toward the centre – exposed landscape plateau. The land slopes downward

	toward the east: river valley. The site is situated on higher ground than surrounding areas to the north, south, east and west.
Views into the site	The site is highly visible in a range of views from the surrounding area. The site area lies on an exposed landscape plateau on the edge of a river valley. Due to this distinct landform the site is prominent and highly visible in a range of views including important local views from Mill Lane and PROWs to the west. The site forms part of a wider appreciated view of this part of the settlement from the south and east. This wider appreciated view from various viewpoints along with the contribution this land makes to the local area has been identified as important and worthy of protection in the emerging NDP. The site forms part of an identified Local Green Space (LGS) (ref 6) and in protected views (ref 2, 3, 4 and 5). These findings are consistent with the SHELAA site assessment undertaken by the LPA. Established hedgerow along the northern boundary along with land relief and the fall of the road limits transient views into the site from Mill Lane looking southwards. Should the site be considered further in the NDP process the LPA's landscape officer should be consulted.
Views out of the site	Long distance views are available to the west, south and north of the site. Views to the east are enclosed by existing residential development located on the edge of the settlement.
Vegetation	 Hedgerow/vegetation along the northern boundary of the site.
Hydrological features	None.
Other on-site features	Telegraph poles to the southern boundary of the site.
Signs of contamination?	Not evident.

Current use of site	The submission documents suggest permission for dog walking has been implemented. This was not apparent from my site visit. The current use would appear to be agricultural pasture/grazing land.
Any known previous use?	Agriculture
Utilities on site?	Unknown
Character of	Agriculture. Open countryside. Rural. River valley with undulating landscape plateau.
Neighbouring Land Uses	Residential to the east of the site. There are agricultural fields to the north, south and the west of the site.
Design Layout Issues	Development of the site area would result in the subdivision of the existing historical field pattern. Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: landscape plateau on edge of river valley. The site forms part of the foreground to this part of the settlement (western) which plays an important role in terms of its contribution to the rural character of this part of the settlement (westernmost). For this reason and in my opinion, design considerations would fail to overcome or suitably mitigate against the impact of development on the rural character of this part of the settlement. In the main, the built form of the settlement nestles discreetly in the undulating form of the plateau landscape. Any built development on this site would appear at odds with this prevailing characteristic and fail to protect local distinctiveness. Typically, an edge of settlement location would require soft transitional arrangements: density, form, scale, height, layout and landscaping.
Height and character of surrounding buildings	The surrounding buildings off Mill Lane consist of one, two and two-and-a-half storey.

Availability

Ownership	Keevil Family

Owner supportive of development?	Yes
Time frame in which site could be developed	Available immediately.

Development Potential

Is the site considered appropriate for development?	No
Can the entire site be developed?	No
Potential Development N/A	
Any known developer interest?	Unknown at this stage.

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

1. Inappropriate – development would have a significant adverse impact on landscape, local distinctiveness, and the rural character of the settlement.

~~2. Significant constraints~~

~~3. Minor constraints~~

~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	No
Site Achievable	No
Conclusion The site is highly visible in extensive and long-distance views, making the landscape impact a significant factor to consider.	

Beckington is identified in the adopted Development Plan as a 'Primary Village' wherein "new development that is tailored to meet local needs will be provided for" (Core Policy 1: Mendip Spatial Strategy). Although the site lies outside of the defined development boundary, the western site boundary lies adjacent along this edge.

Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: edge of river valley, and prevailing characteristics of the settlement. Thus, the magnitude of change resulting from residential development (the CfS is undertaken to assess land for housing allocation in the emerging NDP) on the landscape and the rural character of the settlement is considered to be significantly adverse.

The site and views over the site have been identified as important and worthy of protection in the emerging NDP as LGS (ref 6) and Protected Views (ref View no. 2, 3, 4 and 5). Development would fundamentally alter the character of this land from undeveloped open countryside to urban built form.

In my opinion the existing development at Valley View when viewed from the west appears at odds with the prevailing urban grain and softly screened verdant edge of this part of the settlement. Development of the site would further compound and increase the prominence of this alien feature causing harm to the rural characteristics and distinctiveness of this settlement edge.

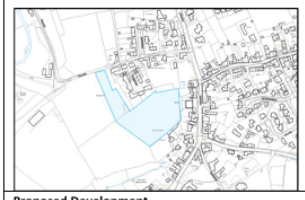
For the above reasons the site is not recommended to be taken forward to the next stage.

Should this site be progressed further in the BNDP process the LLHA and LLFA must be consulted due to the creation of a new residential access off Mill Lane, a narrow single track rural lane, and given known issues relating to the capacity of local foul drainage and the A36.

Enclosures

Land at Tower Hill Farm, Beckington		BECK005c
Town/Parish: Beckington	Division: Frome North	Re-promoted

Site Description / Adjacent Land Uses
Greenfield site (currently sheep grazing and dog walking park), to the south of Mill Lane and to the west of Beckington. Surrounded by residential and agricultural land. Highway access unknown.



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Proposed Development
Total site area - 2 Ha (1.25 Ha developable).
Proposal - 30 dwellings (market, affordable, self-build, custom-build) starting 2024-2026.

Policy Status and Policies Map Designations
Adjacent to development limit.
No other policy map designations.

Planning History / SHLAA Status / Eligibility (for permissions)
2021/0868/FUL – application for dog walking park (approved). Included land at BECK005a and BECK005b.
2023/1369/FUL – alterations to above permission (withdrawn 19/09/2023). Included land at BECK005a and BECK005b.

Flood Risk
River flooding – Flood Zone 1.
Surface water flooding – Scattered areas to east of high, medium and low risk.

Conservation Area / Listed Buildings / Areas of High Archaeological Potential
Conservation Area: Adjacent to Beckington Conservation Area.
Listed Buildings: Adjacent and in close proximity.
AHAP: Adjacent.

Designated Landscape
No impact on AONB or Special Landscape Features.
Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	679	M&S Simply Food
Primary school (secondary school)	611	Beckington Church of England First School
GP Surgery	702	Beckington Family Practice
Bank/Post Office	2.56km	Rode Post Office
Community hub (pub/hall)	432	Beckington Memorial Hall
Open space (can be provided on site)	435	Beckington Playground
Employment cluster	1.5km	Frome Road, Rode
Bus stop	301	Bus Stop
Town centre/high order hub	5.2km	Frome

Settlement Strategy (CP1, CP2)

	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
1, 3a	Re-use of land (greenfield/brownfield)	Greenfield
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	Some - telegraph poles and overhead lines
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	Yes (part)
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife sites	Low
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	Adjacent to Beckington Conservation Area & AHAP. Listed buildings adjacent.
	Impact on settlement character	Harm would be difficult to mitigate
	Impact on landscape character	Harm would be difficult to mitigate
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Potential flooding issues - see Technical Appendix Part 3
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see BECK005a
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	Application for a dog walking site
	Conformity with LLP1/LPP2 policies/allocations	Outside but adjacent to DL
	Impact on neighbourhood plans/ other plans	
	Ownership & Availability	Multiple ownership, available
	Marketability	Enquiries received
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	

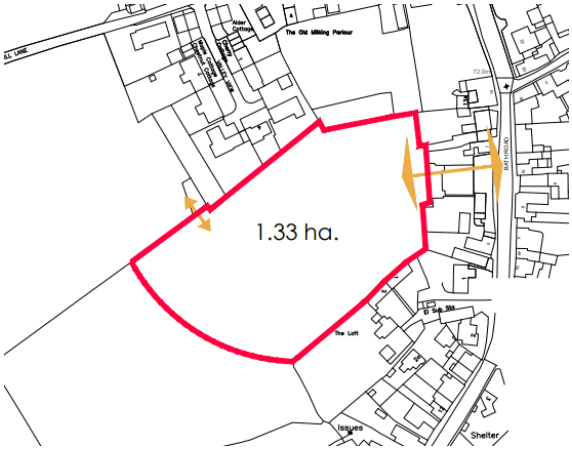
Notes
Physical and infrastructure constraints: telegraph poles and overhead lines cross northern part of site. Highways: due to cumulative effects on A36 roundabouts, even smaller schemes may be subject to a TP requirement that may rule the site out. Policy DP27 financial contributions will apply. Constraint dependent on progress with Mitigation/Improvement Programme being addressed as part of SGV application - see FRO225a.

Summary:
Site is on the edge of a village that has delivered significantly in excess of CP2 requirements.
It would impact settlement character, local distinctiveness and landscape character. Site is BMV agricultural land. Education capacity is limited and drainage has been an issue for the village. Financial contributions would be required for the A36 roundabout.
The site is not suitable for allocation.

Site Assessment Form

Completed by: WH (BPA) **Date:** 02/12/2024	
Site Name / Ref	BNDP_SA_2e_Land_west_of_Bath_Frome_Road Land west of the Bath/Frome Road
Site Address	Land west of the Bath/Frome Road, BA11 6SZ
Site Area (hectares)	1.33 ha

Description/ Overview





The site forms part of a larger grassland field currently used as pasture/grazing land.

The submission documentation details land parcel site ref 2e forms part of a wider tract of land (including site ref 2b, 2c and 2d) used for dog exercise (classified as Sui Generis Use – approved under 2021/0868/FUL).

The submission documents state that access to the site is proposed to be served from either Bath Road or Mill Lane. Access from the Bath Road would require third party agreement and via Mill Lane would require the creation of a new point of access.

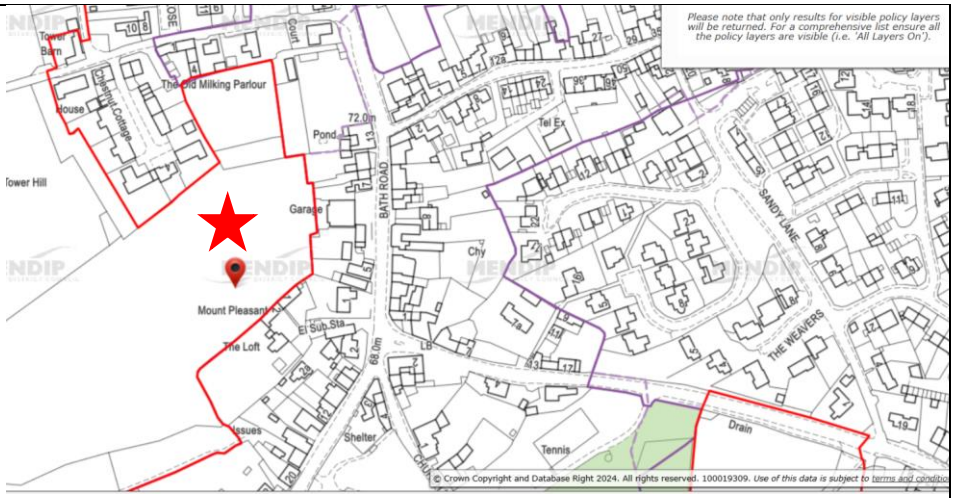
The site adjoins the existing built form of the settlement along part of the northern and southern site boundaries, and along the eastern extent. Open countryside extends westwards.

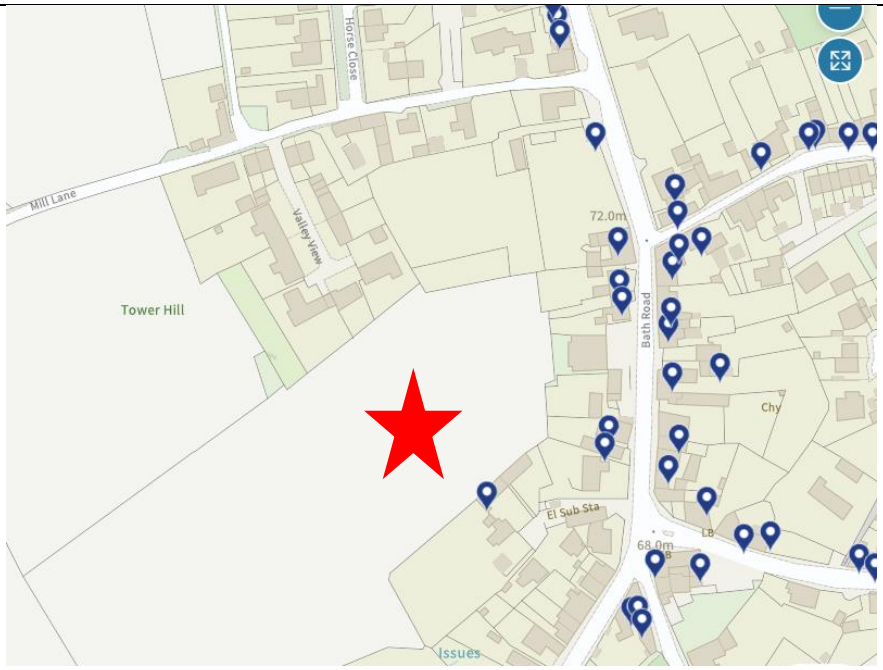
A number of designated heritage assets adjoin the site – listed buildings and conservation area.

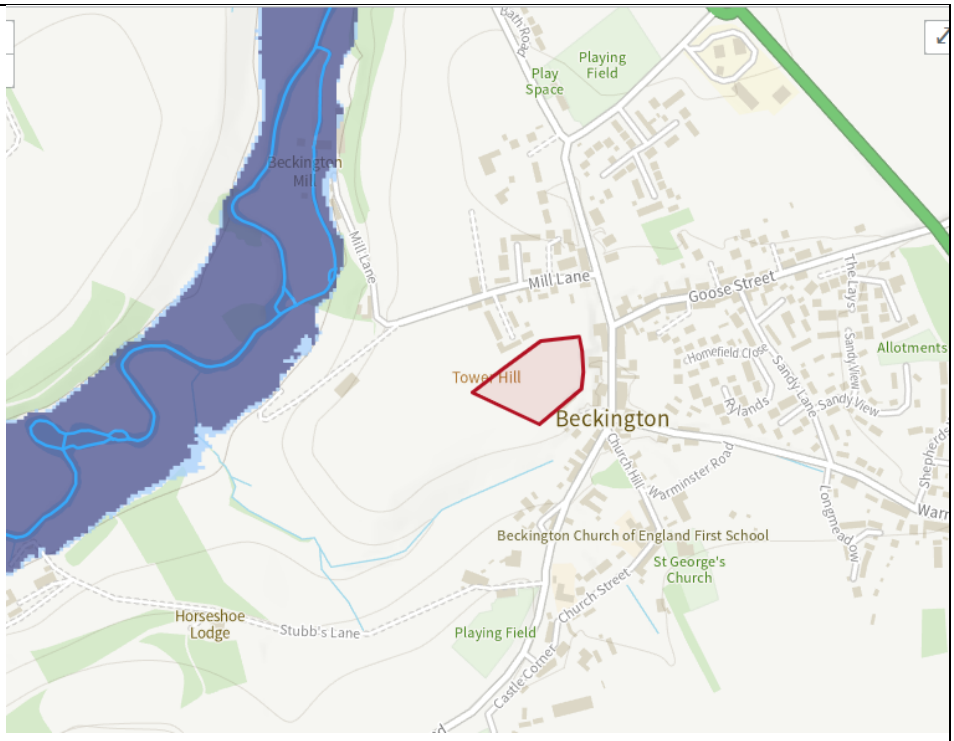
The site is located on the edge of a river valley on exposed plateau.

The site was submitted in the 2023 SHELAA as part of the site with the reference BECK005c.

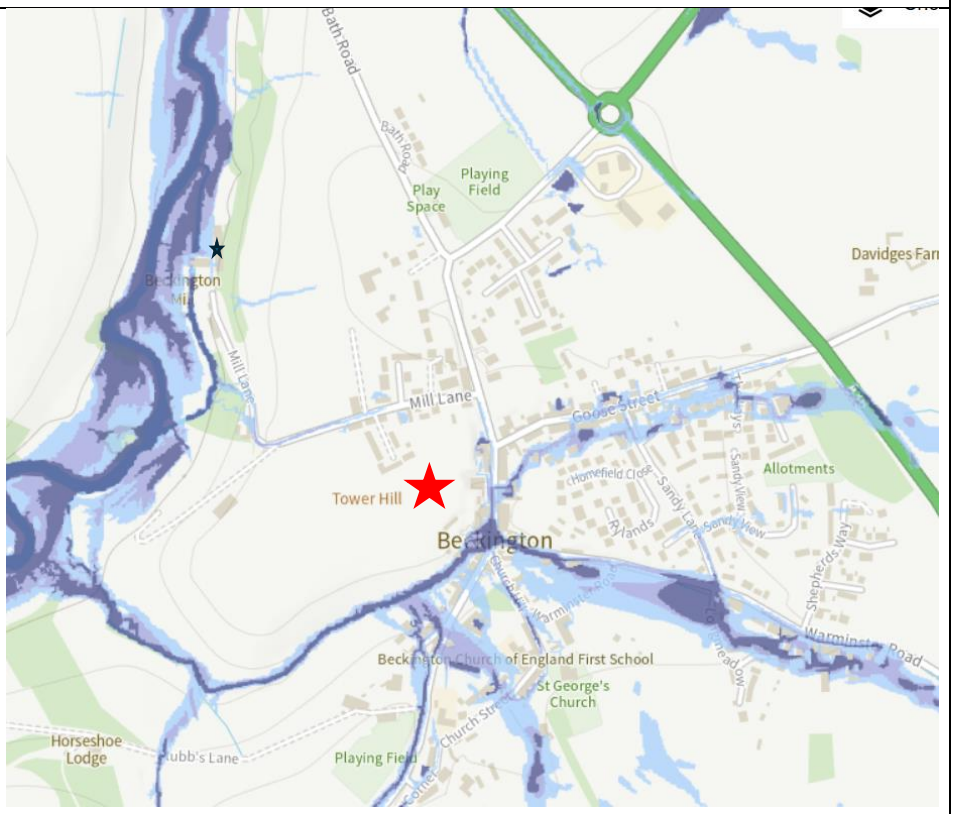
Planning Policy Considerations

Settlement boundary	 The site is outside but adjacent to the defined settlement boundary – denoted by red line in above mapping extract.
Conservation Area	

	The site adjoins the Beckington Conservation Area along its southern and eastern boundaries - the boundary of the conservation area is shown by a purple line above.
Landscape Designation or Landscape Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	No listed buildings lie within the site area.
Listed Buildings adjacent to site	 A number of Grade II and Grade II* listed buildings directly adjoin the site to the north, east and south – see Historic England mapping extract above. The site lies behind the historic core of the settlement.
Tree Preservation Order	No TPO's shown on the Mendip interactive mapping online resource within the site area or within the immediate vicinity.
Flood Zone	The site is within located within Flood Zone 1 which has a low probability of flood risk from rivers and sea – see EA Flood map for Planning extract below.



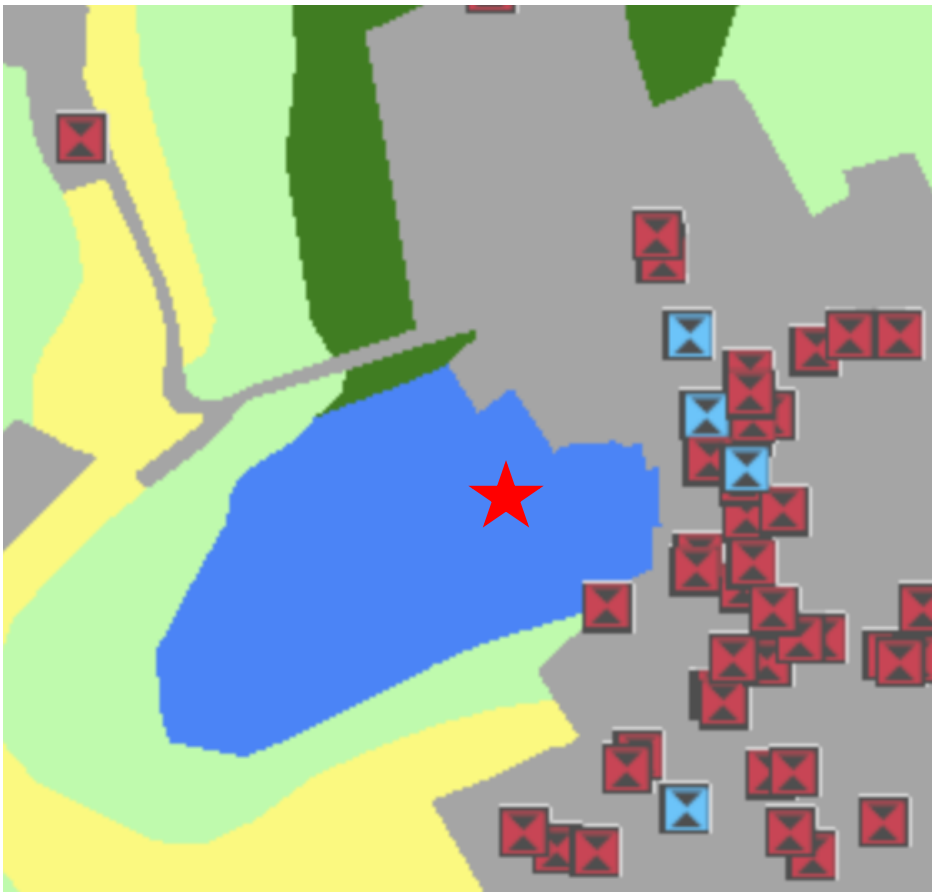
Surface Water Flooding



The site has a low probability of flood risk from surface water.

Public Rights of Way	As shown in mapping extract below no PROW cross the site. However, the site is highly visible in PROW footpaths ref FR 1/3 to the southwest and the Macmillan Way FR 1/4 which is a long-distance recreational route. 
Planning History	▪ Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs. Ref. No: 2021/0868/FUL | Status: Approval ▪ Approval of details reserved by condition 5 (Parking Area) on planning consent 2021/0868/FUL. Ref. No: 2021/2416/APP | Status: Approval ▪ Application for a non-material amendment to permission 2021/0868/FUL for the change to operating hours to Monday to Saturday 9am to 5pm Ref. No: 2021/2565/NMA | Status: Approval Non-Material Amendment ▪ Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs, construction of Agricultural Store, and Reception Building, including associated access and parking. (Resubmission of 2021/0868/FUL). Ref. No: 2023/1369/FUL | Status: Application Withdrawn ▪ Application to vary condition 3 (Hours of Use) of planning approval 2021/0868/FUL (Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs.) to 8am - 6pm. (updated location plan) Ref. No: 2023/1863/VRC | Status: Withdrawn (notification of appeal has been received by LPA at the time of writing this assessment).
Other designations	Sewage Works Buffer Zone The site forms part of a draft Local Green Space designation in the emerging Beckington Neighbourhood Development Plan. Whilst

affecting site (local plan)	this designation carries limited weight in plan-making and decision-taking at this present time it should be considered as part of this NDP housing site assessments. 

Agricultural Grade	 The site is classified as Grade 1 BMV agricultural land – see MAGIC mapping extract above.

Site Appraisal

Access to Site	The submission documents detail that vehicular access to the site would either be served from Mill Lane through the adjoining promoted site ref B_02_D or from the Bath/Frome Road which requires third party agreement.
Topography	

	The site features an elevated topography on an exposed landscape plateau. The land slopes downward toward the east: river valley.
Views into the site	The site is highly visible in a range of views from the surrounding area. The site area lies on an exposed landscape plateau on the edge of a river valley. Due to this distinct landform the site is prominent and highly visible in a range of views including important local views from Mill Lane and PROWs to the west and southwest. The site forms part of a wider appreciated view of this part of the settlement from the south and east. This wider appreciated view from various viewpoints along with the contribution this land makes to the local area has been identified as important and worthy of protection in the emerging NDP. The site forms part of an identified Local Green Space (LGS) (ref 6) and in protected views (ref 2, 3, 4 and 5). Public vantage is limited to the east (Bath/Frome Road) by the existing built environment. These findings are consistent with the SHELAA site assessment undertaken by the LPA.
Views out of the site	Long distance views are available to the west and southwest. Views east and north are limited by existing development.
Vegetation	Grass land. Native hedgerow field boundaries with intermittent hedgerow trees to the north, east and south.
Hydrological features	No
Other on-site features	N/A
Signs of contamination	Not evident.
Current use of site	Agricultural. Planning permission for dog exercise - Sui Generis use. This would appear unimplemented as character of land is agricultural – grazing land.
Any known previous use?	Agriculture.
Utilities on site?	Unknown

Character of	Agriculture. Open countryside. Rural. River valley with undulating landscape plateau.
Neighbouring Land Uses	Agriculture. Residential.
Design Layout Issues	In my opinion, the site makes an important contribution to the setting of the numerous Grade II and Grade II* listed buildings that adjoin the site to the east and north, and the foreground to the designated Beckington Conservation Area. The site forms a significant part of the open rural context that characterises this part of the settlement. Development of this site would irrevocably erode and thereby fail to conserve the significance of the open rural setting on nearby designated heritage assets. Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: landscape plateau on edge of river valley. The site forms part of the foreground to this part of the settlement (western) which plays an important role in terms of its contribution to the rural character of this part of the settlement (westernmost). For this reason and in my opinion, design considerations would fail to overcome or suitably mitigate against the impact of development on the rural character of this part of the settlement. In the main, the built form of the settlement nestles discreetly in the undulating form of the plateau landscape. Any built development on this site would appear at odds with this prevailing characteristic and fail to protect local distinctiveness. Development of the site area would result in the subdivision of the existing historical field pattern.
Height and character of surrounding buildings	Predominantly two and two-and-a-half storey buildings.

Availability

Ownership	Keevil family
Owner supportive of development?	Yes

Time frame in which site could be developed	Immediately

Development Potential

Is the site considered appropriate for development?	No.
Can the entire site be developed?	No.
Potential Development N/A	
Any known developer interest?	Unknown.

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

1. Inappropriate – development would have a significant adverse impact on landscape, local distinctiveness, and the rural character of the settlement.

~~2. Significant constraints~~

~~3. Minor constraints~~

~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	No - highly constrained: landscape and heritage.
Site Achievable	No.

Conclusion

The site is highly visible in extensive and long-distance views, making the landscape impact an important matter to consider.

Beckington is identified in the adopted Development Plan as a 'Primary Village' wherein "new development that is tailored to meet local needs will be provided for" (Core Policy 1: Mendip Spatial Strategy). Although the site lies outside of the defined development boundary, the western site boundary lies adjacent along this edge.

Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: edge of river valley, and prevailing characteristics of the settlement. Thus, the magnitude of change resulting from residential development (the CfS is undertaken to assess land for housing allocation in the emerging NDP) on the landscape and the rural character of the settlement is considered to be significantly adverse.

The site and views over the site have been identified as important and worthy of protection in the emerging NDP as LGS (ref 6) and Protected Views (ref View no. 2, 3, 4 and 5). Development would fundamentally alter the character of this land from undeveloped open countryside to urban built form.

In my opinion the existing development at Valley View when viewed from the west appears at odds with the prevailing loose urban grain and softly screened verdant edge of this part of the settlement. Development of the site would further compound and extend this alien form causing harm to the rural characteristics and distinctiveness of this settlement edge.

New residential development on this site would result in substantial harm to the rural setting of a number of designated heritage assets including a Grade II* listed building which holds particular importance of more than special interest – only 5.8% of listed buildings are Grade II* (Historic England: historicengland.org.uk).

For the above reasons the site is not recommended to be taken forward to the next stage.

Should this site be progressed further in the BNDP process it is essential the LPA's conservation and landscape officers are consulted and their comments received. In addition, a Heritage Statement and Impact Assessment should be requested from the site promotor.

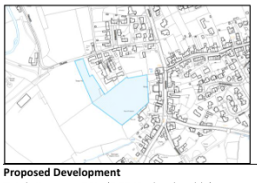
Further, the LLHA and LLFA should be consulted due to the creation of a new residential access off Mill Lane, which is a narrow single-track lane, and given the known issues relating to the capacity of local foul drainage system and the A36.

Enclosures

Land at Tower Hill Farm, Beckington		BECK005c
Town/Parish: Beckington	Division: Frome North	Re-promoted

Site Description / Adjacent Land Uses

Greenfield site (currently sheep grazing and dog walking park), to the south of Mill Lane and to the west of Beckington. Surrounded by residential and agricultural land. Highway access unknown.



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Proposed Development

Total site area - 2 Ha (1.25 Ha developable).

Proposal - 30 dwellings (market, affordable, self-build, custom-build) starting 2024-2026.

Policy Status and Policies Map Designations

Adjacent to development limit.

No other policy map designations.

Planning History / SHLAA Status / Eligibility (for permissions)

2021/0868/FUL – application for dog walking park (approved). Included land at BECK005a and BECK005b.
2023/1369/FUL – alterations to above permission (withdrawn 19/09/2023). Included land at BECK005a and BECK005b.

Flood Risk

River flooding – Flood Zone 1.

Surface water flooding – Scattered areas to east of high, medium and low risk.

Conservation Area / Listed Buildings / Areas of High Archaeological Potential

Conservation Area: Adjacent to Beckington Conservation Area.

Listed Buildings: Adjacent and in close proximity.

AHAP: Adjacent.

Designated Landscape

No impact on AONB or Special Landscape Features.

Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	679	M&S Simply Food
Primary school (secondary school)	611	Beckington Church of England First School
GP Surgery	702	Beckington Family Practice
Bank/Post Office	2.56km	Rode Post Office
Community hub (pub/hall)	432	Beckington Memorial Hall
Open space (can be provided on site)	435	Beckington Playground
Employment cluster	1.5km	Frome Road, Rode
Bus stop	301	Bus Stop
Town centre/high order hub	5.2km	Frome

Settlement Strategy (CP1, CP2)

	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
1, 3a	Re-use of land (greenfield/brownfield)	Greenfield
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	Some - telegraph poles and overhead lines
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	Yes (part)
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife sites	Low
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	Adjacent to Beckington Conservation Area & AHAP. Listed buildings adjacent.
	Impact on settlement character	Harm would be difficult to mitigate
	Impact on landscape character	Harm would be difficult to mitigate
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Potential flooding issues - see Technical Appendix Part 3
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see BECK005a
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	Application for a dog walking site
	Conformity with LLP1/LPP2 policies/allocations	Outside but adjacent to DL
	Impact on neighbourhood plans/ other plans	
	Ownership & Availability	Multiple ownership, available
	Marketability	Enquiries received
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	

Notes

Physical and infrastructure constraints: telegraph poles and overhead lines cross northern part of site. Highways: due to cumulative effects on A36 roundabouts, even smaller schemes may be subject to a TP requirement that may rule the site out. Policy DP27 financial contributions will apply. Constraint dependent on progress with Mitigation/Improvement Programme being addressed as part of SGV application - see FRO225a.

Summary:

Site is on the edge of a village that has delivered significantly in excess of CP2 requirements.
It would impact settlement character, local distinctiveness and landscape character. Site is BMV agricultural land. Education capacity is limited and drainage has been an issue for the village. Financial contributions would be required for the A36 roundabout.
The site is not suitable for allocation.

Site Assessment Form

Completed by: WH (BPA) **Date:** 25th November 2024	
Site Name / Ref	BNDP_SA_3a_Land_off_Bath_Road
Site Address	Land off Bath Road, Beckington
Site Area (hectares)	2.55 hectares

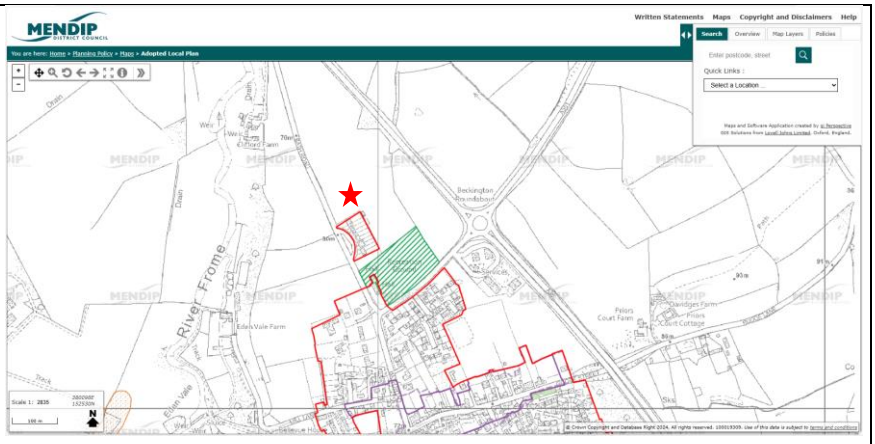
Description/ Overview

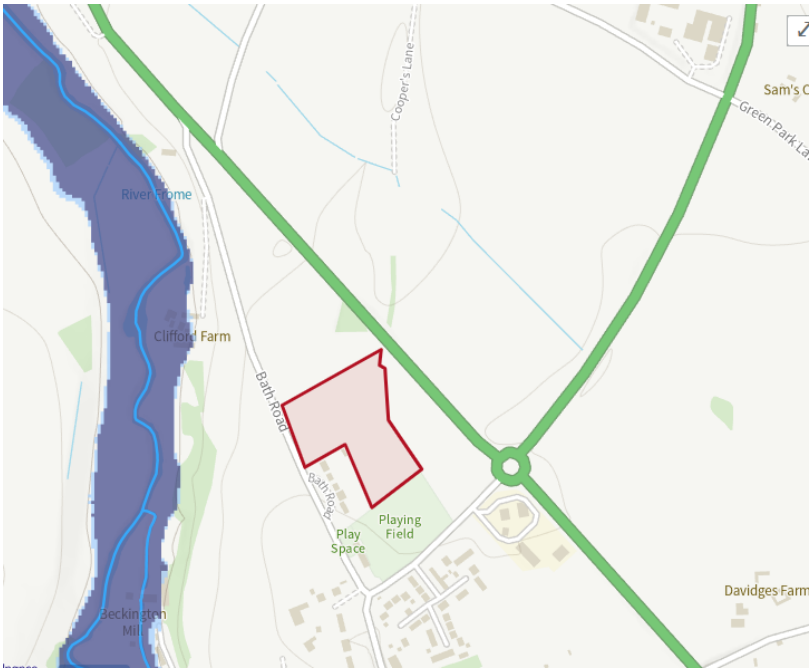


A greenfield site located to the north of Beckington. The site is accessed via Bath Road and is primarily surrounded by agricultural land, with some residential properties adjoining to the south-southwest. The village 'Memorial' hall and associated outdoor playing field lies to the south. A substantial hedgerow/tree belt forms the eastern site boundary creating a defining landscape feature.

The site forms part of 'BECK029' in the SHELAA (2023).

Planning Policy Considerations

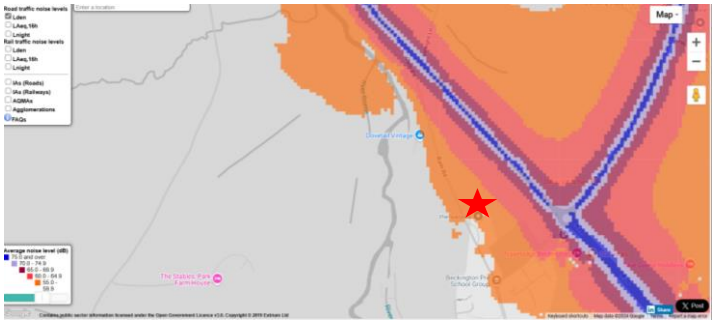
Settlement boundary	 The site lies adjacent to the defined settlement boundary.
Conservation Area	No.
Other landscape Designation/Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford*. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B and C. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	N/A
Listed Buildings adjacent to site	None.
Tree Preservation Order	No TPOs found on the Mendip online database.
Flood Zone	The site is in Flood Zone 1 - lowest probability of flood risk from rivers and seas (EA Flood map for Planning mapping extract

	below) . 
Surface Water Flooding	Low chance of surface water flooding at the site. However MENDIP interactive mapping (extract below) shows a scattered medium to high risk area at the northeastern corner.  The 2023 SHELAA reports significant issues with drainage capacity in the village (runoff/foul and surface water connections).

Public Rights of Way	 PROW route FR1/1 runs through the site.
Planning History	None.
Other designations affecting site (local plan)	N/A
Agricultural Grade	The site is classified as Grade 3a agricultural land as shown in dark green on MAGIC mapping extract below. 

Site Appraisal

Access to Site	Access would be served from the Bath Road to the west as shown on the site layout BD2404 02 Concept Masterplan A (see below).
Topography	The site relatively flat – landscape plateau (located at distance from the river valley edge). 
Views into the site	Public vantage from the Bath Road and FP 1/1.
Views out of the site	Wide ranging views to the north and the west.
Vegetation	A 'gappy' hedgerow forms the western site boundary along the Bath Road. Worthy of particular note is the tree belt that forms the eastern site boundary and provides a valuable landscape feature and green corridor/network for biodiversity.
Hydrological features	The submission documents detail an existing watercourse located just to the east of the site. This watercourse is culverted beneath the A36 and flows northward.
Other on-site features	N/A
Signs of contamination?	Not evident
Current use of site	Agriculture.
Any known previous use?	Agriculture.
Utilities on site?	Unknown.
Character of Area	Open countryside – agricultural land.

Neighbouring Land Uses	Residential, community – outdoor children's playground, village hall, outdoor recreation/sports field.
Design Layout Issues	The impact of road noise should be considered especially towards the northeastern most part of the site (nearest the A36) – see mapping extract below. 
Height and character of surrounding buildings	Single and two-storey buildings of various architectural age and styles.

Availability

Ownership	Andrew Fussell. Private.
Owner supportive of development?	Yes.
Time frame in which site could be developed	Available immediately.

Development Potential

Is the site considered appropriate for development?	Potentially.
Can the entire site be developed?	Further consideration and assessment of road noise from the A36 is required. The northeastern part of the site could potentially be highly constrained by noise pollution thereby limiting or precluding development on this part of the site. If noise mitigation was required, this would need to be sensitively considered given the potential for landscape impact. For example, a high acoustic fence may appear incongruous. The hedgerow/tree belt along the northeast boundary should be protected and enhanced as part of any development proposal.

Potential Development Residential	
Any known developer interest?	Unknown at this stage.
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

~~1. Inappropriate~~

~~2. Significant constraints~~

3. Minor constraints

~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	Minor constraints.
Site Achievable	Potentially.

Conclusion

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. The surrounding landform rises up to the northeast towards the A36 and falls steeply further to the west.

Development on this site would elongate the form of the settlement. Nevertheless, growth along roads is evident in the local area and any new development on this site would be seen within the context of the existing settlement when viewed from the north. A strong defensible landscape buffer along the northern site boundary would act to help assimilate development of this site with its surrounds and create the opportunity to enhance the local biodiversity network by linking into the existing hedgerow/tree belt along its eastern boundary. It should be noted the existing hedgerow/tree belt is an important landscape feature and should be retained and reinforced to screen the site in transient views from the A36. Moreover, the settlement is highly constrained by landscape and heritage considerations to the west southwest

and physically constrained to the northeast by the main A36 limiting opportunity for development should land for the supply of new homes be needed.

Good visibility in both directions appears to be achievable in the provision of a safe and suitable access.

A noise assessment is required to inform the layout of any future development and the need for mitigation.

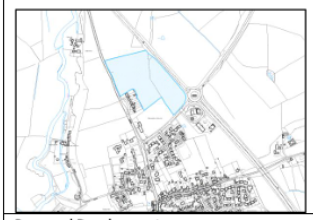
Consultation with LPA landscape officer, LLHA and LLFA is required if taken forward in the NDP process.

Concept Masterplan submitted: <u>PLEASE NOTE THIS ASSESSMENT REF B_03A_NDP ONLY RELATES TO LAND EAST OF THE BLUE DASHED LINE SHOWN BELOW.</u>



Land off Bath Road, Beckington		**BECK029**
Town/Parish: Beckington	Division: Frome North	New site

Site Description / Adjacent Land Uses
Greenfield site to the north of Beckington. Bordered on 2 sides by the A36 and Bath Road. Beckington Roundabout adjacent to SE boundary. Surrounded by agricultural and residential land, and a playing field. Highway access assumed to be from Bath Road. Site includes former BECK025 site, put forward in preparation of LPP2 for employment use.



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Proposed Development
Total site area - 4.41 Ha (3.76 Ha developable).
Proposal - around 84 dwellings (market and affordable) starting 2024-2026.

Policy Status and Policies Map Designations
Adjacent to development limit.
No other policy map designations.

Planning History / SHLAA Status / Eligibility (for permissions)
2017/0818/FUL - Erection of car dealership, a co-working hub and 5 employment starter units. Refused 05/01/2018. Appeal dismissed. BECK025 part of site.
2018/0486/FUL - Erection of car dealership. Refused 13/06/2018. Appeal dismissed. BECK025 part of site.
2022/1153/L7PA - pre-app for 84 dwellings.

Flood Risk
River flooding – Flood Zone 1
Surface water flooding – Area of high risk in the north. Scattered medium & low risk through centre.
Significant issues with drainage capacity in the village (runoff/foul and surface water connections).

Conservation Area / Listed Buildings / Areas of High Archaeological Potential
None.

Designated Landscape
No impact on AONB or Special Landscape Features.
Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	141	M&S Simply Food
Primary school (secondary school)	721	Beckington Church of England First School
GP Surgery	840	Beckington Family Practice
Bank/Post Office	1.9km	Rode Post Office

Settlement Strategy (CP1, CP2)		
	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
3a	Re-use of land (greenfield/brownfield)	Greenfield (southern 75% of site)
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	None
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	No
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife sites	Low
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	None
	Impact on settlement character	Harm would be difficult to mitigate
	Impact on landscape character	Harm would be difficult to mitigate
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Potential flooding issues - see Technical Appendix Part 3
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see notes
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	None
	Conformity with LLP1/LPP2 policies/allocations	Partly adjacent to DL
	Impact on neighbourhood plans/ other plans	
	Ownership & Availability	Multiple ownership & available
	Marketability	Under option to a developer
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	A36 Improvements

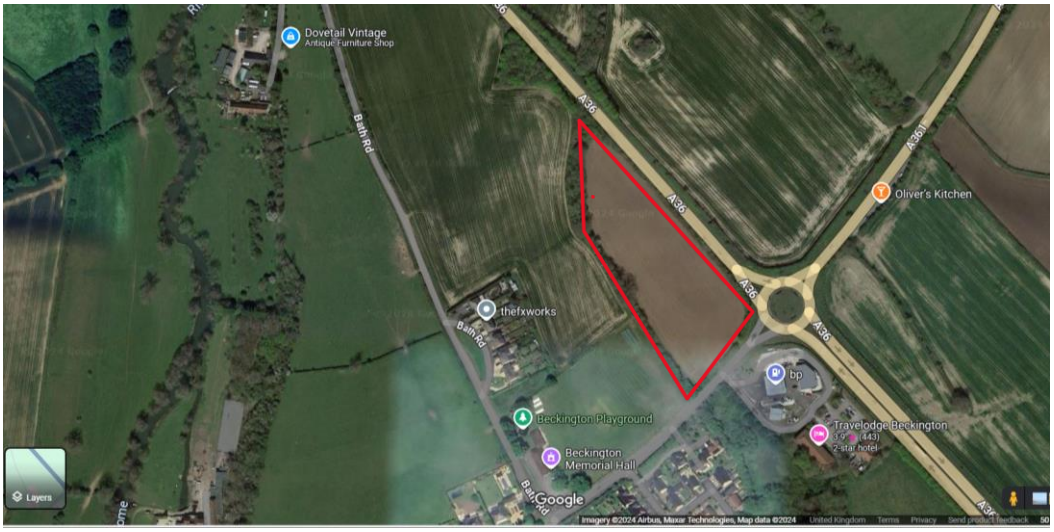
Notes
Highways: due to cumulative effects on A36 roundabouts, even smaller schemes may be subject to a TP requirement that may rule the site out. Policy DP27 financial contributions may also apply. Constraint dependent on progress with Mitigation/Improvement Programme being addressed as part of SGV application - see FRO225a.

Summary:

Site Assessment Form

Completed by: WH (BPA) **Date:** 25th November 2024	
Site Name / Ref	BNDP_SA_3b_Land_west_of_A36_A361_Roundabout
Site Address	Land west of A36/A361 Roundabout, Beckington
Site Area (hectares)	Approx 1.8 hectares

Description/ Overview



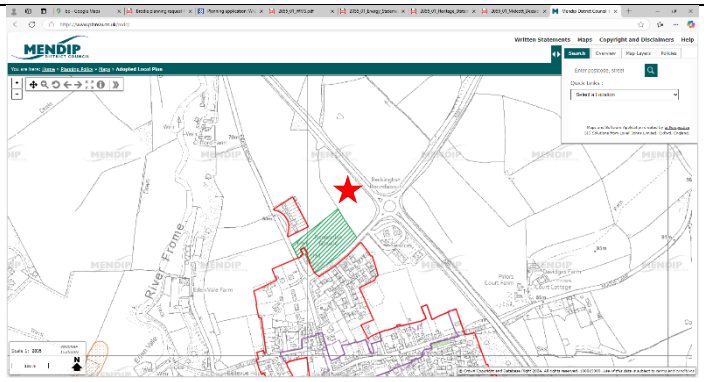
A greenfield site situated to the north of Beckington.

The A36/A361 roundabout is located immediately to the south-east of the site.

Surrounding land uses include agricultural fields to the north-west and north-east, playing fields to the south-west, residential development to the south, and roadside services to the south-east.

This site formed part of the area submitted and assessed under ref 'BECK029' in the SHELAA (2023).

Planning Policy Considerations

Settlement boundary	 The site lies adjacent to the defined settlement boundary.
Conservation Area	No.
Other landscape Designation (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	None.
Listed Buildings adjacent to site	None.
Tree Preservation Order	No TPOs found on the Mendip online database. According to the Arboricultural Report submitted with application 2017/0818/FUL, three significant oak trees are located within the hedgerow along the southwestern boundary.
Flood Zone	The site is in Flood Zone 1 – lowest probability of flood risk from rivers and sea – see extract below from EA Flood map for Planning.

	Flood map showing the flood zone your site is in The map shows the flood risk to your site and the surrounding area. 
Surface Water Flooding	 Low chance of surface water flooding at the site however scattered medium and low risk along the western boundary of the site. High chance of flooding due to surface water at the northern boundary of the site. According to the 2023 SHELAA, there are significant issues with drainage capacity in the village (runoff/foul and surface water connections).
Public Rights of Way	PROW route FR1/1 runs alongside the western site boundary.
Planning History	2017/0818/FUL - Erection of car dealership, a co-working hub and 5 employment starter units. Refused 05/01/2018. Appeal dismissed. Summary of reasons for refusal: **The site lies in open countryside outside the Settlement Limits of Beckington**, where development is strictly controlled as a matter of principle, to ensure a sustainable pattern of development, including proportionate growth; and to ensure unfettered development in the countryside does not undermine its intrinsic value. The proposal has failed to adequately demonstrate that it would sustain the local rural community; be of a manner and scale appropriate to its location and constraints; and that there are no suitable alternative sites that are

	more accessible or sequentially preferable with regard to the Council's spatial strategy. The site lies in open countryside outside the Settlement Limits of Beckington, where development is strictly controlled in the interests of the character and appearance of the countryside. The proposed development due to its urban nature and significant scale, layout and extent, in a prominent position, would cause an **unjustified urbanising effect that would encroach into the open countryside** and have a **harmful impact on the countryside's intrinsic character and appearance.** The proposal would result in an **unsustainable development** due to it fostering a growth in the need to travel by private transport as a result of its unjustified unsustainable location, outside of development limits and inaccessibility to facilities and services and limited alternative modes of transport; and lack of functional links to the nearby village. Summary of reasons for dismissal at appeal: 'The development would cause harm to the character and appearance of the area – relatively inaccessible location.'
Other designations affecting site (local plan)	
Agricultural Grade	The site is classified as Grade 3b agricultural land as shown in dark green in MAGIC mapping extract below. 

Site Appraisal

Access to Site





Photographic image of existing agricultural access serving the site (and proposed as part of previous application ref 2017/0818/FUL). This is the point of access proposed in the CfS submission.

Topography	 Site is relatively flat – landscape plateau set back from the edge of the river valley to the east.
Views into the site	Views off A361 from existing field access: 

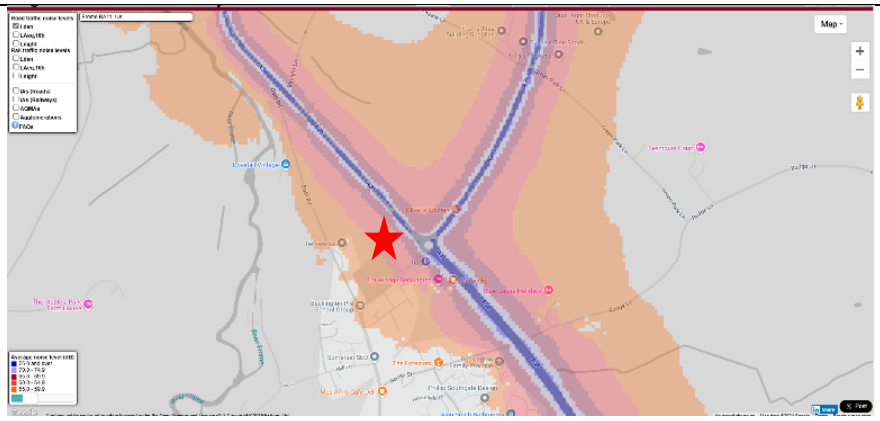


View from A36:





	
Views out of the site	Site enclosed along boundary by planting. However, views out of the site to surrounding land uses are achievable and the adjacent A36.
Vegetation	Substantial mature hedgerow/tree belt forms western site boundary. Intermittent tree planting along the A36.
Hydrological features	The submission documents report an existing watercourse located to the west of the site. This watercourse is culverted beneath the A36 and flows northward
Other on-site features	Substantial mature hedgerow/tree belt forms western site boundary.
Signs of contamination?	None
Current use of site	Agricultural.
Any known previous use?	None.
Utilities on site?	Unknown.
Character of Area	Open countryside – agricultural land.
Neighbouring Land Uses	Community use - outdoor recreation/sports field, commercial, and residential.
Design Layout Issues	The site is constrained by it shape and prominence which gives rise to the question of how road noise would be suitably mitigated and landscape impact reconciled on such a narrow prominent site. High acoustic fencing along the site boundary with the A36 would appear incongruous in the context of the wider open landscape.

	 Additionally, to the north of the site, there is a high chance of surface water flooding. Any development at this site would need to carefully consider the potential impact of road noise on future residents and any resultant impact on landscape character, and address flood risks caused by surface water.
Height and character of surrounding buildings	A variety of one to two-storey buildings.

Availability

Ownership	Unclear – Private landowner/developer
Owner supportive of development?	Yes
Time frame in which site could be developed	1-5 years

Development Potential

Is the site considered appropriate for development?	No. Highly constrained by road noise (A36) and the shape of the site which limits opportunity for mitigation in terms of layout. Prominently located where development would be detrimental to landscape character. Concerns regarding the ability to achieve a safe and suitable access given the proximity of the A36/A361 roundabout and roadside services opposite.

Can the entire site be developed?	No – as above.
Potential Development N/A	
Any known developer interest?	Unclear – submission documents suggest developer interest.
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) ~~1. Inappropriate~~ 2. Significant constraints ~~3. Minor constraints~~ ~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	Highly constrained – unsuitable.
Site Achievable	Unlikely
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. If progressed as part of the NDP process the LPA landscape officer should be consulted along with the LLHA and LLFA given the known capacity issue of the A36, the proximity of the roundabout and strategic road network services, and the local drainage system.	

Enclosures

Land off Bath Road, Beckington		BECK029
Town/Parish: Beckington	Division: Frome North	New site

Site Description / Adjacent Land Uses

Greenfield site to the north of Beckington. Bordered on 2 sides by the A36 and Bath Road. Beckington Roundabout adjacent to SE boundary. Surrounded by agricultural and residential land, and a playing field. Highway access assumed to be from Bath Road. Site includes former BECK025 site, put forward in preparation of LPP2 for employment use.



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Proposed Development

Total site area - 4.41 Ha (3.76 Ha developable).
Proposal - around 84 dwellings (market and affordable) starting 2024-2026.

Policy Status and Policies Map Designations

Adjacent to development limit.
No other policy map designations.

Planning History / SHLAA Status / Eligibility (for permissions)

2017/0818/FUL - Erection of car dealership, a co-working hub and 5 employment starter units. Refused 05/01/2018. Appeal dismissed. BECK025 part of site.
2018/0486/FUL - Erection of car dealership. Refused 13/06/2018. Appeal dismissed. BECK025 part of site.
2022/1153/L7PA - pre-app for 84 dwellings.

Flood Risk

River flooding – Flood Zone 1
Surface water flooding – Area of high risk in the north. Scattered medium & low risk through centre.
Significant issues with drainage capacity in the village (runoff/foul and surface water connections).

Conservation Area / Listed Buildings / Areas of High Archaeological Potential

None.

Designated Landscape

No impact on AONB or Special Landscape Features.
Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	141	M&S Simply Food
Primary school (secondary school)	721	Beckington Church of England First School
GP Surgery	840	Beckington Family Practice
Bank/Post Office	1.9km	Rode Post Office
Community hub (pub/hall)	195	Beckington Memorial Hall
Open space (can be provided on site)	15	Playing field adjacent to site
Employment cluster	900m	Frome Road, Rode
Bus stop	273	Bus Stop
Town centre/high order hub	5.27km	Frome

Settlement Strategy (CP1, CP2)		
	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
3a	Re-use of land (greenfield/brownfield)	Greenfield (southern 75% of site)
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	None
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	No
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife sites	Low
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	None
	Impact on settlement character	Harm would be difficult to mitigate
	Impact on landscape character	Harm would be difficult to mitigate
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Potential flooding issues - see Technical Appendix Part 3
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see notes
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	None
	Conformity with LLP1/LPP2 policies/allocations	Partly adjacent to DL
	Impact on neighbourhood plans/ other plans	
	Ownership & Availability	Multiple ownership & available
	Marketability	Under option to a developer
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	A36 Improvements

Notes

Highways: due to cumulative effects on A36 roundabouts, even smaller schemes may be subject to a TP requirement that may rule the site out. Policy DP27 financial contributions may also apply. Constraint dependent on progress with Mitigation/Improvement Programme being addressed as part of SGV application - see FRO225a.

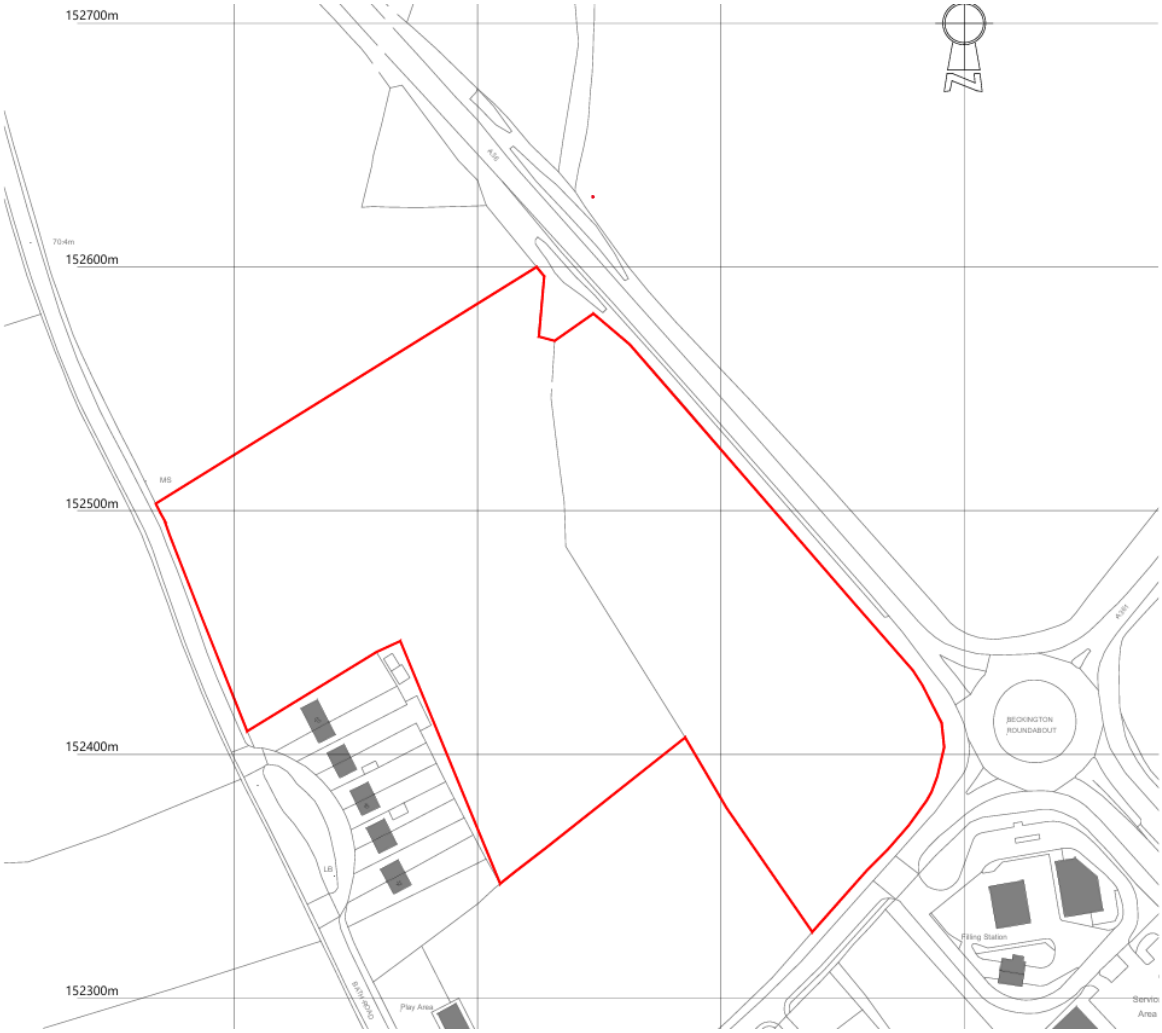
Summary:

Site is on the edge of a village that has delivered significantly in excess of CP2 requirements.
It would impact settlement character, local distinctiveness and landscape character. Site is BMV agricultural land. Education capacity is limited and drainage has been an issue for the village. Financial contributions would be required for the A36 roundabout.
The site is not suitable for allocation.

Site Assessment Form

Completed by: WH (BPA) **Date:** 25th November 2024	
Site Name / Ref	BNDP_SA_3c_Land_off_Bath_Road (comprising site ref BNDP 3a and 3b)
Site Address	Land off Bath Road, Beckington
Site Area (hectares)	4.57 hectares

Description/ Overview



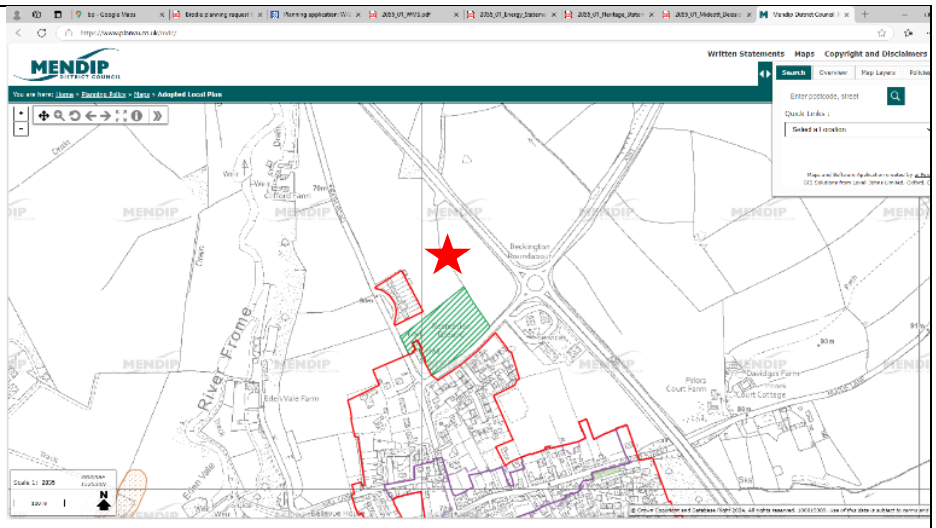
A greenfield site situated to the north of Beckington.

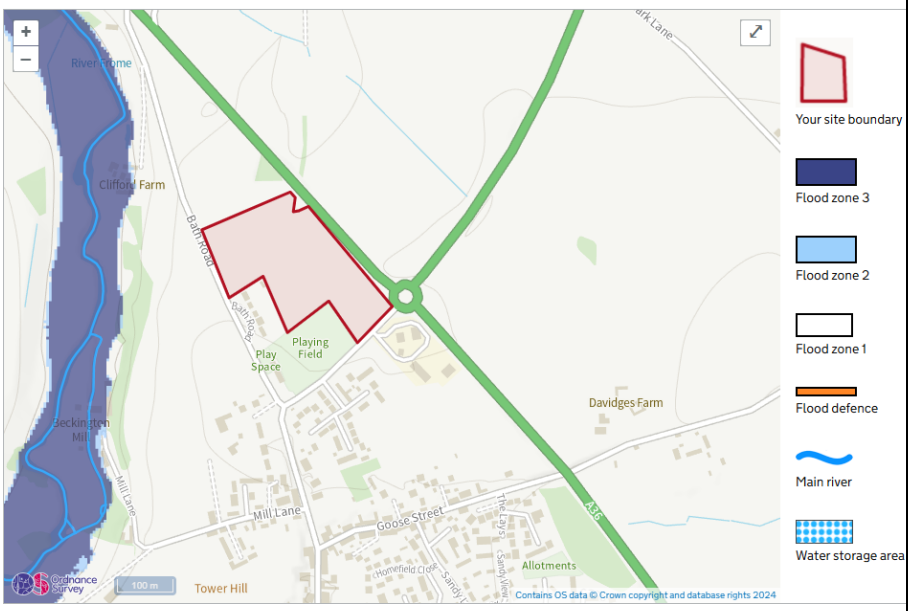
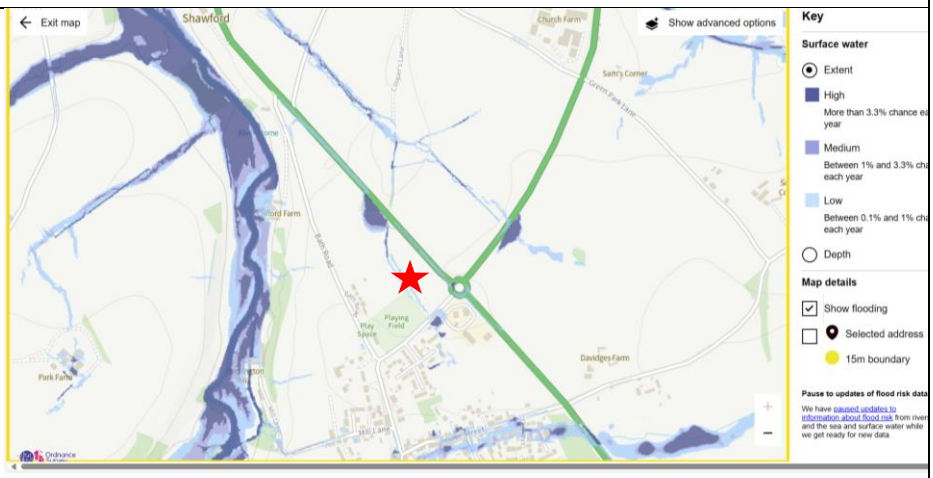
The A36 bounds the site to the northeast.

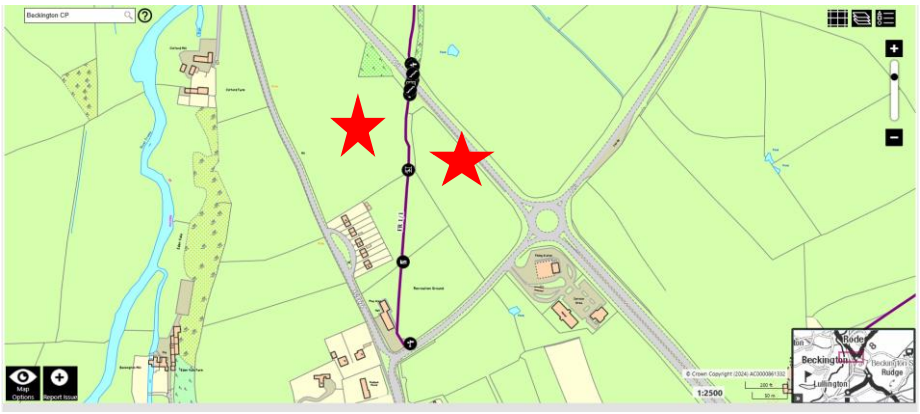
Surrounding land uses include agricultural fields to the north and west. Outdoor recreation/sports field to the south, existing residential development to the south, and roadside services to the south-east.

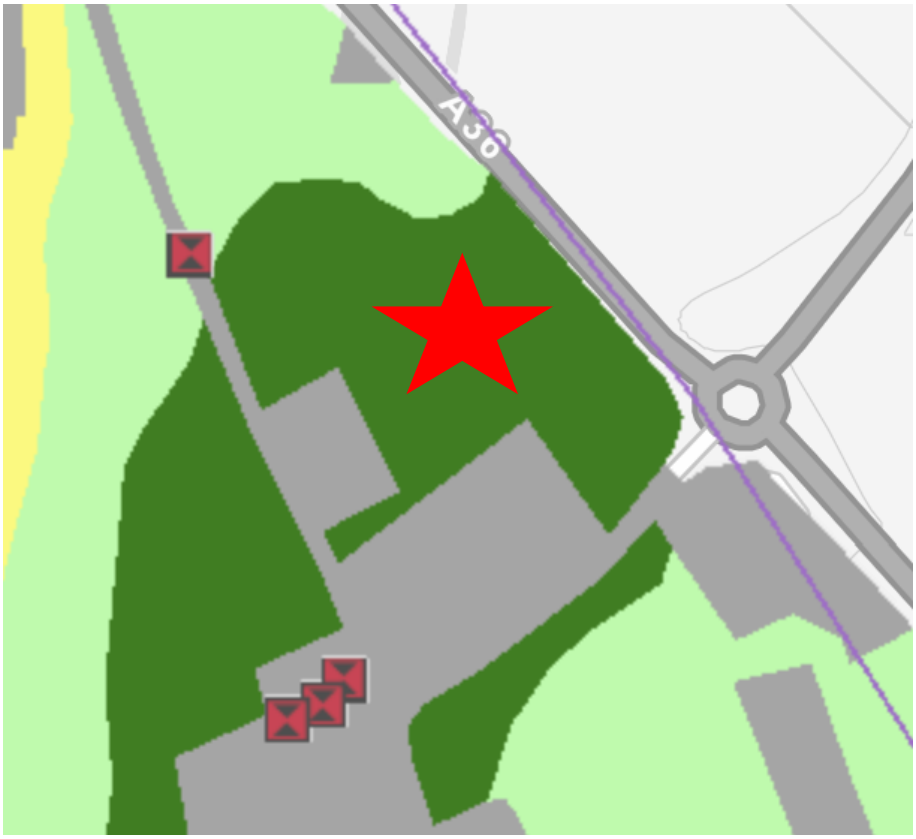
This site was submitted and assessed under 'BECK029' in the SHELAA (2023).

Planning Policy Considerations

Settlement boundary	 Parts of the site area lie adjacent to the defined settlement boundary.
Conservation Area	No.
Other landscape Designation (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B and C. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	None.
Listed Buildings adjacent to site	None.
Tree Preservation Order	No TPOs found on the Mendip online database. According to the Arboricultural Report submitted with application 2017/0818/FUL, three significant oak trees are located within the hedgerow/tree belt that forms the boundary between the two existing fields running centrally through the site area.
Flood Zone	The site is in Flood Zone 1 – lowest probability of flood risk from rivers and sea – see extract below from EA Flood map for Planning.

	Flood map showing the flood zone your site is in The map shows the flood risk to your site and the surrounding area. 
Surface Water Flooding	 Scattered low to medium risk along the centre of the site. High chance of flooding due to surface water at the northern boundary of the site as shown on above mapping extract. According to the 2023 SHELAA, there are significant issues with drainage capacity in the village (runoff/foul and surface water connections).

Public Rights of Way	PROW route FR1/1 runs through the site in a north south direction. 
Planning History	2017/0818/FUL - Erection of car dealership, a co-working hub and 5 employment starter units. Refused 05/01/2018. Appeal dismissed. Summary of reasons for refusal: '*The site lies in open countryside outside the Settlement Limits of Beckington, where development is strictly controlled as a matter of principle, to ensure a sustainable pattern of development, including proportionate growth; and to ensure unfettered development in the countryside does not undermine its intrinsic value. The proposal has failed to adequately demonstrate that it would sustain the local rural community; be of a manner and scale appropriate to its location and constraints; and that there are no suitable alternative sites that are more accessible or sequentially preferable with regard to the Council's spatial strategy.* *The site lies in open countryside outside the Settlement Limits of Beckington, where development is strictly controlled in the interests of the character and appearance of the countryside. The proposed development due to its urban nature and significant scale, layout and extent, in a prominent position, would cause an* ***unjustified urbanising effect that would encroach into the open countryside*** *and have a* ***harmful impact on the countryside's intrinsic character and appearance.*** *The proposal would result in an* ***unsustainable development*** *due to it fostering a growth in the need to travel by private transport as a result of its unjustified unsustainable location, outside of development limits and inaccessibility to facilities and services and limited alternative modes of transport; and lack of functional links to the nearby village'.* Summary of reasons for dismissal at appeal: 'The development would cause harm to the character and appearance of the area –inaccessible location.'
Other designations	

affecting site (local plan)	
Agricultural Grade	The site is classified as Grade 3a agricultural land as shown in dark green on MAGIC mapping extract below. 

Site Appraisal

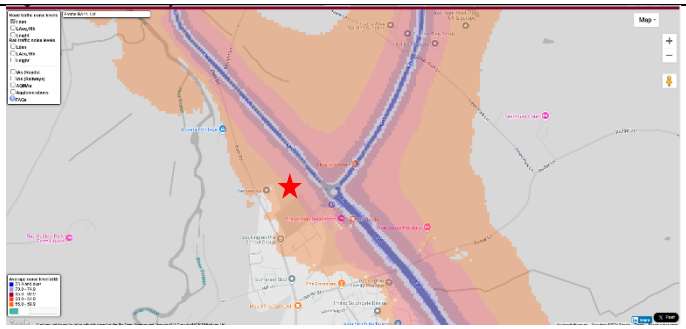
Access to Site	Access would be served from the Bath Road to the west as shown on the submission document: site layout BD2404 02 Concept Masterplan A (see below).
Topography	 Site is relatively flat – landscape plateau set back from edge of river valley. Land rises gently from Bath Road to A36.
Views into the site	From Bath Road:







	Views from A36:   
Views out of the site	Views of surrounding land uses achievable including passing traffic on the A36. Wide ranging views to the north from Bath Road part of site area.
Vegetation	Substantial mature hedgerow/tree belt forms a central feature dividing the site area. Intermittent tree planting along the A36.
Hydrological features	The submission documents report an existing watercourse located just to the West of the site. This watercourse is culverted beneath the A36 and flows northward
Other on-site features	Substantial mature hedgerow/tree belt forms a central feature dividing the site area.
Signs of contamination?	None

Current use of site	Agricultural.
Any known previous use?	None.
Utilities on site?	Unknown.
Character of Area	Open countryside – agricultural land.
Neighbouring Land Uses	Commercial, community use, outdoor sports field, residential.
Design Layout Issues	 Due to the site's width and its proximity to the road, road noise levels may need to be considered, particularly along the east. Additionally, the northern part of the site is highly susceptible to surface water flooding. Any proposed development must thoughtfully mitigate the potential noise impacts on future residents and address the risks associated with surface water flooding.
Height and character of surrounding buildings	A variety of one to two-storey buildings.

Availability

Ownership	Unclear – Private landowner/developer
Owner supportive of development?	Yes
Time frame in which site could be developed	Immediately / 1-5 years

Development Potential

Is the site considered appropriate for development?	No - only part of the site area is considered to have potentially for development - see site assessments re B_03_A_NDP and B_03B_NDP.
Can the entire site be developed?	No - only part of the site area is considered to have potentially for development - see site assessments re B_03_A_NDP and B_03B_NDP.
Potential Development Residential on only part of site area: site ref B_03_A_NDP	
Any known developer interest?	Unknown.
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) 1. Inappropriate – the site area as assessed under ref B_03_C_NDP (this assessment). ~~2. Significant constraints~~ ~~3. Minor constraints~~ ~~4. Unconstrained~~

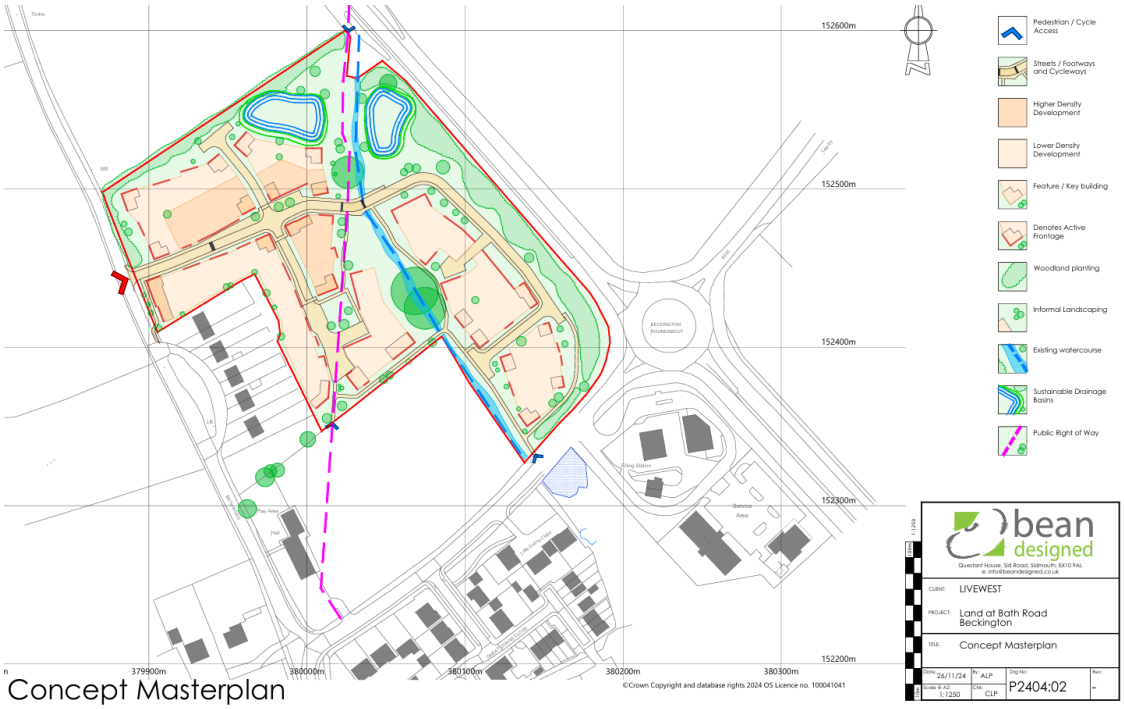
Assessment conclusions

Site Available	**Yes**
Site Suitable	**Highly constrained – unsuitable.**
Site Achievable	**Unlikely**
See site assessments under B_03A_NDP and B_03B_NDP. Previous concerns (refusal/dismissal) highlighted the impact on the open countryside and the harm to its character and appearance. The northeastern part of the site is highly exposed and prominent along the A36 causing harm to the character of the landscape and rural setting of the wider settlement.	

Development would lead to a loss of all or part of the mature hedgerow/tree belt that currently divides the site (forms the established field boundary between the two fields). This would have an adverse impact on the natural environment and fail to protect or enhance biodiversity.

Given the proximity of the A36 and lack of any noise assessment there are significant concerns regarding the ability of any development to safeguarding future occupants against noise pollution in an appropriate way without visual detriment to the landscape or setting of the village.

Enclosures



Concept Masterplan

Land off Bath Road, Beckington		BECK029
Town/Parish: Beckington	Division: Frome North	New site

Site Description / Adjacent Land Uses
Greenfield site to the north of Beckington. Bordered on 2 sides by the A36 and Bath Road. Beckington Roundabout adjacent to SE boundary. Surrounded by agricultural and residential land, and a playing field. Highway access assumed to be from Bath Road. Site includes former BECK025 site, put forward in preparation of LPP2 for employment use.



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Proposed Development
Total site area - 4.41 Ha (3.76 Ha developable).
Proposal - around 84 dwellings (market and affordable) starting 2024-2026.

Policy Status and Policies Map Designations
Adjacent to development limit.
No other policy map designations.

Planning History / SHLAA Status / Eligibility (for permissions)
2017/0818/FUL - Erection of car dealership, a co-working hub and 5 employment starter units. Refused 05/01/2018. Appeal dismissed. BECK025 part of site.
2018/0486/FUL - Erection of car dealership. Refused 13/06/2018. Appeal dismissed. BECK025 part of site.
2022/1153/L7PA - pre-app for 84 dwellings.

Flood Risk
River flooding – Flood Zone 1
Surface water flooding – Area of high risk in the north. Scattered medium & low risk through centre.
Significant issues with drainage capacity in the village (runoff/foul and surface water connections).

Conservation Area / Listed Buildings / Areas of High Archaeological Potential
None.

Designated Landscape
No impact on AONB or Special Landscape Features.
Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	141	M&S Simply Food
Primary school (secondary school)	721	Beckington Church of England First School
GP Surgery	840	Beckington Family Practice
Bank/Post Office	1.9km	Rode Post Office
Community hub (pub/hall)	195	Beckington Memorial Hall
Open space (can be provided on site)	15	Playing field adjacent to site
Employment cluster	900m	Frome Road, Rode
Bus stop	273	Bus Stop
Town centre/high order hub	5.27km	Frome

Settlement Strategy (CP1, CP2)		
	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
3a	Re-use of land (greenfield/brownfield)	Greenfield (southern 75% of site)
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	None
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	No
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife sites	Low
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	None
	Impact on settlement character	Harm would be difficult to mitigate
	Impact on landscape character	Harm would be difficult to mitigate
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Potential flooding issues - see Technical Appendix Part 3
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see notes
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	None
	Conformity with LLP1/LPP2 policies/allocations	Partly adjacent to DL
	Impact on neighbourhood plans/ other plans	
	Ownership & Availability	Multiple ownership & available
	Marketability	Under option to a developer
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	A36 Improvements

Notes
Highways: due to cumulative effects on A36 roundabouts, even smaller schemes may be subject to a TP requirement that may rule the site out. Policy DP27 financial contributions may also apply. Constraint dependent on progress with Mitigation/Improvement Programme being addressed as part of SGV application - see FRO225a.

Summary:
Site is on the edge of a village that has delivered significantly in excess of CP2 requirements.
It would impact settlement character, local distinctiveness and landscape character. Site is BMV agricultural land. Education capacity is limited and drainage has been an issue for the village. Financial contributions would be required for the A36 roundabout.
The site is not suitable for allocation.

Desk-Based Site Assessment Form

Completed by: WH (BPA) **Date:** 18th November 2024	
Site Name / Ref	Land between Warminster Road and the A36 BNDP_SA_7_Land_between_Warminster_Road_A36
Site Address	Land between Warminster Road and the A36, Beckington
Site Area (hectares)	3.88 Ha

Description/ Overview

This site is located between the existing form of the settlement and the A36. There is a smaller undeveloped land parcel adjoining to the southwest which has also been put forward in the BNDP CfS and been assessed under site ref BNDP_36.

Currently in agricultural use.

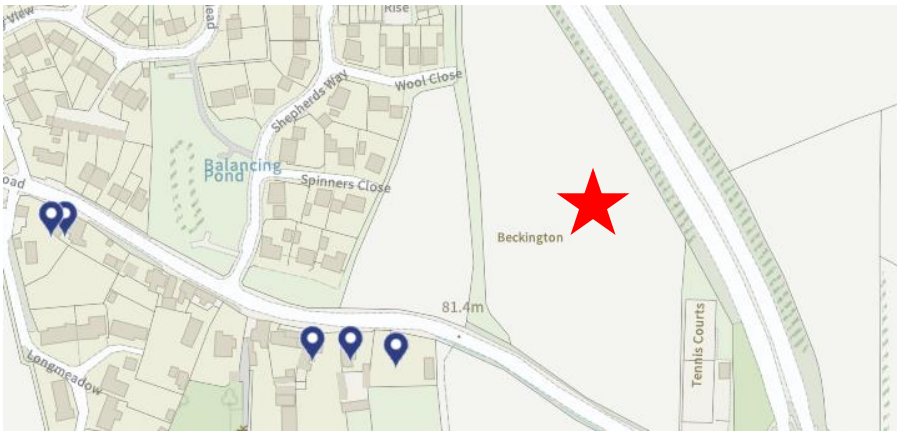
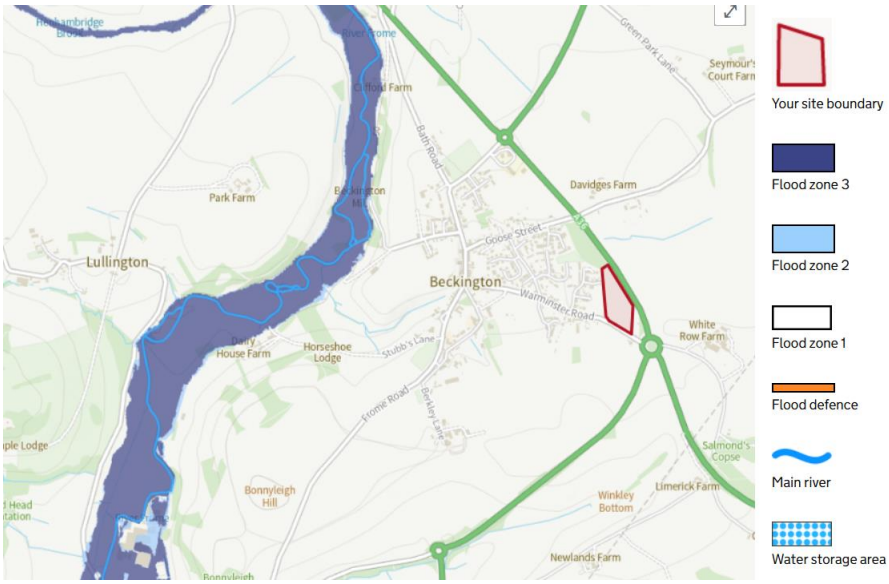
To the northwest of the site is existing residential development. To the southeast an existing tennis sporting facility with protected recreation space.

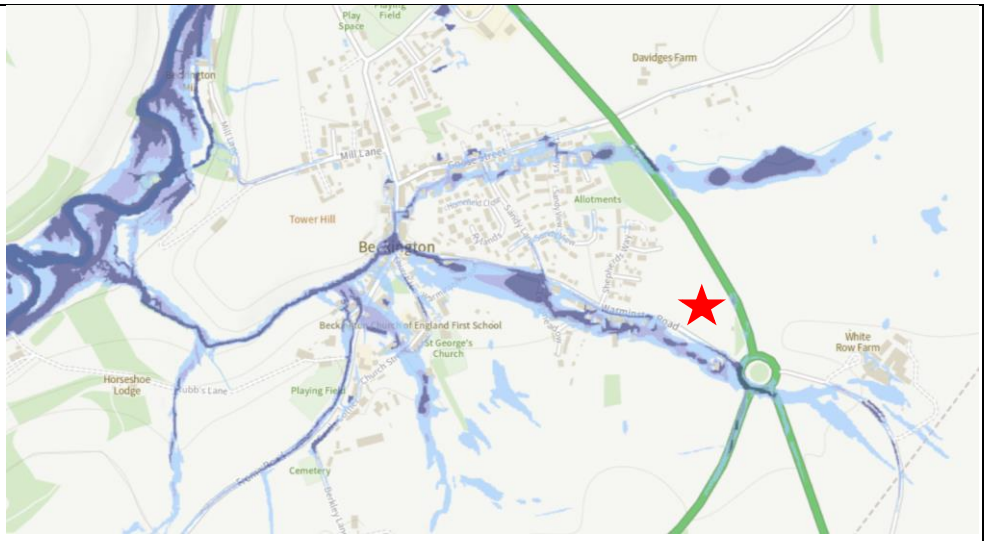
The site was put forward as BECK024 in the SHELAA (2023).

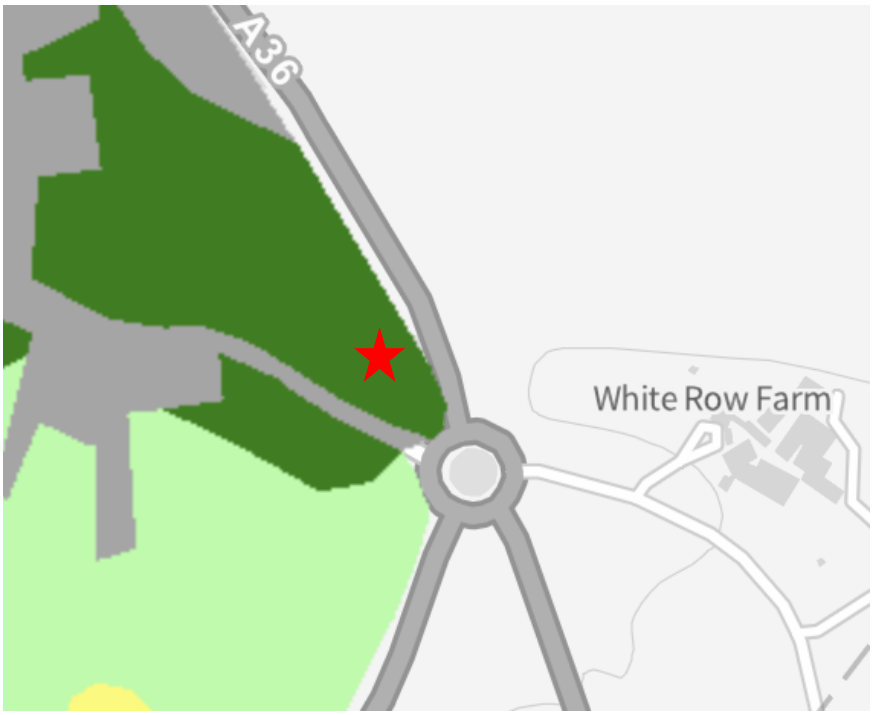


Planning Policy Considerations

Inside Settlement boundary?	The site is located outside but immediately adjacent to the defined development boundary. 
Conservation Area	Outside Beckington Conservation Area. 
Other landscape Designation/ Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford*. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B and C. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	No
Listed Buildings adjacent to site	There are 3no. listed buildings to the southwest on the opposite side of the Warminster Road – see HE map extract below. These are: • No.28 (Somerlea), forecourt wall and gate piers, Warminster Road (Grade II Listed Building) • No. 26 Warminster Road (Grade II Listed Building)

	• No. 24 and adjacent garden wall, Warminster Road (Grade II Listed Building) 
Tree Preservation Order	None found on the Somerset Council 'My Mendip' map online.
Flood Zone	The site is within flood zone 1. 
Surface Water Flooding	Surface water flooding – very low risk with some scattered medium to high risk along the road that runs along the southern boundary of the site.

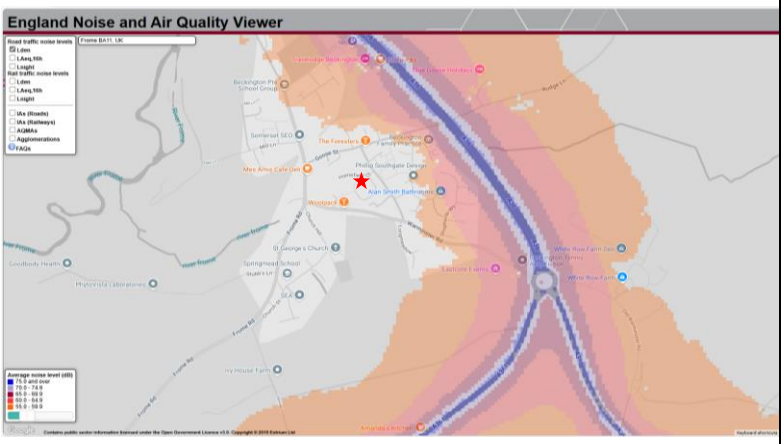
	 Significant issues with drainage capacity in the village (runoff/foul and surface water). Foul flow and flood risk identified as a significant constraint as identified within the sustainability appraisal for sites in Somerset (2024).
Public Rights of Way	An existing public right of way goes through the site, connecting Warminster Road with Goose Street FR1/12 
Planning History	Reference 2020/2298/OTS 2020/2298/OTS – up to 45 dwellings. Refused 16/06/2021. Appeal dismissed. Land North of Warminster Road Beckington Frome Somerset. Application for outline planning permission (all matters reserved except for access) for a development of up to 45 dwellings and associated works. Summary of refusal reasons: Site lies outside of development limits, local housing need being met at district level – disproportionate to the scale of the village. Pressures to do with doctors surgery and school. Harm to the character and appearance of the area and countryside setting of Beckington.

Other designations affecting site (local plan)	N/A
Agricultural Grade	Classified as Grade 3 agricultural land as shown in dark green on MAGIC mapping extract below. 

Site Appraisal

Access to Site	 

	 The vehicular access proposed to be served from Warminster Road as shown on indicative plan above. The speed of this road is 30mph.
Topography	 The land at the site is relatively flat.
Views into the site	Visible to user of the public footpath and views from the adjacent highway: existing field gate entrance. The site forms part of the gateway to the village when approached from the east.
Views out of the site	Warminster road, A36, adjacent land and residential development at Shepherds Way.
Vegetation	Boundary vegetation/tree line between the site and the A36. Well screened (hedgerow) from Warminster Road.
Hydrological features	None apparent
Other on-site features	N/A

Signs of contamination?	None evident
Current use of site	The site is currently used for agricultural purposes.
Any known previous use?	No
Utilities on site?	No
Character of Area	Agricultural with surrounding residential use.
Neighbouring Land Uses	Residential. Tennis Court. Woodland to the north.
Design Layout Issues	Noise impact from adjoining A36 requires consideration and how this may affect layout. 
Height and character of surrounding buildings	Single and two-storey buildings with a variety of architectural age and styles.

Availability

Ownership	Private - Anthony Slay (owned by 6 family members, Anthony is the main contact)
Owner supportive of development?	Yes
Time frame in which site could be developed	Immediately

Development Potential

Is the site considered appropriate for development?	The site is located outside the designated development boundaries, and as noted in a previous refusal, the Local Planning Authority (LPA) considered development at this location to

	constitute urban encroachment of housing into the countryside. Additionally, concerns were raised regarding the visual impact and the effect on the character of the landscape. Potentially highly constrained by road noise. Further noise assessment is required. Mitigation may be limited due to the shape and size of the site as well as its prominence within the landscape i.e. the introduction of a high acoustic fence for example may be considered an incongruous feature. More natural measures such as a tree-belt require a greater land area and therefore will impact the developable area.
Can the entire site be developed?	Potentially – see above.
Potential Development Residential.	
Any known developer interest?	Unknown at this stage.

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) ~~1. Inappropriate~~ 2. Significant constraints ~~3. Minor constraints~~ ~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	Potentially
Site Achievable	Potentially
Conclusion The landowner was written to as part of the assessment process (as information required for assessment not provided in submission) and confirmed that they would be supportive of developing the site and that it is available immediately.	

Previously under application ref 2020/2298/OTS, the LPA have opined that developing this site would result in an urban encroachment of housing into the countryside in a location whereby development of this nature is strictly controlled. At appeal, the inspector raised similar concerns and concerns about the capacity of the primary school and doctors' surgery. Further, the Inspector opined "The proposal would also result in harm to the character and appearance of the area and the countryside setting of Beckington.

Nevertheless, taking into consideration the imminent changes expected in the revised NPPF (changes to housing requirement calculation which will increase requirement) and the district's current under supply of housing (5YHLS) which is at 3.5 years, 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 previous appeal proposal included the construction of a 3m acoustic fence along part of the A36. The landscape impact of this structure in this location needs further consideration and should this site be taken forward to the next stage of the NDP process consultation with the LPA's landscape officer is required.

Given known capacity issues with the A36 the Local Lead Highway Authority (LLHA) need to be consulted should this site be considered further in the NDP process.

Capacity of drainage systems is also a known local issue which will need further consultation with the Local Lead Flood Authority (LLFA).

Enclosures

Land between Warminster Road and the A36 Bypass		BECK024
Town/Parish: Beckington	Division: Frome North	Re-promoted

Site Description / Adjacent Land Uses

Long strip of greenfield land, running alongside the A36, to the SE of Beckington. Surrounded by residential and agricultural land. Borders Warminster Road to the south. Highway access proposed off Warminster Road.



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Additional Information © Somerset Council

Proposed Development

Total site area - 3.88 Ha (all developable).
Proposal - up to 45 residential dwellings (including 30% affordable), vehicular access, car parking, landscaping and open space starting 2024-2026.

Policy Status and Policies Map Designations

Adjacent to development limit.
No other policy map designations.

Planning History / SHLAA Status / Eligibility (for permissions)

2020/2298/OTS – up to 45 dwellings. Refused 16/06/2021. Appeal dismissed.

Flood Risk

River flooding – Flood Zone 1.
Surface water flooding – very low risk.
Significant issues with drainage capacity in the village (runoff/foul and surface water).

Conservation Area / Listed Buildings / Areas of High Archaeological Potential

Conservation Area: Adjacent to Beckington Conservation Area.
Listed Buildings: Several in close proximity.
AHAP: Adjacent.

Designated Landscape

No impact on AONB or Special Landscape Features.
Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	920m	M&S Simply Food
Primary school (secondary school)	778m	Beckington Church of England First School
GP Surgery	60m	Beckington Family Practice
Bank/Post Office	3.15km	Rode Post Office
Community hub (pub/hall)	584	Woolpack Pub
Open space (can be provided on site)	790m	Beckington play park
Employment cluster	1.5km	Frome Road, Rode
Bus stop	653	Bus Stop
Town centre/high order hub	5.17km	Frome

Settlement Strategy (CP1, CP2)		
	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
3a	Re-use of land (greenfield/brownfield)	Greenfield
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	Some - telegraph poles and overhead lines
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	No
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife sites	Low
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	Adjacent to Beckington Conservation Area & AHAP. Listed buildings in close proximity.
	Impact on settlement character	Limited harm which could be mitigated
	Impact on landscape character	Harm which may be capable of mitigation - see appeal
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Potential flooding issues - see Technical Appendix Part 3
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see notes
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	2020/2298/OTS dismissed 20.10.22
	Conformity with LLP1/LPP2 policies/allocations	Outside but adjacent to DL
	Impact on neighbourhood plans/ other plans	
	Ownership & Availability	Multiple ownership & available
	Marketability	Under option to a developer
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	A36 Improvements

Notes

Physical and infrastructure constraints: telegraph poles and overhead lines cross the southern half of the site from east to west. Flooding, drainage, highways, landscape and other issues covered in appeal decision APP/Q3305/W/21/3288474. Highways: due to cumulative effects on A36 roundabouts, even smaller schemes may be subject to a TP requirement that may rule the site out. Policy DP27 financial contributions will apply. Constraint dependent on progress with Mitigation/Improvement Programme being addressed as part of SGV application - see FRO225a.

Summary:

Site is on the edge of a village that has delivered significantly in excess of CP2 requirements. It is BMV agricultural land. Education capacity is limited and drainage has been an issue for the village. Financial contributions would be required for the A36 roundabout.
The site is not suitable for allocation as part of this exercise.

Site Assessment Form

Completed by: WH (BPA) **Date:** 18th November 2024	
Site Name / Ref	BNDP_SA_36__Land_north_of Warminster Road
Site Address	Land north of Warminster Road, Beckington, BA11 6SY
Site Area (hectares)	0.62 ha

Description/ Overview

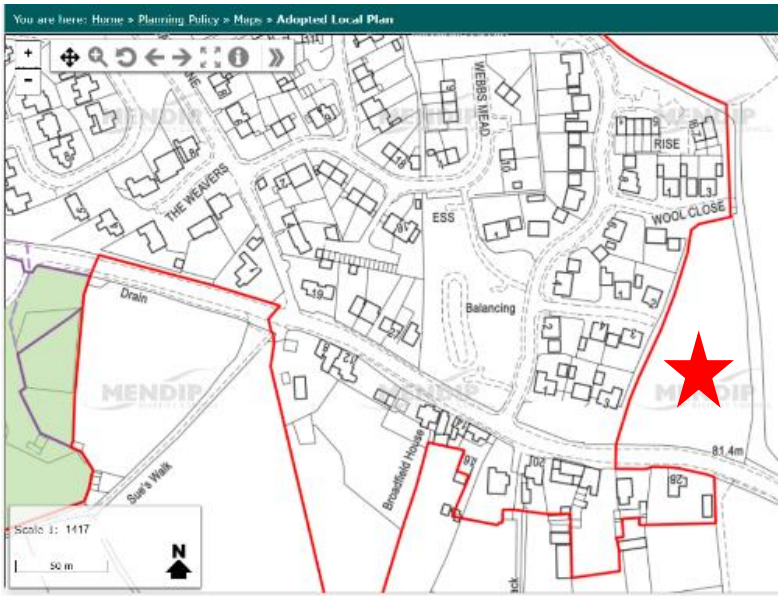
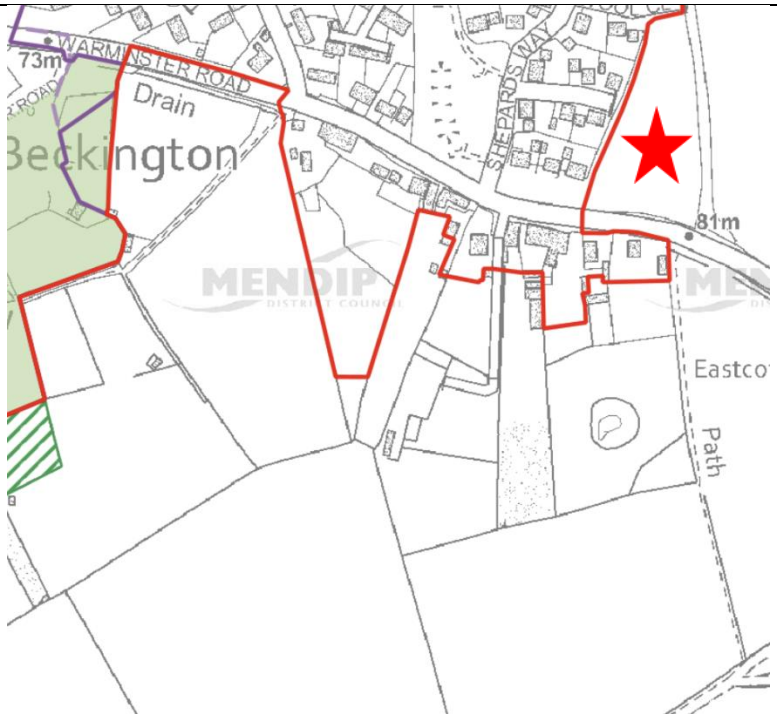


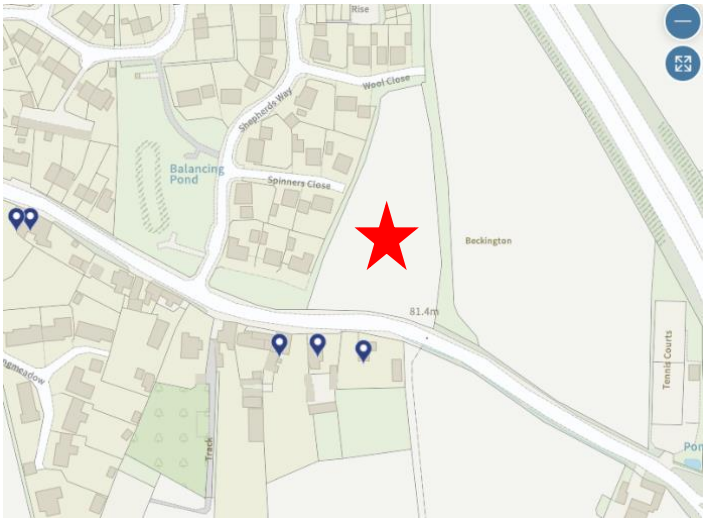


The site lies on the eastern edge of the settlement served off the Warminster Road via a field gate. The site adjoins the existing built form of the settlement along its northern and western boundaries.

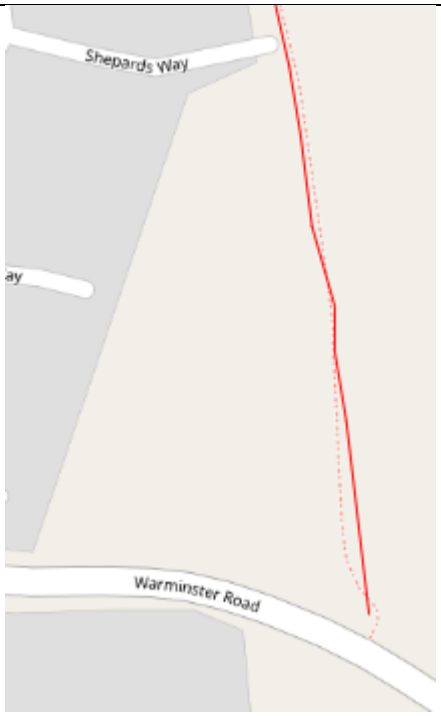
A number of designated heritage assets are located on the opposite side of the Warminster Road.

Planning Policy Considerations

Settlement boundary	Although the site is outside of the settlement boundary it lies directly adjacent – see Mendip interactive mapping extract below. 
Conservation Area	 The site lies outside of the Beckington Conservation Area – the boundary of conservation area is shown by the purple line in the mapping extract above.

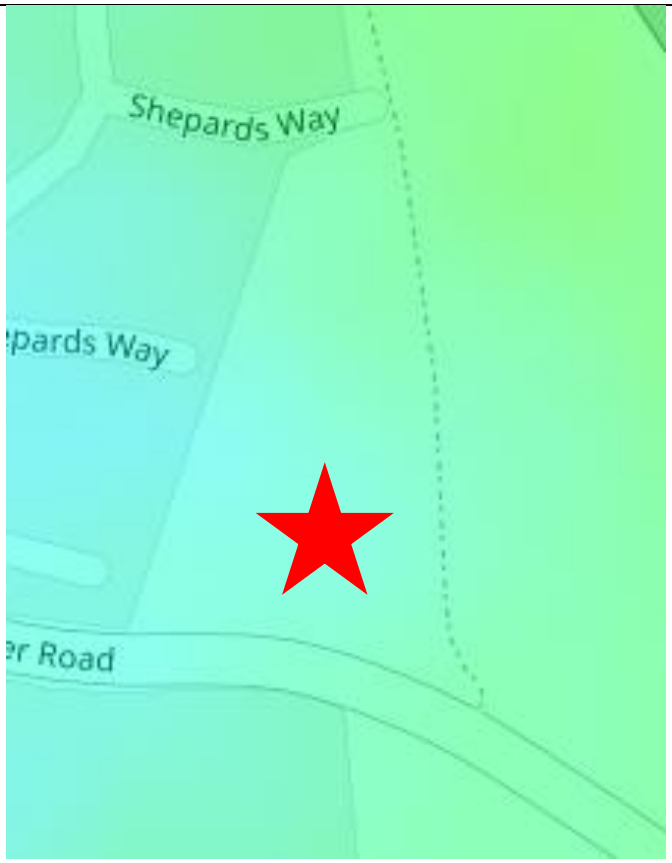
Landscape Designation or Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford.* Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B and C. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	N/A
Listed Buildings adjacent to site	There are 3 no. listed buildings on the opposite side of the Warminster Road – see Historic England mapping extract below. These are: No.24 and Adj Garden Wall – Grade II listed. 26 Warminster Road – Grade II listed. Somerlea, Forecourt Wall and gate Piers – Grade II listed. 
Tree Preservation Order	None within the site area or in proximity (Source: Mendip interactive mapping).

Flood Zone	 As shown on above Environment Agency flood risk mapping extract the site is located in Flood Zone 1 which has the lowest probability of flood risk from rivers and seas.
Surface Water Flooding	As shown on mapping extract below the site is low risk from surface water flooding. However, surface water flooding is shown to be more of an issue along the Warminster Road. 

Public Rights of Way	 PROW footpath ref FR 1/12 runs adjacent to the eastern site boundary in the neighbouring land parcel.
Planning History	There is no planning history detailed on the LPA's online public planning register.
Other designations affecting site (local plan)	N/A
Agricultural Grade	Agricultural land classification 7/Grade 3

Site Appraisal

Access to Site	Existing and proposed access served off Warminster Road. Pavement at frontage providing access to services and facilities in the village centre and beyond (Memorial Hall, outdoor recreation filed for example). Visibility appears good in both directions – LLHA to be consulted if site is progressed in the NDP process.

Topography	 Relatively flat with negligible fall southwards towards Warminster Road.
Views into the site	Public vantage of the site frontage is achievable from the Warminster Road. PROW footpath ref FR 1/12 runs adjacent to the eastern site boundary where vantage of the site would be achievable. In terms of an altered or changed experience for the footpath user: the sites eastern boundary follows the route of the footpath for a relatively short extent, is well screened by soft landscaping, and would be 'experienced' in the context of the relatively recent residential development at Shepherds Way.
Views out of the site	The site is bound by the Warminster Road to the south, existing residential development to the north and west. Open countryside/agricultural field lies to the east with A36 beyond.
Vegetation	Grass land. Mature established hedgerow boundaries with hedgerow trees.

Hydrological features	None apparent.
Other on-site features	None apparent.
Signs of contamination?	None evident.
Current use of site	Agriculture – the land is currently overground and appears disused for agricultural activities (as observed during site visit dated December 2024).
Any known previous use?	Unknown
Utilities on site?	Unknown
Character of Area	Edge of settlement. Transitional area between settlement and open countryside/agricultural land.
Neighbouring Land Uses	Residential. Agriculture.
Design Layout Issues	Edge of settlement location typically requires a lower density development to denote the transition between built form and open countryside. However, given the attributes and context of the site a standard urban density of 30 dwellings per hectare (dph) is considered achievable subject to other development plan requirements. Building heights to harmonise with surrounding built form.
Height and character of surrounding buildings	Surrounding development comprises predominantly 2-storey buildings. There are a variety of building types from vernacular buildings predominantly constructed using local natural stone to modern buildings with a mix of stone and render.

Availability

Ownership	Burgess and Hobbs
Owner supportive of development?	Yes

Time frame in which site could be developed	Immediately

Development Potential

Is the site considered appropriate for development?	Although not technically within the development boundary the site lies directly adjacent and is well related.
Can the entire site be developed?	Yes
Potential Development Residential development	
Any known developer interest?	Unknown
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

~~1. Inappropriate~~

~~2. Significant constraints~~

3. Minor constraints – currently outside defined settlement boundary notwithstanding 5-Yr housing land supply position.

4. Unconstrained

Assessment conclusions

Site Available	Yes
Site Suitable	Yes
Site Achievable	Yes
Conclusion	

The site is located on the edge of the settlement immediate adjacent to recent residential development known as Shepherds Way. The location of this site, although beyond the currently defined development boundary represents a seemingly natural extension to the settlement of Beckington. Suitable for a development of 10-12 houses based on a density of 20 per hectare. A denser development may be possible given the sites context and the need for the efficient use of land.

To summarise, the site is well related to the settlement edge and there would be limited harm in terms of landscape impact to the character of the settlement.

The LLHA and LLFA should be consulted if this site is to be considered further in the NDP process given the known A36 and local drainage capacity issues.

Site Assessment Form

Completed by: WH (BPA) **Date:** 18th November 2024	
Site Name / Ref	BNDP_SA_82_Land_at_The_Cedars
Site Address	Land at The Cedars, Bath Road, Beckington, Frome, BA11 6SW
Site Area (hectares)	0.39 ha

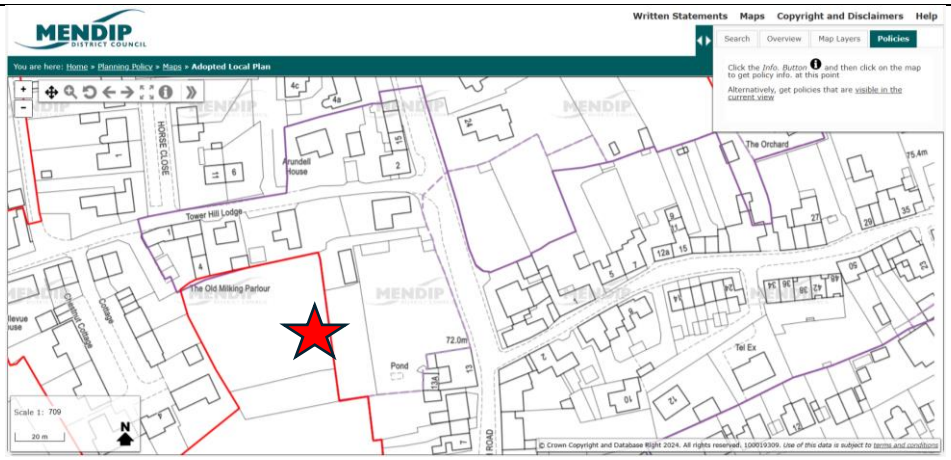
Description/ Overview



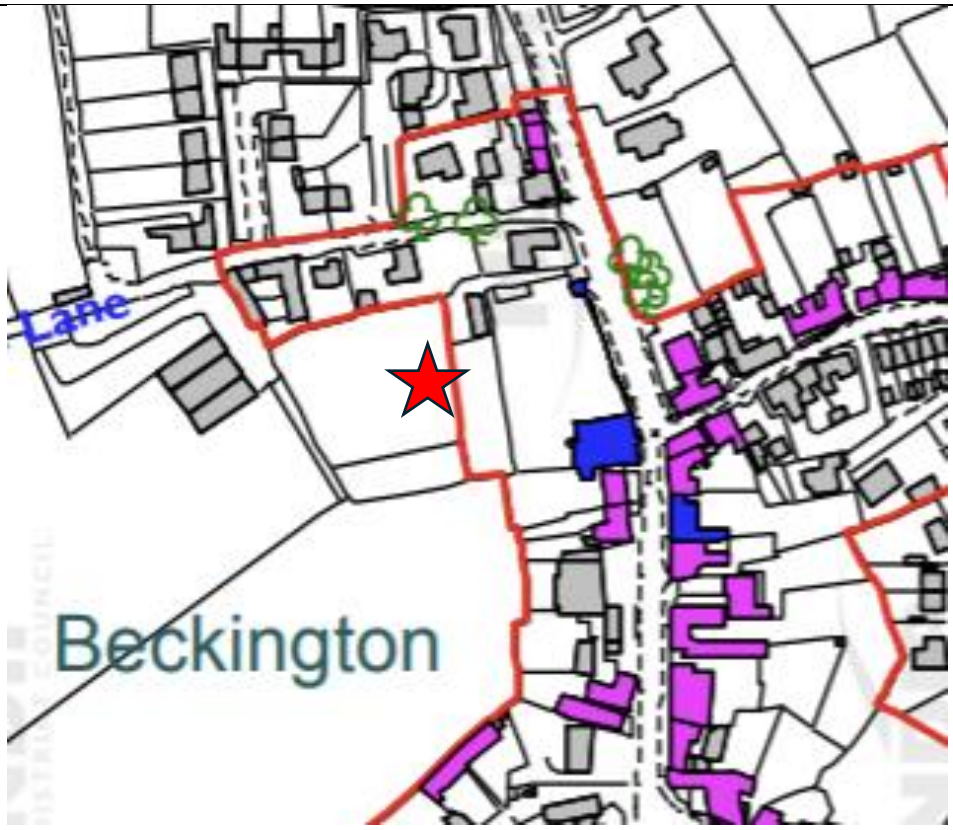
This site comprises garden land historically associated with The Cedars (No 13 Bath Road) a Grade II* listed building including garden wall fronting Bath Road. Grade II* listed Gazebo (listed in own right) terminates the garden wall 20 metres north of 13 Bath Road.

Planning Policy Considerations

Settlement boundary	The defined development boundary intersects the site area as shown on the Mendip interactive mapping extract below.

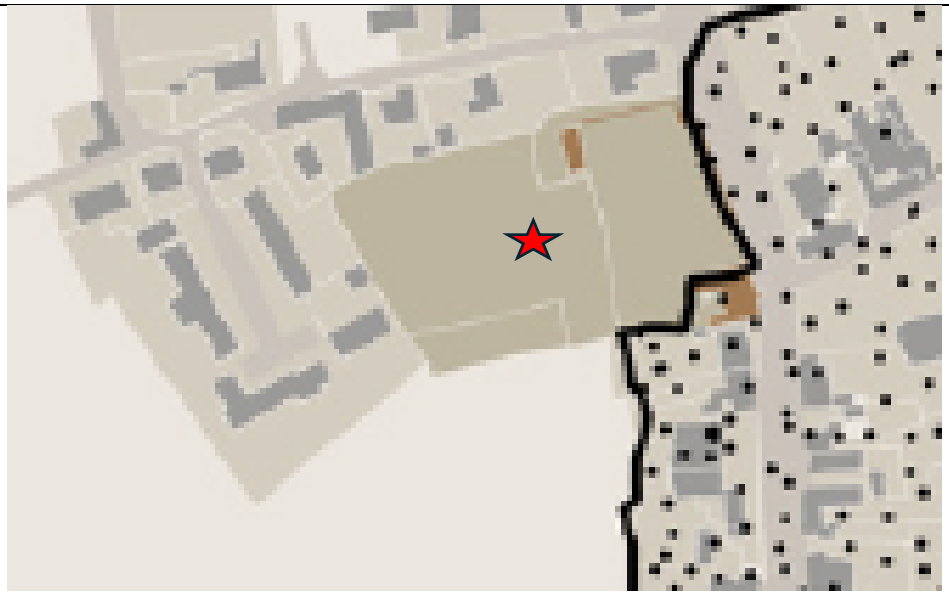


Conservation Area

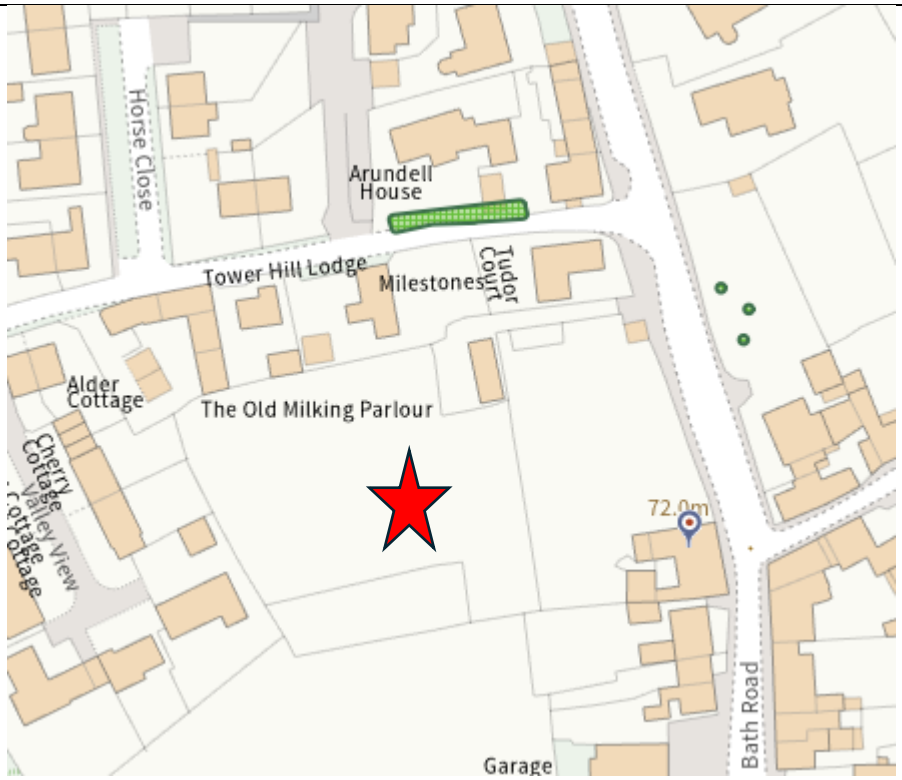


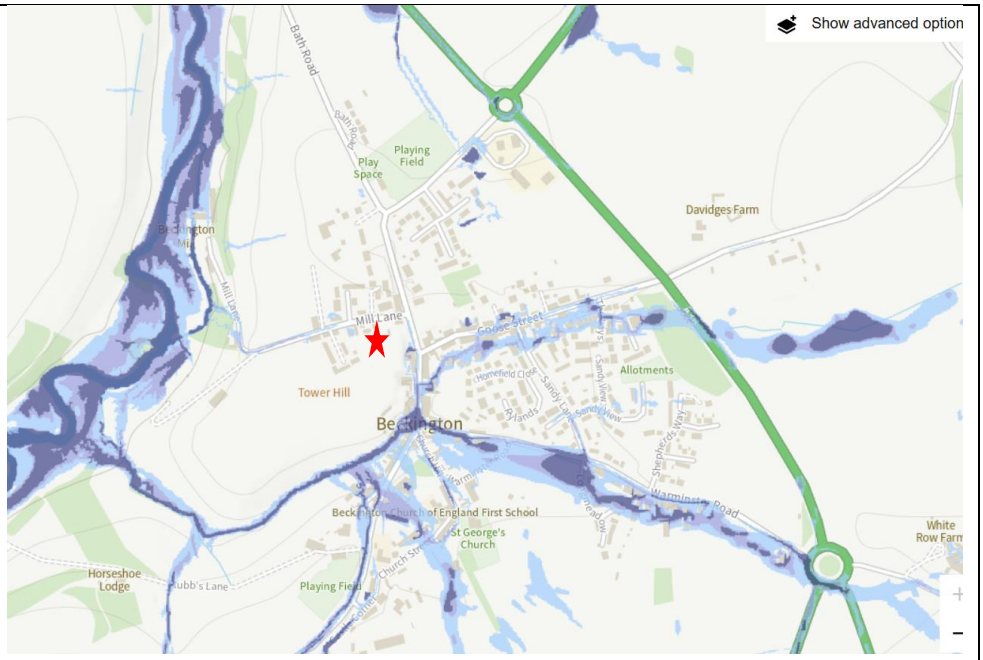
The site lies partially (easternmost extent) within the designated Beckington Conservation Area as shown on the mapping extract above. The above extract also shows Grade II listed buildings coloured purple and Grade II* in blue.

The site is located adjacent to an Area of High Archaeological Potential (AHAP DP3) as shown in mapping extract below.

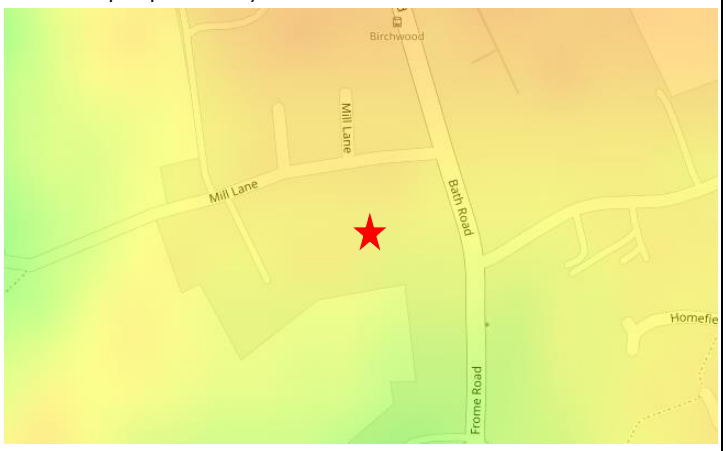
	
Landscape Designation or Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	Immediately adjacent – see Historic England mapping extract below. The site area forms land historically associated with 13 Bath Road (The Cedars), a Grade II* listed building and garden wall, and listed Grade II* Gazebo.

	
Listed Buildings adjacent to site	Grade II* LEN: 1173480 THE CEDARS AND GARDEN WALL, 13, BATH ROAD Grade II* LEN: 1345296 GAZEBO 20 METRES TO NORTH OF NO 13 BATH ROAD

Tree Preservation Order	 TPO's (group and individual) shown outside the site area along Mill Lane and Bath Road (Source: Mendip interactive mapping).
Flood Zone	 The site is located within Flood Zone 1 which has a low probability of flood risk from rivers and seas.

Surface Water Flooding	 The site has a low chance of flooding due to surface water – as shown on mapping extract above (Gov.uk).
Public Rights of Way	No PROW cross the site.
Planning History	See enclosures at end of assessment – Source: LPA public planning register. No relevant planning history.
Other designations affecting site (local plan)	Sewage buffer zone
Agricultural Grade	The site is unclassified as agricultural land given the land lies within the built form of the settlement as shown in MAGIC mapping coloured grey below. 

Site Appraisal

Access to Site	In the correspondence sent by the landowner (architect submission) there were three proposed points of access to the site. 1) Via Valley View (Mill Lane Development) – would need to purchase private land from no.5 and would also require demolition of the garage. 2) Via Tower Hill Lodge Drive – would need to purchase private land and unsure if wide enough. 3) Via existing drive served off Bath Road
Topography	The site is relatively flat and located within the form of the settlement (character defined as undulating landscape plateau). 
Views into the site	The site is enclosed along all boundaries by existing development except the southern extent. Mid-range views of the southern site boundary can be achieved from a number of viewpoints along PROW Path No: FR 1/4 which lies to the south southwest. Some more limited views can be achieved of the southern site boundary from PROW Path No: FR 1/3. All viewpoints are seen within the context of the settlement.
Views out of the site	The site is enclosed by existing development along all boundaries except for the southern boundary. The outlook achieved is over neighbouring fields/open countryside to the south and southwest. Please note this part of the assessment has been desk-based only.
Vegetation	The site was historically utilised as a fruit tree orchard – see historic OS mapping below published

	1884 and 1926- Source: The National Library of Scotland (online digital records).  Publication date: 1884  Publication date: 1926
Hydrological features	N/A
Other on-site features	There are multiple trees on the site: a single central tree with a number of trees along north, west and

	southern boundaries. Please note this part of the assessment has been desk-based only.
Signs of contamination?	Unknown: low probability.
Current use of site	Established residential curtilage – garden land associated with The Cedars.
Any known previous use?	Former fruit tree orchard: historic association with The Cedars.
Utilities on site?	Unknown. Central location within settlement therefore assume connection to mains services where available.
Character of Area	Lies within built up area of settlement. Predominantly residential.
Neighbouring Land Uses	Residential
Design Layout Issues	Any development would be required to assess the significance of this land to the setting of the Grade II* listed building and garden wall, and Grade II* listed Gazebo. Interestingly only part of this site lies within the conservation area – why? Was this an intentional decision in defining the boundary? Reasoning not stated in the adopted Conservation Area Appraisal. Access to the site area required to inform. Access to the site was unavailable so no further assessment of this matter can be made. Vehicular access from the Bath Road is of concern in terms of potential vehicle movements and the structural integrity of listed structures namely, the Grade II* listed Gazebo and garden wall.
Height and character of surrounding buildings	The Cedars is a 2.5/three storey building. Later surrounding development is predominantly 2-storey.

Availability

Ownership	Darren Hall
Owner supportive of development?	Yes

Time frame in which site could be developed	Not stated. Architect feasibility study submitted.

Development Potential

Is the site considered appropriate for development?	Historical assessment is required to understand the significance of this land to the setting of the Grade II* listed building and wall, Grade II* listed Gazebo, and conservation area. The impact of the proposal: change in their setting [listed buildings] and the character and appearance of the conservation area has potential to impact on significance. Further consultation with the LPA conservation team is required to establish if the principle of development is acceptable. Notwithstanding the matter of 'setting', development of this site would erode the plot form which appears from historical mapping to have remained relatively unchanged and thereby dilute the historic understanding of the site within the context of the settlement.
Can the entire site be developed?	Unknown without historic assessment.
Potential Development Unknown	
Any known developer interest?	Unknown
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) 1. Inappropriate 2. Significant constraints – heritage matters. ~~3. Minor constraints~~ ~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	Unknown
Site Achievable	Unknown

Conclusion

Beckington is identified in the adopted Development Plan as a 'Primary Village' wherein "new development that is tailored to meet local needs will be provided for" (Core Policy 1: Mendip Spatial Strategy). Although the larger part of the site lies outside of the defined development boundary, the eastern part of the site lies within.

In terms of landscape impact, the site lies within the existing form of the settlement where any new development would be seen in the context of the settlement especially given the relatively recent neighbouring development of Valley View to the west. To maintain a soft rural settlement edge which is evident along most of the western settlement edge soft landscaping would be required.

The impact of a residential proposal on the setting of the Grade II* listed building and wall, Grade II* listed Gazebo and character and appearance of the conservation area are at present largely unknown. However, in my opinion based upon the evidence before me, the proposal would erode the historic plot form and boundaries which have remained unchanged for the past 150 years. The CfS submission fails to consider significance and any resultant harm. Should the proposal amount to less than substantial then this would need to weighed against public benefit (NPPF, para 215).

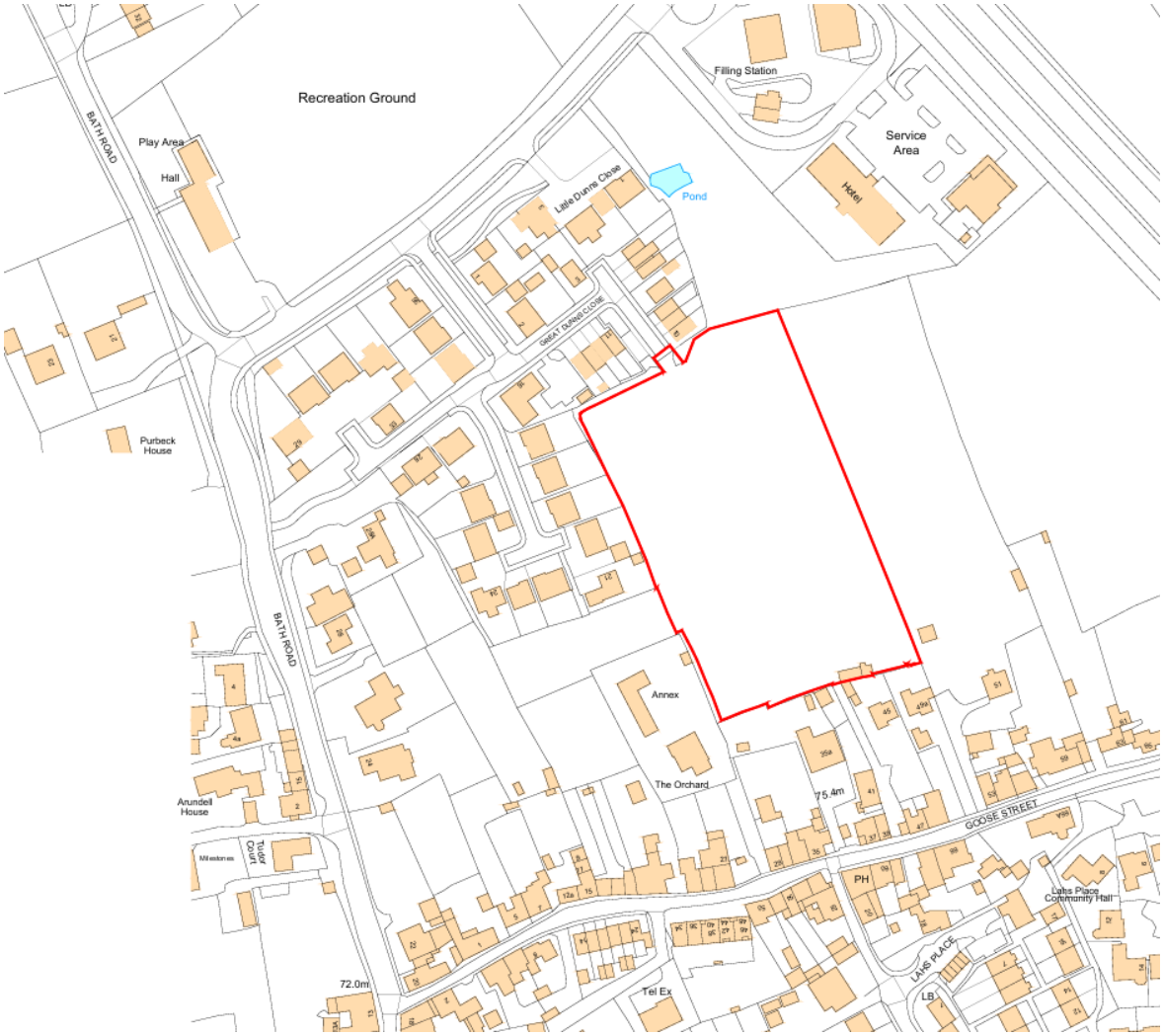
Given the lack of necessary information and the potential magnitude of this material planning matter (heritage) a concise recommendation cannot be made in terms of progressing the site in the NDP process. Further consultation is required with LPA conservation team. Possible request to landowner to provide Heritage Statement to inform assessment.

Consultation with the LPA tree officer is advised along with the LLFA and LLHA given the know capacity issues of the local drainage system and intensification of the existing point of access. In particular the emergence of vehicles and visibility which is restricted by the boundary wall.

Site Assessment Form

Completed by: WH (BPA) **Date:** 2nd December 2024	
Site Name / Ref	Land southeast of Great Dunns Close BNDP_SA_84_Land_south_Great_Dunns_Close
Site Address	Land south of Great Dunns Close, Beckington, BA11 6SF
Site Area (hectares)	1.46 Ha

Description/ Overview



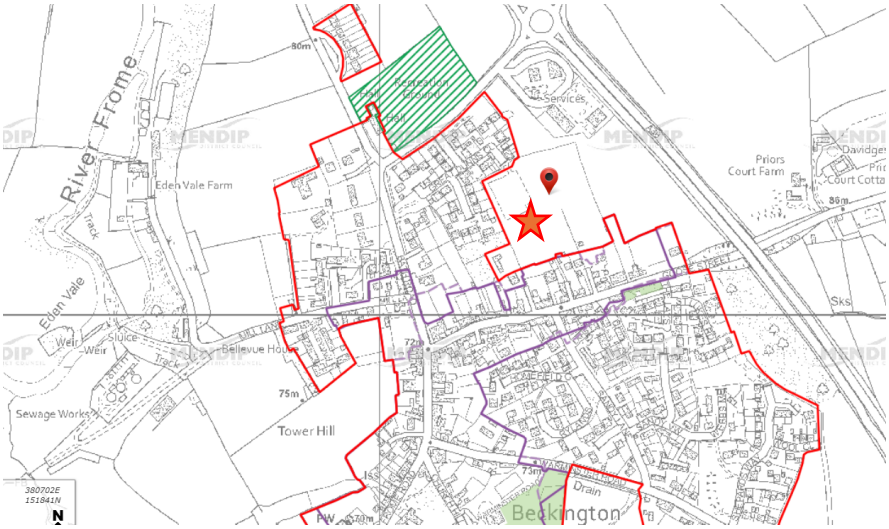
Existing residential development surrounds the site area except to the east where a tract of agricultural land lies in-between the site and the main A36. The existing and proposed site access is via Great Dunns Close to the northwest served off the A361 leading into Beckington village from the A36.

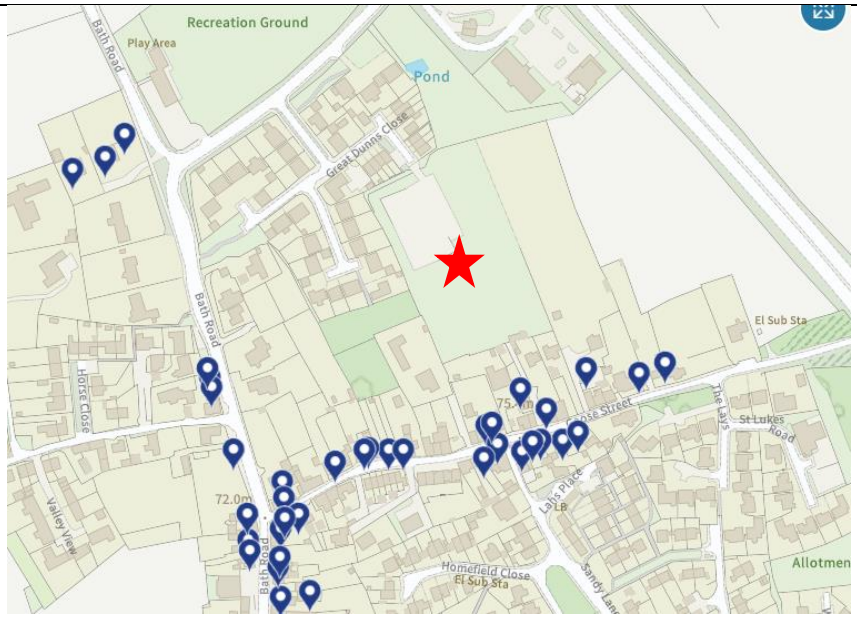
Although historically agricultural grade 3 land, according to the case officer report 2020/1150/FUL, the site was used as a staff and construction compound during the construction of phase 1 of the Redrow development (completed) and the site is now currently fenced off and vacant. This was confirmed during my site visit.

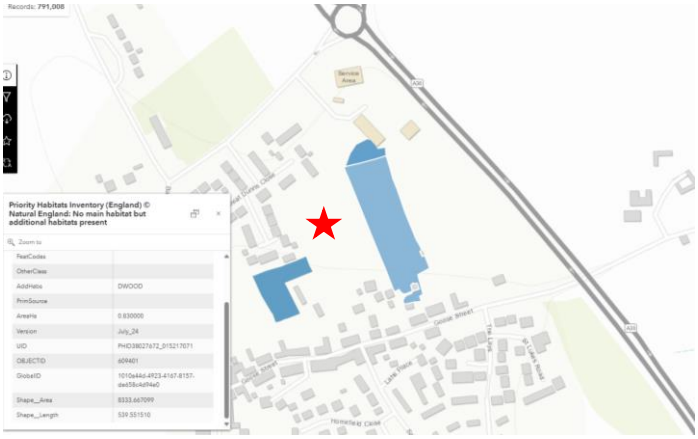
The site was submitted in the 2023 SHELAA under reference BECK023.

Notably, the post-examination version of LPP2 (December 2021) allocated the application site for residential development under Policy BK1. Policy BK1 was deleted from LPP2 in December 2022 following Judicial Review.

Planning Policy Considerations

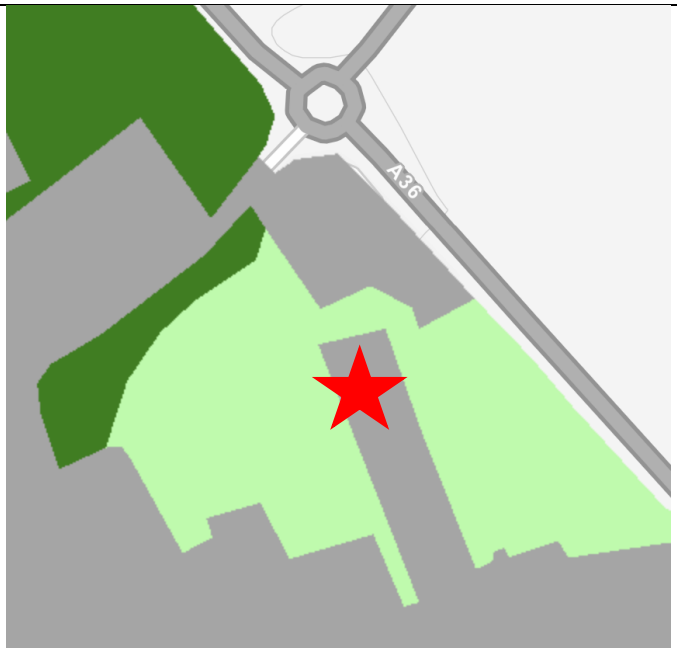
Settlement boundary	The site adjoins the defined development boundary - denoted by red line on mapping extract below. 
Conservation Area	The site is located outside of, but immediately adjacent to the northern boundary of the Beckington Conservation Area – shown by purple line in mapping extract below.

	
Landscape Designation or Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	N/A
Listed Buildings adjacent to site	 There are a number of Grade II listed buildings to the south of the site along Goose Street - No.'s 29. 31, 33 and 43 Goose Street, barn 30 metres west of rear of No. 59 Goose Street, Dayton House and Ceomar.

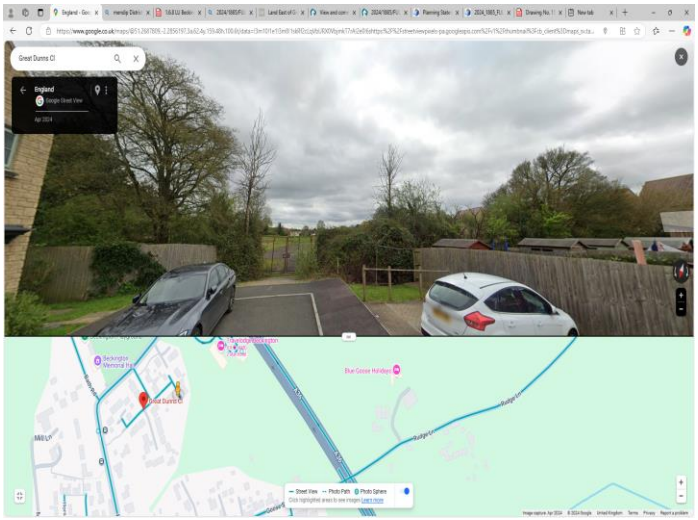
Tree Preservation Order	No TPOs found on the MENDIP map. However, there is a Woodland Priority Habitat adjacent to the east and west of the site.   
Flood Zone	Flood Zone 1 – Low chance of flooding (Source: EA Flood map for Planning).

	
Surface Water Flooding	Low risk of surface water flooding (Gov.uk). Some medium to high risk to the north of the site. According to the SHELAA and previous case officer reports, there is significant issues with drainage capacity in the village (runoff/foul & surface water). 
Public Rights of Way	There are no PROW crossing or immediately adjacent to the site.

Planning History	2024/1865/FUL - Construction 20 dwellings (including affordable housing) with associated highway access, public open space, landscaping & external works, including demolition of outbuilding & installation of sewage pumping station & electricity sub-station – currently pending consideration. 2020/1150/FUL - 30 dwellings (21 market and 9 affordable) with public open space and other associated infrastructure. Refused and dismissed at appeal. Dismissed due to potential adverse impacts of unsatisfactory drainage considerations. 2017/0278/FUL: A full planning application for the 'Erection of 28 dwellings (19 market, 9 affordable), with public open space and associated infrastructure' was refused for reasons concerning: 1) size and extent which would have a harmful impact on the intrinsic character of the countryside, including listed buildings on Goose Street and the adjacent Conservation Area; 2) adequate arrangements for foul sewage disposal not demonstrated; and, 3) absence of a S106 agreement to secure planning obligations for affordable housing, education, public recreational open space and a Travel Plan. This application was dismissed at appeal on 21 June 2018 (PINS REF. APP/Q3305/W/17/3187245) for being in conflict with the overall strategy 1 of the Local Plan. 2015/2663/FUL: A full planning application for the 'Erection of 36 dwellings (25 market, 11 affordable), with public open space and associated infrastructure' was refused on 8 February 2016 for reasons concerning: 1) size and extent which would have a harmful impact on the intrinsic character of the countryside, including listed buildings on Goose Street and the adjacent Conservation Area; and, 2) absence of a S106 agreement to secure planning obligations for affordable housing, education, public recreational open space and a Travel Plan.
Other designations affecting site (local plan)	N/A
Agricultural Grade	The site comprises unclassified and Grade 3b agricultural land.

Site Appraisal

Access to Site	The site is served via Great Dunns Close to the north off the A361. Image of site entrance below. 

Topography	 The site is relatively flat with a slight fall to the southern end of the site.
Views into the site	Site visually contained. Public vantage appears to only be achieved at the site entrance from Great Dunns Close.
Views out of the site	Limited by existing development that surrounds the majority of the site. Transient views might be achievable along the A36. However, these would be glimpses and seen within the context of the settlement.
Vegetation	The site is well screened along the north, west and east boundaries by mature hedgerows and trees.
Hydrological features	N/A
Other on-site features	N/A
Signs of contamination?	Previously used as builders/construction compound so there is potential for ground contamination.
Current use of site	Previously agricultural and then a staff and construction compound. Currently vacant.
Any known previous use?	N/A
Utilities on site?	Unknown. However, given the location of the site immediately adjacent to the settlement mains services should be accessible where available.
Character of Area	Predominantly urban/existing residential development with a tract of enclosed agricultural land to the east. Edge of settlement.
Neighbouring Land Uses	Residential. Agricultural/open green space.
Design Layout Issues	Any development should respect the historic environment (listed buildings and conservation

	area) located largely to the south of the site and safeguard adjoining residential amenities
Height and character of surrounding buildings	Residential area comprising of a predominantly two-storey built form. A variety of building ages from C17 to modern C21.

Availability

Ownership	Private
Owner supportive of development?	Yes
Time frame in which site could be developed	Available immediately.

Development Potential

Is the site considered appropriate for development?	Yes – subject to adequate drainage (previous concern), access and capacity issues (A36) and heritage matters. Given this land/site is not included in the Beckington Conservation Area I can only conclude its not considered of particular significance to the historic agricultural setting of Goose Street and its historic buildings. The character of this land in my opinion is akin to the settlement rather than the agricultural land to the west.
Can the entire site be developed?	Yes.
Potential Development Residential	
Any known developer interest?	"If planning permission is granted, Cotswold Homes has a contract to purchase the site and build out the consented scheme." – quote taken from email correspondence received from Cotswold Homes.

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) 1. I~~nappropriate~~

~~2. Significant constraints~~

3. Minor constraints

~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	Potentially
Site Achievable	Potentially

Conclusion

Although the site is outside of the development boundary, it is directly adjacent and well related to the existing form of the settlement. It is also a sustainable site in locational terms. The visual appearance of the site sits comfortably within the form of the existing settlement and is well screened.

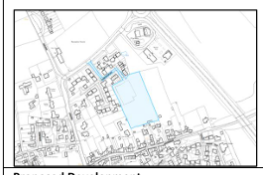
Previous concerns have been raised concerning surface water and foul drainage, and the capacity of the A36. Should this site been taken forward in the NDP process, the LLHA and LLFA must be consulted so comments on these technical matters can be received.

The determination of the current application (ref 2024/1865/FUL) for the construction of 20 dwellings will have a fundamental bearing on if and how this site is progressed in the BNDP process.

Enclosures

Land off Great Dunns Close, Beckington		BECK023
Town/Parish: Beckington	Division: Frome North	Re-promoted

Site Description / Adjacent Land Uses
Greenfield site to the north of Beckington. Surrounded by residential and open space. Highway access via Great Dunns Close.



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Proposed Development
Total site area - 1.46 Ha (0.73 Ha developable).
Proposal - 30 dwellings (market and affordable) starting 2024-2026.

Policy Status and Policies Map Designations
Adjacent to development limit.
No other policy map designations.

Planning History / SHLAA Status / Eligibility (for permissions)
2020/1150/FUL - 30 dwellings (21 market and 9 affordable) with public open space and other associated infrastructure. Refused 18/10/2021. Appeal dismissed.
Quashed allocation BK1 in LPP2.

Flood Risk
River flooding – Flood Zone 1
Surface water flooding - scattered areas of high, medium and low risk.
Significant issues with drainage capacity in the village (runoff/foul and surface water).

Conservation Area / Listed Buildings / Areas of High Archaeological Potential
Conservation Area: Adjacent to Beckington Conservation Area.
Listed Buildings: In close proximity.
AHAP: Adjacent.

Designated Landscape
No impact on AONB or Special Landscape Features.
Landscape Character Area B3: Lower Frome Valley.

Accessibility

Corner shop/food shop	214	M&S Simply Food
Primary school (secondary school)	666	Beckington Church of England First School
GP Surgery	798	Beckington Family Practice
Bank/Post Office	2.1km	Rode Post Office
Community hub (pub/hall)	141	Beckington Memorial Hall
Open space (can be provided on site)	145	Beckington Playground
Employment cluster	1.4km	Frome Road, Rode
Bus stop	179	Bus Stop
Town centre/high order hub	5.23km	Frome

Settlement Strategy (CP1, CP2)		
	Status in adopted settlement hierarchy	Primary Village
	Housing delivery above min requirement	32% growth in stock / 205% above CP2 minimum
	Re-use of land (greenfield/brownfield)	Greenfield
	Relationship to development limit	Adjoining development limit
Site Constraints and characteristics (DP1, DP8, DP21)		
	Physical and infrastructure constraints	Generally cleared site/scrubland
	Contamination and Ground Conditions	None
	Sewage Treatment Works Buffer Zone	No
	Impact on Minerals and Waste Policies	None
Designated and Priority Habitats (DP5, DP6)		
	RAMSAR Phosphate Mitigation Requirement	Outside catchment area
C	Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C
	SSSI - Sensitivity to Designated Habitats	Low risk
	Impact on Priority Habitats & Local Wildlife Sites	Deciduous woodland PH adjacent to E and W
Heritage and Landscape (DP1, DP3, DP4)		
	Impact on heritage assets	Harm to CA/listed buildings identified at appeal - see notes
	Impact on settlement character	Limited harm which could be mitigated
	Impact on landscape character	Limited harm which could be mitigated
Highways, Accessibility and Infrastructure		
	Settlement connectivity	Frequent bus service, <5km from Frome
	Education Capacity	No short-term primary school capacity
	Lead Local Flood Authority High Level comments	Significant constraint - flooding issues - see notes
	Highways Authority -High Level comments	NOP - but subject to cumulative impacts - see notes
	Cumulative development impacts near site	Highways impact on A36 roundabouts/flood risk
Deliverability		
	Planning Status	Appeal dismissed
	Conformity with LLP1/LPP2 policies/allocations	Quashed allocation in LPP2 - outside but adjacent to DL
	Impact on neighbourhood plans/ other plans	
	Ownership & Availability	Single ownership & available
	Marketability	Under option to a developer
	Progress on Phosphate Mitigation Solution	Not applicable
	Impact on A36 Improvements - Policy DP27	Likely development delay or Nat Highways holding objection
	Strategic or Local Risks to delivery	Foul and surface water drainage/A36 Improvements

Notes
Heritage and flooding position is covered in appeal decision APP/Q3305/W/21/3289537. Highways: site no longer has benefit of allocation and NH position on impact would need to be re-considered. Previous applications confirm Policy DP27 will apply. Deliverability remains subject to addressing cumulative effects on A36 roundabout, subject to a TP requirement. Should the mitigation of the A36 roundabouts currently being worked on by SGV site come forward, these constraints may be removed.

Summary:
Site is on the edge of a village that has delivered significantly in excess of CP2 requirements.
Education capacity is limited and drainage has been an issue for the village. It is unclear how this site would provide sufficient sewerage capacity. Financial contributions would be required for the A36 roundabout.
The site is not suitable for allocation as part of this exercise.

Site Assessment Form

Completed by: WH (BPA) **Date:** 17 December 2024	
Site Name / Ref	Land South of Bath Road BNDP_SA_85_Land_south_Bath_Road
Site Address	Land south of Bath Road, BA11 6SF
Site Area (hectares)	2.38 ha

Description/ Overview



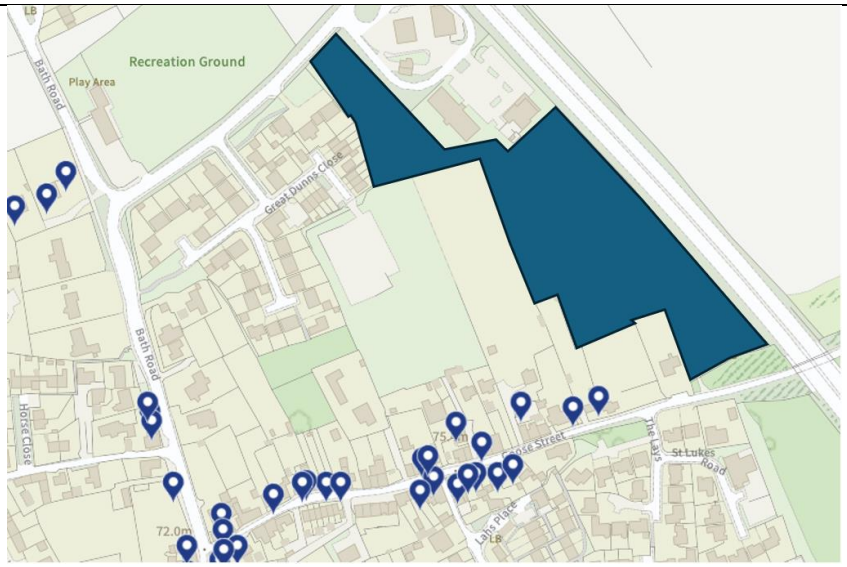
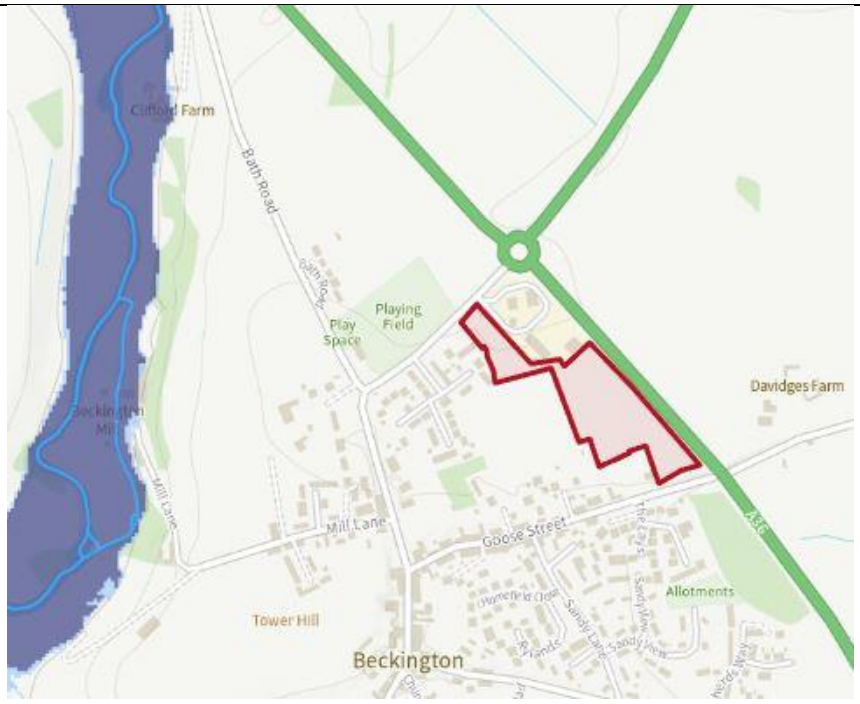


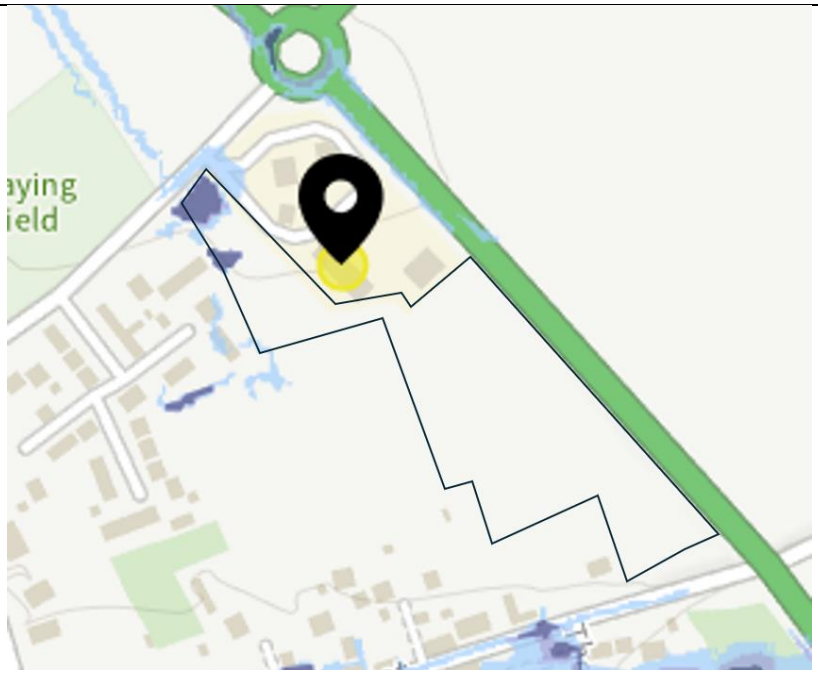
Site location and indicative site layout shown as submitted to CfS.

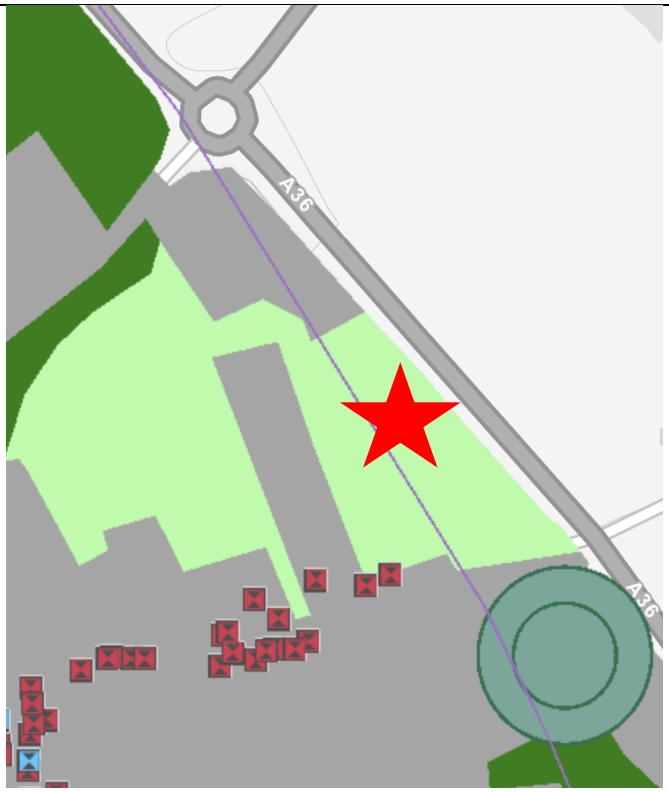
Planning Policy Considerations

Settlement boundary	 Majority of the site is immediately adjacent to the defined settlement boundary.
Conservation Area	 South-western part of the site is adjacent to the conservation area as shown in 'green' above and a purple line in mapping below.

	
Landscape Designation or Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B and C. Western part of site falls within Vallis Vale (SSSI) Impact Risk Zone. Woodland Priority Habitat on land to the west and south. Woodland Grant Scheme 2 (England) – Sandy Lane and Rudge.
Listed Buildings within site	None

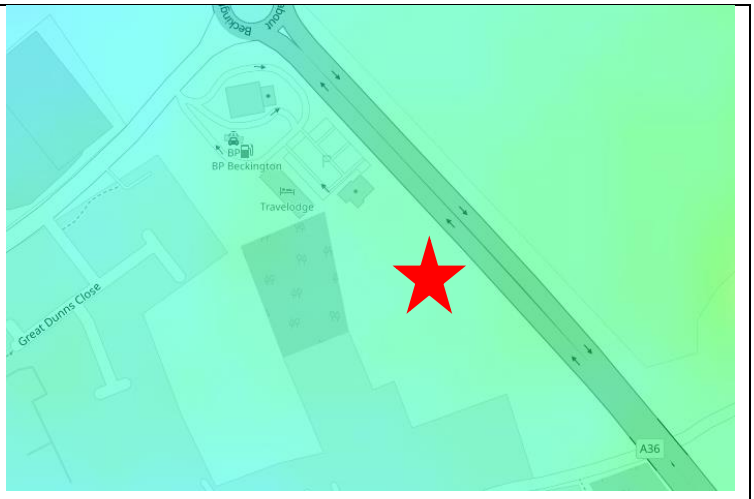
Listed Buildings adjacent to site	
Tree Preservation Order	None shown on Mendip online mapping source.
Flood Zone	 The site lies with Flood Zone 1 which has the lowest probability of flooding from rivers and seas (fluvial).

Surface Water Flooding	 High flood risk identified from surface water at site entrance (areas shown in mid and dark blue on above mapping). Consultation with LLFA and LPA drainage officer required should this site be progressed in the NDP process.
Public Rights of Way	None
Planning History	None
Other designations affecting site (local plan)	None
Agricultural Lane Classification Grade	As shown in mapping below, the majority of the site is classified as Grade 3b (coloured light green) with a narrow strip of Grade 3a (coloured dark green) adjacent to Bath Road (proposed point of access.

Site Appraisal

Access to Site	 In the correspondence sent by the landowner the proposed access to the site is on the Old A361. This is currently overgrown and is well screened with mature soft landscaping. Giving the proximity of adjacent points of access and A36 roundabout the LLHA should be consulted if this site was progressed in the NDP process.

Topography	 As shown the site has a flat topography type.
Views into the site	 The photo above is taken from the A36 on the east side of the site, as shown during the summer months the site is well screened with mature soft landscaping. The site assessment site visit was undertaken in December when vegetation provided a reduced level of screening albeit the A36 remained relatively well screened in terms of views out.
Views out of the site	The A36 is well screened along the eastern boundary of the site during the summer months. The site assessment site visit was undertaken in December in which the surrounding roads remained relatively well screened during the winter months in terms of views out.
Vegetation	Boundaries well screened by established soft landscaping (mature hedgerows and tree planting).

Hydrological features	 Mapping shows a pond located on the northern part of the site. This water feature has potential hydrological and biodiversity implications.
Other on-site features	None of particular note
Signs of contamination?	None evident – productive agricultural land.
Current use of site	Agriculture
Any known previous use?	As above.
Utilities on site?	Unknown. The site lies immediately adjacent to the eastern settlement edge so it is reasonable to assume utilities will be within close proximity.
Character of Area	Located on undulating land falling away from the landscape plateau and valley side that forms the western settlement edge. For this reason, the eastern side of the settlement is less sensitive to change. Visually and physically enclosed by natural and built features where only local and transient views are available.
Neighbouring Land Uses	Residential, commercial, strategic highway, agriculture.
Design Layout Issues	Highly constrained by road noise. Layout and design will need to be informed by appropriate mitigation measures. A noise assessment could be requested from the landowner/promotor should this site be taken forward in the NDP process.
Height and character of surrounding buildings	Single and 2-storey buildings.

Availability

Ownership	Private
Owner supportive of development?	Yes
Time frame in which site could be developed	Immediately

Development Potential

Is the site considered appropriate for development?	Yes
Can the entire site be developed?	Subject to road noise constraints and achievable point of access.
Potential Development Residential	
Any known developer interest?	To be confirmed.
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) 1. ~~Inappropriate~~ 2. Significant constraints 3. Minor constraints ~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	Yes potentially
Site Achievable	Yes potentially

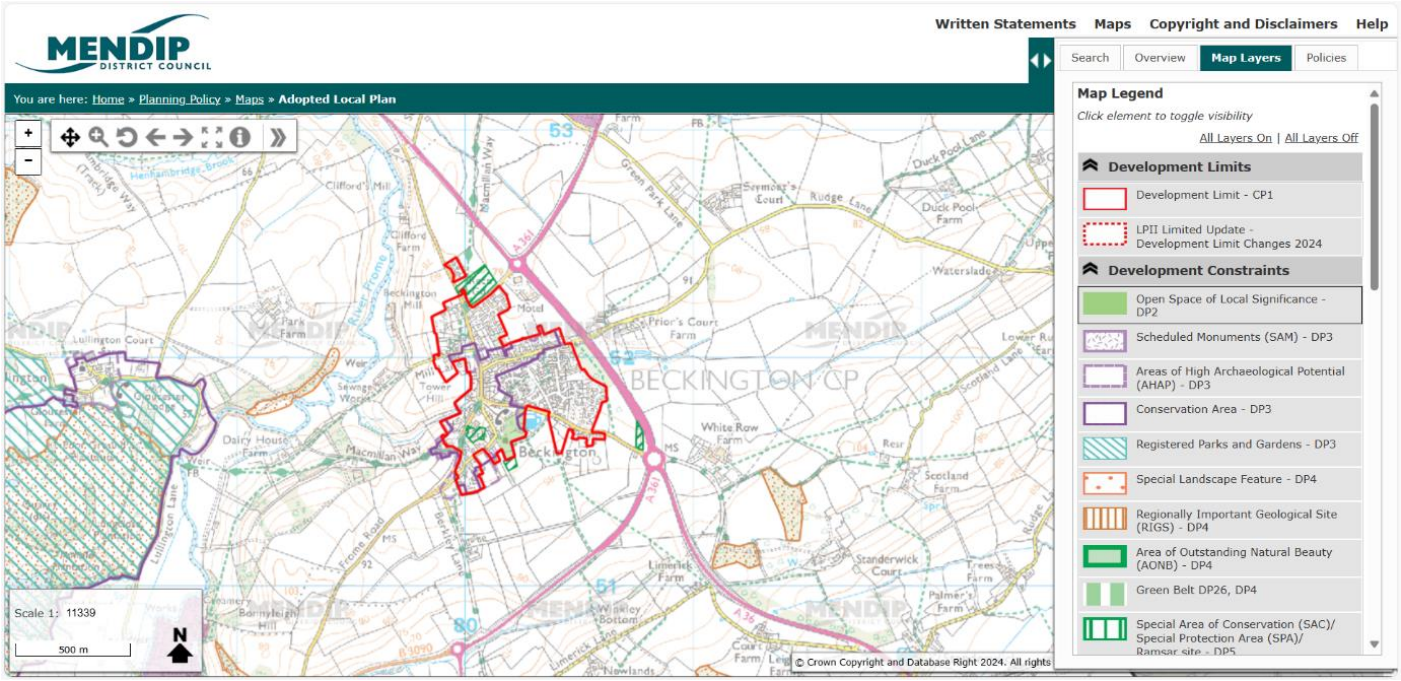
Conclusion

The site is visually and physically contained by natural and built features: landform, mature planting along boundaries, the A36 to the northeast and largely by the settlement to the west. Development here would be well related to the existing settlement and visually discreet within the wider landscape setting. The eastern part of the settlement, which this site forms part of, lies on land characterised as 'landscape plateau'. Unlike the western side of the settlement which lies on the valley edge, this part of the settlement is significantly less sensitive to change and for this reason where new development could be accommodated in purely landscape terms.

Notwithstanding the above, 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. Can a suitable point of access be achieved given the identified flood risk from surface water at the proposed point of ingress and exit? For this reason and the known local foul drainage system capacity issues, if the site is to progress in the NDP process, consultation with the LLFA and LPA drainage officer should be undertaken. In addition, the LLHA should be consulted given the proposed entrance lies within immediately proximity to the A36 roundabout and strategic road network services. The National Highways Strategic Road Network map is enclosed below for information purposes. The LPA ecologist should also be consulted on the biodiversity potential of the pond (northern part of the site). To inform these onward consultations the landowner could be requested to provide a Flood Risk Assessment (FRA) and Preliminary Ecology Assessment (PEA).

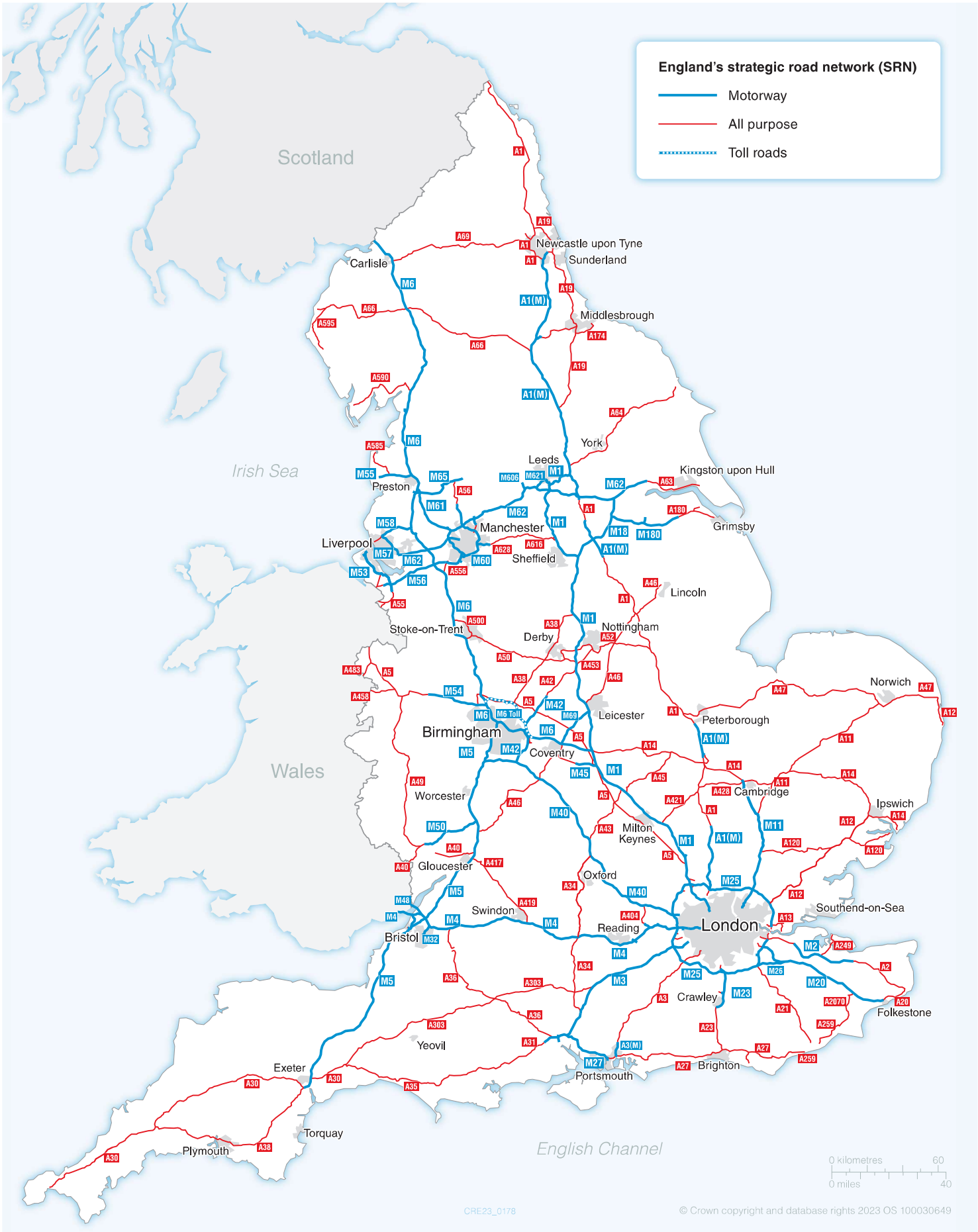
To note, the submitted indicative layout (copy shown on Description/Overview section above) appears to retain the pond at the northern extent of the site and the built form is concentrated to the western part of the site. This would suggest biodiversity and road noise have been considered in the evolution of the indicative layout. The extent of which is unknown as the appropriate necessary assessments were not mentioned or submitted to accompany. In progressing this site further in the NDP process, the steering group will need to be satisfied that what is shown can suitably mitigates constraints.

Enclosures


MENDIP
DISTRICT COUNCIL
Written Statements
Maps
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Help
You are here: Home » Planning Policy » Maps » Adopted Local Plan
Search
Overview
Map Layers
Policies
Map Legend
Click element to toggle visibility
All Layers On | All Layers Off
Development Limits
Development Limit - CP1
LPII Limited Update - Development Limit Changes 2024
Development Constraints
Open Space of Local Significance - DP2
Scheduled Monuments (SAM) - DP3
Areas of High Archaeological Potential (AHAP) - DP3
Conservation Area - DP3
Registered Parks and Gardens - DP3
Special Landscape Feature - DP4
Regionally Important Geological Site (RIGS) - DP4
Area of Outstanding Natural Beauty (AONB) - DP4
Green Belt DP26, DP4
Special Area of Conservation (SAC)/ Special Protection Area (SPA)/
Scale 1: 11339
500 m
N
BECKINGTON CP
Beckington
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national highways

National Highways Strategic Road Network



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Site Assessment Form

Completed by: WH (BPA) **Date:** 10th January 2025	
Site Name / Ref	SNDP_SA_86_Land_rear_24_Warminster_Road
Site Address	Land to the rear of 24 Warminster Road, Beckington
Site Area (hectares)	0.92 ha

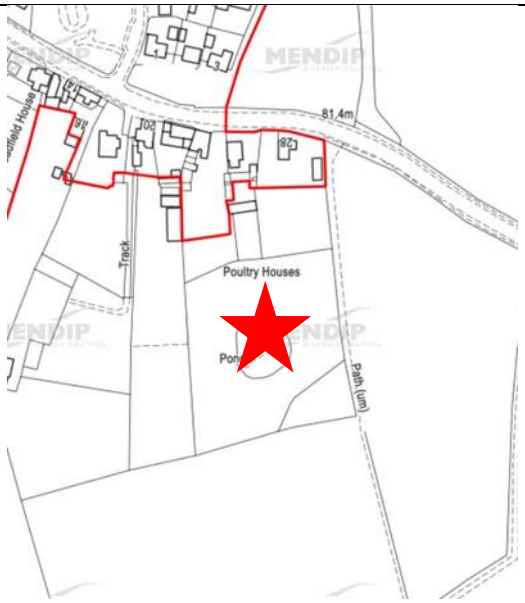
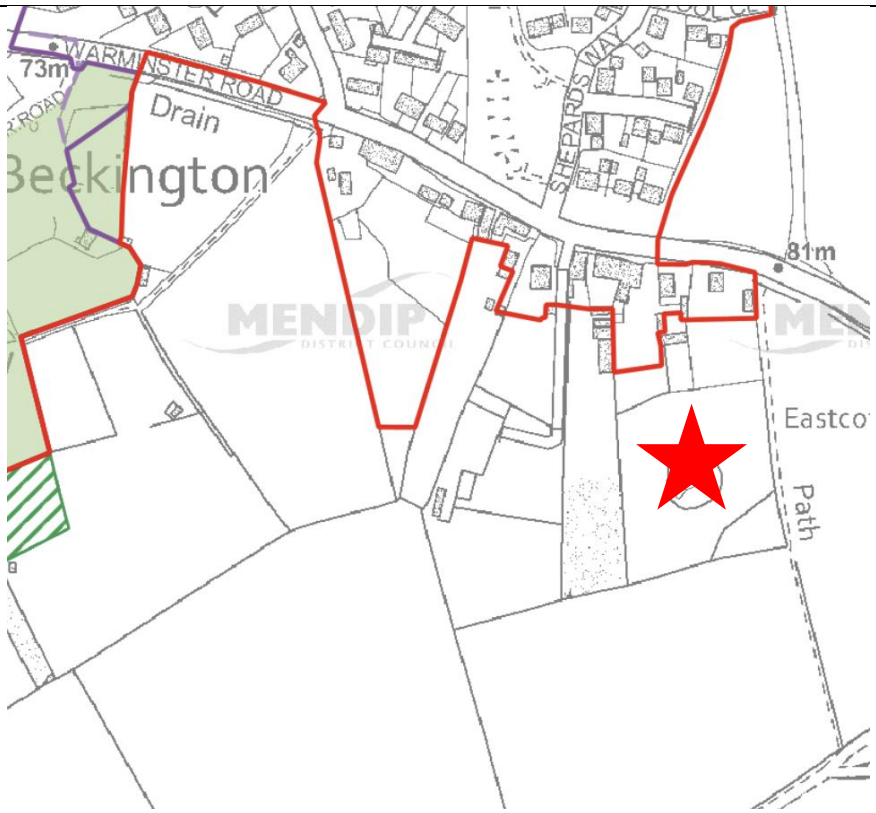
Description/ Overview

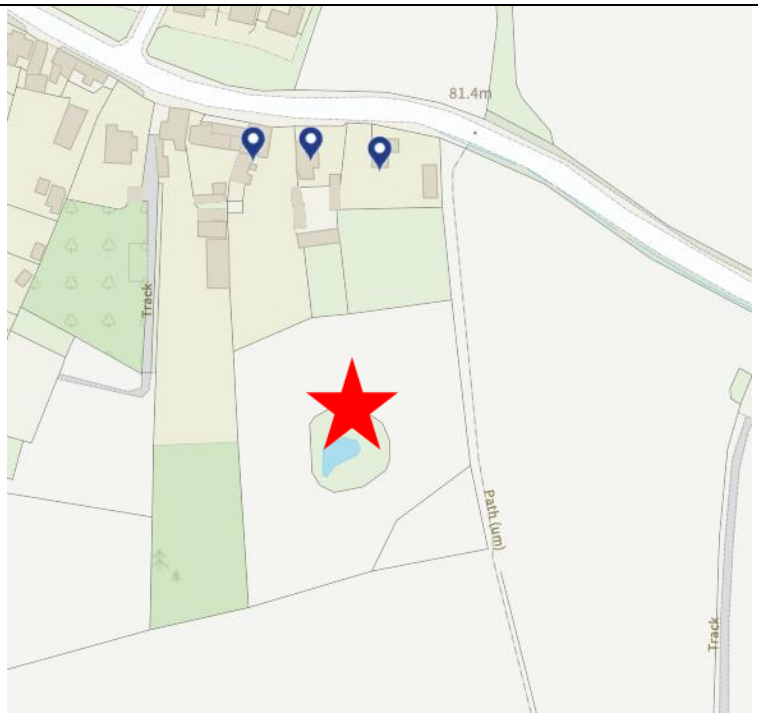
The site lies to the rear of 24 Warminster Road. Access off the Warminster Road. Historically used for agriculture (nursery).





Planning Policy Considerations

Settlement boundary	 The site (location marked with a red star/s throughout the following assessment) falls outside the defined development boundary. The development boundary adjoins the site along its northern boundary – denoted by the red line in the above mapping extract.
Conservation Area	 The site lies outside of the Beckington Conservation Area – the boundary of conservation area is shown by the purple line in the mapping extract above.

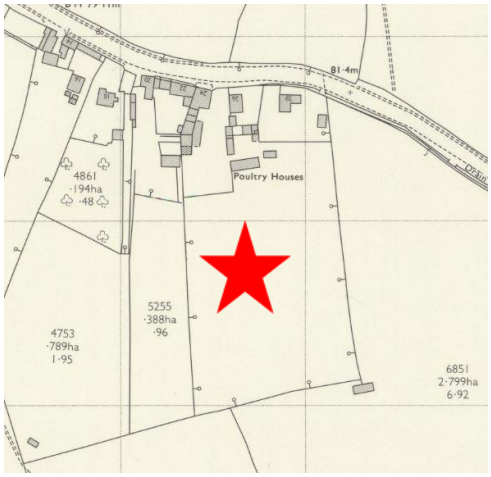
Other landscape Designation (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Bat Consultation Zone Mells Valley SAC – Band B. Vallis Vale (SSSI) Impact Risk Zone.
Listed Buildings within site	 Access to the land to the rear (the site) is through No.24 a Grade II listed building: **NO 24 AND ADJACENT GARDEN WALL** Heritage Category: **Listed Building** Grade: **II** List Entry Number: **1058187** Historic mapping:



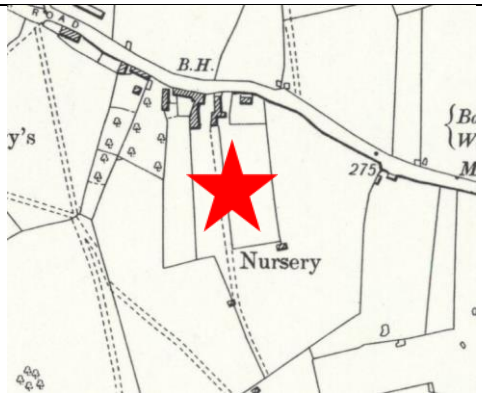
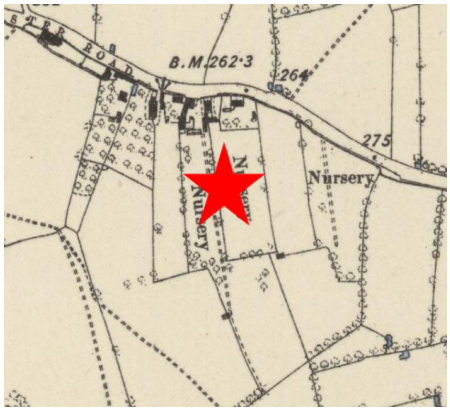
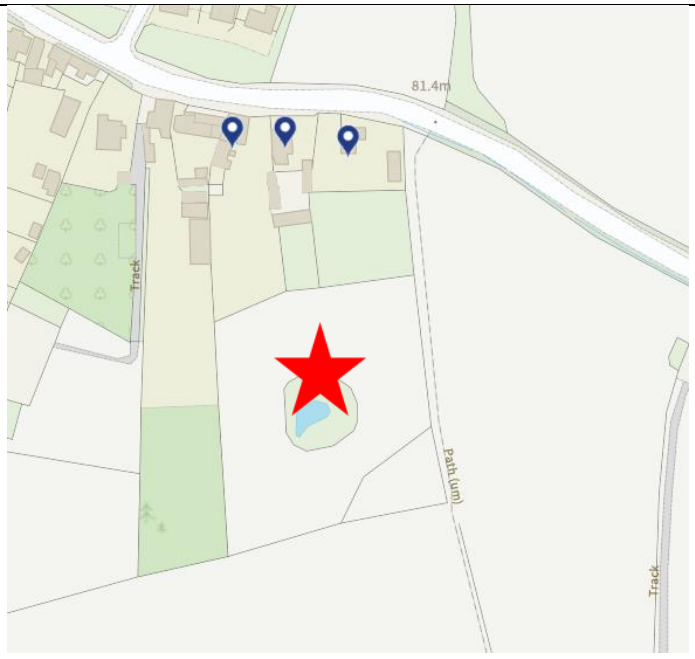
Revised 1970 – Published 1971



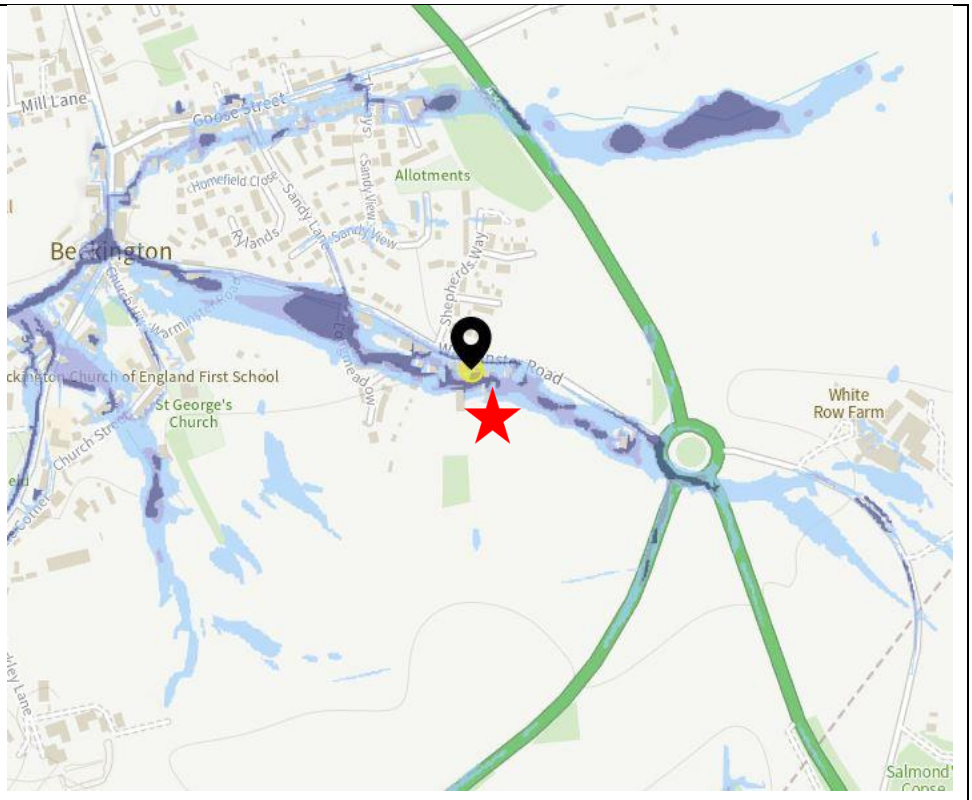
Surveyed 1960 – Published 1960

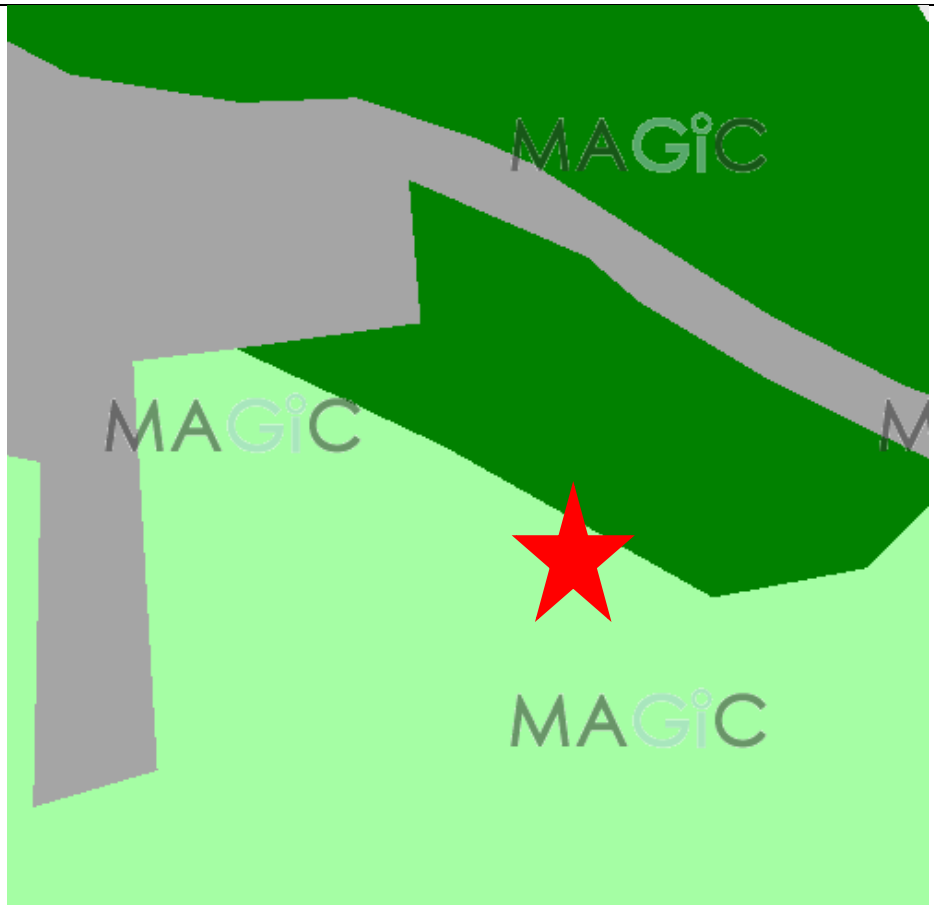


Surveyed 1922 – Published 1926

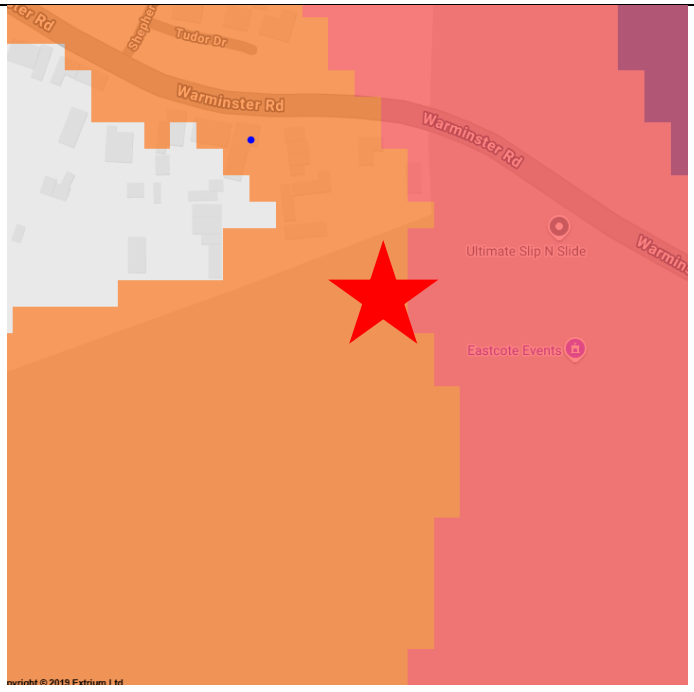
	 Surveyed 1902 -Published 1904  Surveyed 1884 – Published 1884
Listed Buildings adjacent to site	 Shown right to left on above mapping extract: **NO 24 AND ADJACENT GARDEN WALL** Heritage Category: **Listed Building**

	Grade: **II** List Entry Number: **1058187** **26, WARMINSTER ROAD** Heritage Category: **Listed Building** Grade: **II** List Entry Number: **1173934** **SOMERLEA, FORECOURT WALL AND GATE PIERS** Heritage Category: **Listed Building** Grade: **II** List Entry Number: **1366316**
Tree Preservation Order	None shown on Mendip interactive mapping.
Flood Zone	 A shown in mapping extract above, the site is located in Flood Zone 1 which has the lowest probability of flooding.

Surface Water Flooding	 Mid to high flood risk from surface water at the site entrance.
Public Rights of Way	None
Planning History	None
Other designations affecting site (local plan)	N/A
Agricultural Grade	

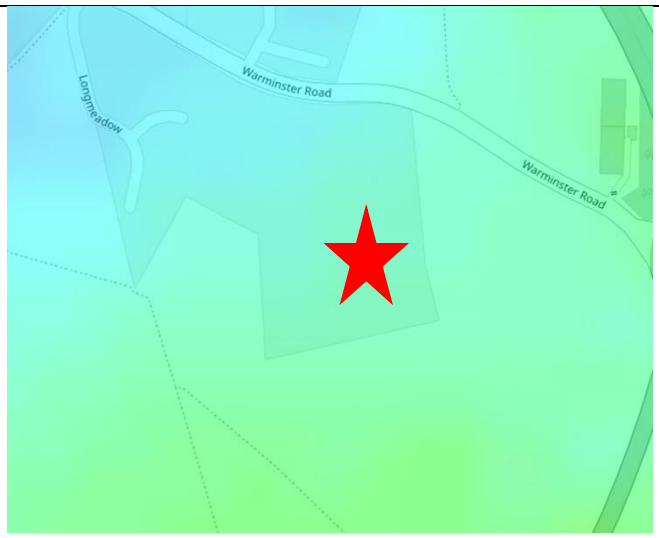


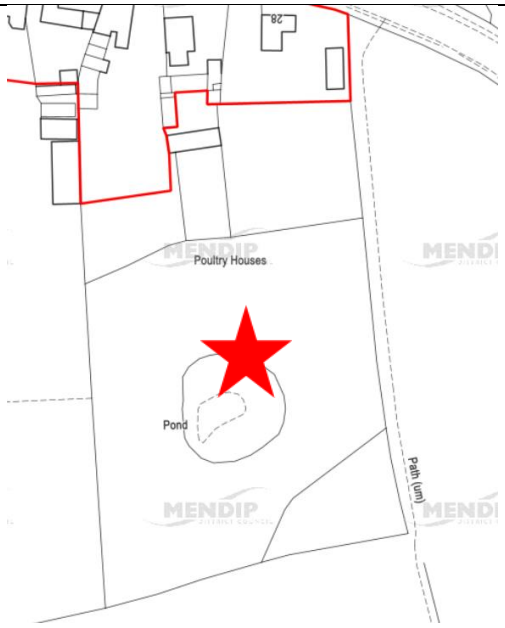
The site lies largely within agricultural land classification 3b as shown in above mapping extract – dark green denotes Grade 3a and light green Grade 3b.



The site lies within an area shown to be affected by road noise from the nearby A36. Within this area road noise is considered to be a material planning consideration where assessment and mitigation may be required if necessary and/or appropriate.

Site Appraisal

Access to Site	Served via an existing residential point of access off the Warminster Road between No.s 24 and 26 – see image in 'Views into Site' section below.
Topography	 The site land relief is relatively flat.
Views into the site	
Views out of the site	Open countryside (agricultural land) to the south. Existing residential development to the north. Former pastureland immediately to the east understood to be used for outside recreational activities and A36 beyond.
Vegetation	No access to the site – desktop assessment only. From Google satellite mapping a number of mature trees and/or large shrubs appear to be within the site area. The value of these is unknown. This existing planting which runs along the site

	boundaries to the east, south and west appears to screen and contain the site within the landscape.
Hydrological features	 A pond is shown in geophysical mapping on site in a central location. The value of this in terms of biodiversity is unknown.
Other on-site features	None evident (desktop assessment only).
Signs of contamination?	None evident.
Current use of site	Formerly agricultural land (historically nursery). Now appears to be disused and overgrown.
Any known previous use?	As above.
Utilities on site?	Unknown. Reasonably assume due to the proximity of the site to the settlement and Warminster Road utilities are accessible where available.
Character of Area	Undulating plateau (character area).
Neighbouring Land Uses	Residential to the north and west (Longmeadow). Outdoor activity land to the east with main A36 highway beyond. Open countryside to the south.
Design Layout Issues	Following a noise assessment (A36) which will inform the evolution of the design, the layout may need to mitigate against noise. Following a heritage assessment which will inform the evolution of any design approach, the layout

	may need to account for the setting of the listed building. As a minimum, I would anticipate a buffer or transition zone to be required.
Height and character of surrounding buildings	Predominantly 2-storey.

Availability

Ownership	Peter and Marilyn [no surname given]
Owner supportive of development?	Yes
Time frame in which site could be developed	1-5 years

Development Potential

Is the site considered appropriate for development?	No
Can the entire site be developed?	Unknown
Potential Development Residential	
Any known developer interest?	Unknown
Local Opinion (questionnaire responses)	N/a

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) 1. Inappropriate 2. Significant constraints ~~3. Minor constraints~~ ~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	No
Site Achievable	No

Conclusion

The site is constrained by heritage, access, surface water flooding and road noise. From a purely landscape perspective the site appears discreetly located and congruent with the pattern of development within the immediate vicinity (Longmeadow). The north easternmost part of the settlement is the less sensitive in landscape terms in my opinion.

The site was historically nursery land assumed to be associated with No.24 Warminster Road. To understand the impact of the development on the setting of the listed buildings and in particular No. 24 a heritage assessment is required and then onward consultation with the LPA conservation team.

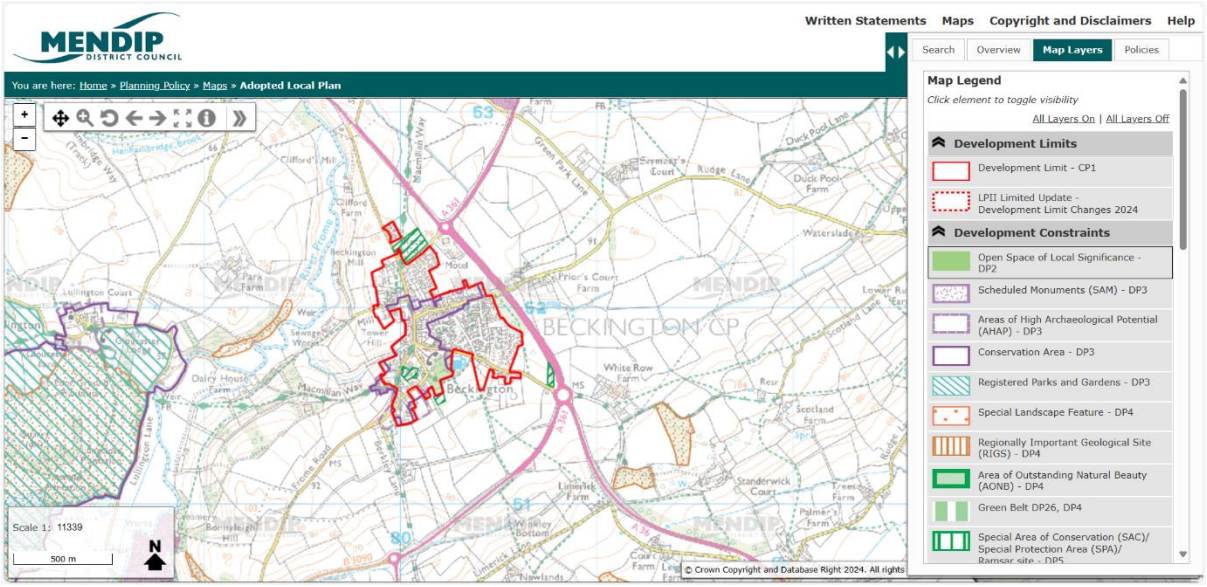
Regardless of the technical ability of this point of access to be 'safe and suitable' the intensification would cause an unacceptable level of harm to existing residential amenities currently enjoyed at No.24 and 26 given the width of the driveway and proximity of these buildings.

Further assessment relating to surface water is required to establish if a suitable access can be achieved. It would appear not from relevant mapping currently. If an assessment is requested this should be reviewed and considered by the LPA drainage team and LLFA. In addition, given the known drainage capacity issues both of the LPA and LLFA should be consulted should this site be progressed in the NDP process.

Again, further assessment of road noise is required. This is less onerous in my opinion given the site is slightly removed and not immediately adjacent. In addition, the site appears relatively discreet in terms of location with the wider landscape context where typical mitigation measures such as acoustic fencing would be less prominent and therefore minimise its visual impact.

For the above reasons, I recommend this site is not taken forward in the BNDP process.

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Development Limit - CP1
LPII Limited Update - Development Limit Changes 2024
Development Constraints
Open Space of Local Significance - DP2
Scheduled Monuments (SAM) - DP3
Areas of High Archaeological Potential (AHAP) - DP3
Conservation Area - DP3
Registered Parks and Gardens - DP3
Special Landscape Feature - DP4
Regionally Important Geological Site (RIGS) - DP4
Area of Outstanding Natural Beauty (AONB) - DP4
Green Belt DP26, DP4
Special Area of Conservation (SAC)/ Special Protection Area (SPA)/
BECKINGTON CP
Scale 1: 11339
500 m
N
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Site Assessment Form

Completed by: CS & WH (BPA)

Date: 31st July 2026

Site Name / Ref	BNDP_SA_87_Land_off_Frome_Road
Site Address	Land off Frome Road, Beckington
Site Area (hectares)	c. 5.9 Hectares

Description/ Overview



The site comprises a substantial area of greenfield land located to the south-west of Beckington. The north-eastern part of the site accommodates an existing playing field, with a residential dwelling situated to the north of the playing field.

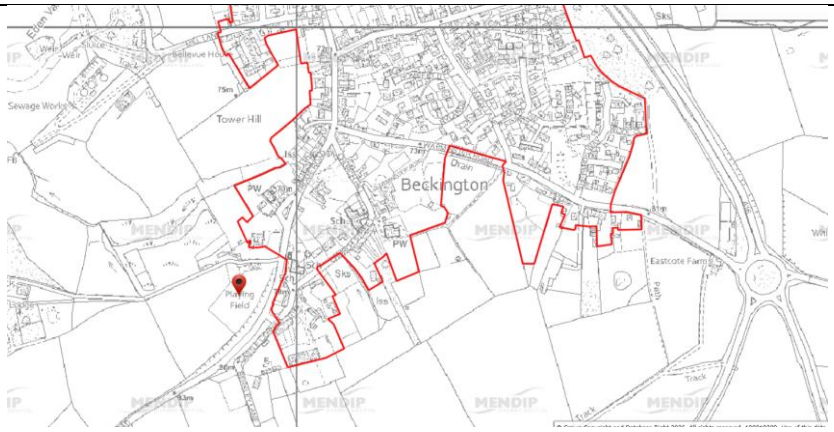
A hedgerow and tree belt runs along the southern boundary of the site along Frome Road, providing a degree of visual enclosure and contributing positively to the rural character of this approach into the village. There is a distinct land level difference between the Frome Road and the site area. The site sits considerably higher than the Frome Road. Carving a new residential access in the bank between the road and the site will alter the verdant character of this part of the settlement and may impact the historic assets on the opposite side of the Frome Road. The vegetated southern boundary becomes more fragmented towards the western extent of the site, resulting in reduced levels of screening in that area.

The site comprises Grade 4 agricultural land and is located adjacent to, but outside, the defined settlement boundary of Beckington.

There are a number of listed structures in the vicinity of the site, and the site lies adjacent to the Conservation Area.

An existing access from Stubbs Lane appears to serve both the dwelling to the north and the on-site playing field. However, Stubbs Lane is a narrow single-track route and is designated as a public right of way. As such, it is unlikely to be suitable to serve additional development due to its constraints. Accordingly, it is considered that any future development would need to be accessed from Frome Road, either via the existing access or through the creation of a new access point, subject to a detailed highways assessment. The alignment of the road and observed vehicle speeds during a site visit suggest a safe and suitable residential access may be unlikely to achieve. The visual impact of a new point of access is also a matter concern in term of local character and the loss of a substantial part of an established biodiversity corridor including mature trees.

Planning Policy Considerations

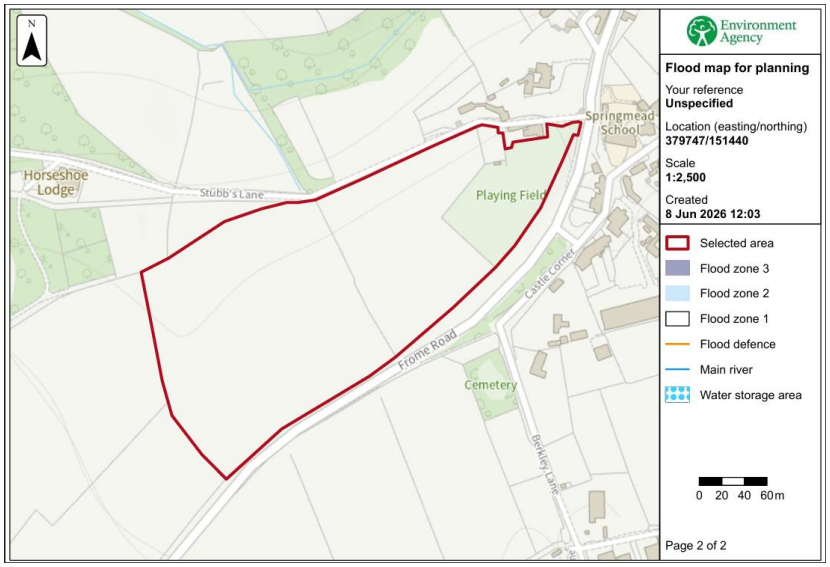
Settlement boundary	 The site lies outside but adjacent to the defined settlement boundary (delineated with red line).
Conservation Area	 The site lies outside but adjacent to the designated Conservation Area (delineated with purple line).

Other landscape Designation/Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford*. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover. Special qualities identified by the Landscape Value Statement includes long views to the river valley, with the village perched on the plateau.
Nature Conservation Designation	None.
Listed Buildings within site	There are no listed buildings within the site.
Listed Buildings adjacent to site	At the entrance to Stubbs Lane, there is a Grade II listed structure, '*Gazebo and Attached Garden Wall, About 35 Metres South East of Beckington Manor*'. The full listing reads as – *ST75SE BECKINGTON CP FROME ROAD (West side)* ***4/49 Gazebo and attached garden wall, about 35 metres South East of Beckington Manor -*** *GV II* *Gazebo and attached garden wall. Gazebo, C17, rebuilt mid C19. Small circular structure of rubble, open on West side; arcade of 3 hexagonal wooden piers on stone bases, conical stone tile roof with fluted ball finial. Slabbed interior has plaster ceiling with radiating wooden ribbing, central wooden ball pendant at apex. Attached rubble wall 3 metres high with double-Roman tile capping running for 70 metres West. These 2 features exhibit great prominence at entrance to the village.* *Listing NGR: ST7996651594* There are a number of other listed structures in the vicinity of the site, as set out below (listed from north to south, as shown on the accompanying plan). *ST75SE BECKINGTON CP FROME ROAD (West side)* ***4/48 Beckington Manor, attached garden wall, gate and piers***

	11.3.68 *GV II* *House. C17, restored mid C19. Random rubble, dressed flush quoins, 3 coped gables with carved stone fiaials, stone tile roof, end ashlar ridge stack moulded around cap and base, that to right projecting on return wall. "U"-plan. Two storeys and attics, 4 bays, 3, 4 and 5-light moulded stone mullioned windows, each with a stopped label, similar 2-light openings in gables. C19 central gabled porch, paired three-quarter glazed doors; above lancet niche with trefoil head. Rubble wall 3 metres high running 7 metres to right of frontage, stone slate capping, segmental headed door opening, studded plank door; further similar short section at right angles terminates in a pier with a plain cap and a ball finial; adjacent identical pier.* *ST8051 BECKINGTON CP CASTLE CORNER (West side)* ***15/27 Sandy Hill House*** *-* *GV II* *House. C18, mid C19 refronting. Rendered, end pilasters, hipped stone slate roof, 2 partially rendered brick stacks. Symmetrical facade. Three storeys, three bays, tripartite sash windows in plain stone surrounds, broad central opening of 4-lights, those flanking narrower and partitioned by plain mullions, openings to centre bay with emphasised keystones. Central doorway in stone surround; 6-panelled and glazed door. Two storey pent roofed outshut to left side, single casement to each floor, former door opening in moulded 4 centred stone surround now containing further casement window. Primarily Included for group value.* *Listing NGR: ST7999851566* ***4/28 No 38 (Knoyle Cottage)*** *-* *GV II* *House. C16, further work of C18. Random rubble, massive dressed quoins to right, triple-Roman tile roof, brick stacks. Irregular facade, part of a row. Semi-basement, two storeys,*

	and attic, 2:1 bays, moulded stone-mullioned windows of 2 and 3- lights; 2 squat casements to basement. Door opening to left in a bead moulded stone surround reached by flight of 3 stone steps; 6-panelled door, top 2 panels glazed; stone slab hood on moulded stone brackets. Single storey outshut to right, plain tile roof; single slit opening in plain stone surround. *Listing NGR: ST7998151533* *ST75SE BECKINGTON CP CASTLE CORNER (West side)* ***4/29 No 40 and 42*** *-* *GV II* *Attached houses, part of a row. C17, restored late C19. Random rubble, pantiles to left, triple-Roman tiles to right, 3 brick ridge stacks, number 40 with stall box dormers. Number 40 two storeys and attic, 3 bays, pair of 2 storey flat roofed canted bay windows each side, 4 pane sash windows to front, narrower 2 pane sash windows to sides; 2 light moulded stone mullioned window to centre of first floor. Central door opening in ogee-moulded stone surround, semi circular stone hood on moulded stone brackets, C20 four-panelled door. Number 42 two storeys and attic, 2 bays; 4 pane sash windows in block surrounds. Door opening in similar surround, 6-panelled door with transom light.* *Listing NGR: ST7998051518* *ST8051 BECKINGTON CP CASTLE CORNER (East side)* ***15/24 The Castle (previously listed as Ravenscroft School (Beckington Castle)) 11.3.68*** *GV II** *House. Early C17, late C19 restoration. Rendered, stone slate roof, 3 tall gables with copings and finials, 2 similar gables to each return, ashlar stacks, moulded around caps. Tall rectangular structure. 3 storeys and attics, 2 windows to first floor, 6-light moulded stone-mullioned windows, 3 4-light openings to second floor, 2-light openings to attic; each window hollow moulded, each light with a segmental head; C19 6-light reproduction windows to ground floor; contiguous weathered strings above window heads; C19 leaded lights to all openings. Door opening to left return in a 3-storey flat*

	roofed porch; 3-light hollow moulded stone-mullioned window to each of first and second floors; door opening in a chamfered 4-centred stone surround, plank door, strap hinges. Interior with plaster strapwork ceiling to left ground floor room; dogleg staircase, splat balusters. Rubble wall to forecourt 2 metres high; to left pair of rubble and ashlar gate piers in a mock military style; to right gateway with a reused chamfered ashlar 4-centred head incorporating 4 foiled niches. (Country Life, April 4, 1908) *Listing NGR: ST7999451502* *ST8051 BECKINGTON CP CASTLE CORNER (East side)* ***15/25 The Wool Hall*** *-* *GV II* *Wool hall, now store and house. C16, restored C19. Rubble, pantile roofs. Rectangular on plan. Salient feature is the semi-circular headed archway over the entrance to the ground floor which incorporates an exterior staircase with rubble balustrade leading to a plank door on the first floor protected by a pent-roofed porch. Double plank doors with decorative iron hinges to ground floor entrance. Interior contains C19 fireplace in four-centred stone surround to first floor, portion of tie-beam roof probably of C16. Formerly associated with Beckington Castle (qv).* *Listing NGR: ST8002951492* *ST75SE BECKINGTON CP CASTLE CORNER (East side)* ***4/26 Nos 19, 21 (Cartref) and 23*** *-* *GV II* *Row of 3 houses. Late C18. Random rubble, rusticated quoins to number 19 and to right side of number 23, ashlar plinths, stone dentil eaves cornice, double-Roman tile roofs, coped verge to each end of row and between 19 and 21, box dormer to number 19; one ashlar stack with moulded cap, two further rendered stacks and one of brick. Symmetrical facades. Two storeys, basement and attic, 3:3:3 bays, sash windows with*

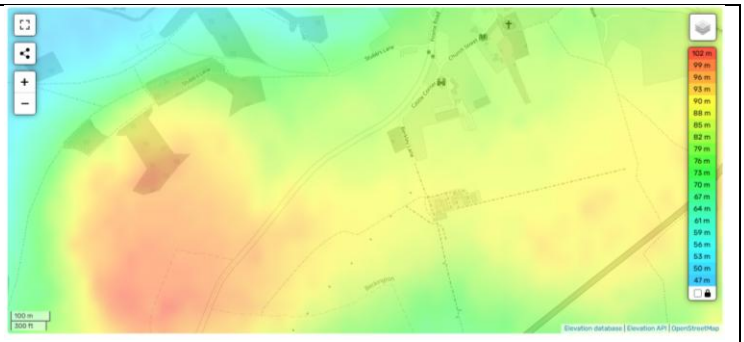
	glazing bars in moulded stone architraves, those to number 19 of late C19 being 4 lights each, bull nosed cills. Central door opening to respective bays in similarly moulded stone architrave with a slab hood on moulded stone brackets, 6-panelled doors, top 2 panels glazed to Nos 19 and 21. *Listing NGR: ST7996951464* 
Tree Preservation Order	No TPOs found on the Mendip online database.
Flood Zone	The site is in Flood Zone 1 - lowest probability of flood risk from rivers and seas (EA Flood map for Planning mapping extract below). 

Surface Water Flooding	 There is low risk from surface water flooding generally across the site. There is some risk along a strip to the northwest of the site (surface water depth .9-1.2m)
Public Rights of Way	 Stubbs Lane which runs along the north of the site is a PROW (FR 1/4)
Planning History	118323/000 | Change of use from agricultural land to school playing pitch (delegated) | Field at Stubbs Lane, Beckington. Appeal dismissed – no associated files available on the Council's website.
Other designations affecting site (local plan)	The northeastern section of the site currently comprises a playing field. In policy terms, Policy DP16 (Open Space and Green Infrastructure) of the Mendip District Local Plan Part 1 (2006–2029) resists the loss of existing open space, sport and recreational land unless it can be demonstrated either that there is an existing surplus of provision within the settlement

	and that its loss would not result in a current or future shortfall, or that suitable alternative provision of equal or greater benefit is delivered in an accessible location. Where replacement provision is proposed, it is expected to be secured and made available before development. The policy also requires new development to make appropriate provision for open space, either on-site or through financial contributions, supported by suitable long-term management arrangements. Policy DP17 (Safeguarding Community Facilities) similarly seeks to resist the loss of land or premises last used for community facilities unless alternative provision is secured locally, the existing use is demonstrably causing amenity or environmental issues, or there is no realistic prospect of continued viable community use in the case of commercial facilities. In addition, Sport England is a statutory consultee on proposals affecting playing fields and would be expected to object to any development that results in the loss of a playing pitch. As such, any development brought forward on the site would need to take account of policy requirements relating to the loss of a playing field. As part of a comprehensive approach to development, there may be scope to relocate the playing field to the western perimeter and enhance the existing facilities.
Agricultural Grade	The Site is Grade 4 Agricultural Land (shaded in pale green). The very northeastern tip is urban (shaded in red). 

Site Appraisal

Access to Site	Stubbs Lane lies to the north of the site and appears to provide access to the existing playing field. However, Stubbs Lane is constrained by its narrow width, its status as a public right of way, and the presence of the Grade II listed *Gazebo and Attached Garden Wall, About 35 Metres South East of Beckington Manor* at its entrance. These constraints suggest that Stubbs Lane may not be suitable for accommodating a significant increase in traffic associated with development. The site also benefits from an existing access directly onto Frome Road, located within the 30mph speed limit, as shown below. It is therefore likely that any future development would utilise an access from Frome Road, either through the existing access or a new access arrangement, subject to the necessary highway and visibility assessments. The eastern part of the site is considered the more suitable area for development due to its closer relationship with the existing built form of Beckington, its less prominent position within the landscape, and the greater extent of established tree cover, which provides better screening. However, this part of the site does not currently have an established vehicular access and would therefore likely require a new access to be created if development were to be focused in this area. 

Topography	 The land generally falls eastwards towards the settlement of Beckington and northwards towards the River Frome floodplain, with higher ground to the west. Indeed, the western part of the site is more elevated, forming a more prominent area of land that is visually and topographically more pronounced in comparison to the lower-lying areas towards the settlement and river valley.
Views into the site	The western part of the site occupies slightly elevated ground and is consequently more visually prominent in the surrounding landscape. As set out within paragraph 6.24 of the Landscape Value Statement undertaken by Georgina Harvey, 'The road from Frome to the village centre is the line of the former main road prior to the bypass. It rises up to the top of the aptly named Bonnyleigh Hill before descending into the village, giving attractive long-distance views over hedgerows and through gateways to arable fields and stands of trees leading to the Frome river valley below, and the wider landscape of the southern end of the Cotswold scarp. 6.25 While the historic village would hardly have been detected from this approach in the past, it can now been seen in the form of a recent development, Valley View, which sits prominently on the west edge of the village, unsoftened by screening vegetation, before the land slopes down to the floodplain'. Paragraph 6.26 goes onto say 'As the road descends to the village edge, it is lined by outgrown hedges and new tree planting forming a green approach right into the Conservation Area, offering an historically little-changed entrance to the village.' Indeed, a strong belt of mature trees along the south-eastern boundary provides effective visual screening from Frome Road and forms part of a wider green corridor of biodiversity value. There are also views into the site from Stubbs Lane to the north.

Views out of the site	There are generally open views to the west and north, reflecting the more rural character of the surrounding landscape and the site's edge-of-settlement location. To the east, views are influenced by existing built form and nearby residential development. The southern boundary is defined by established hedgerows and mature tree cover, with Frome Road running adjacent. On the other side of Frome Road lies housing and the school.
Vegetation	Of particular note is the established tree belt along the southern boundary, which forms a strong and recognisable landscape feature and screens the site on approach to the village. This vegetative cover becomes more intermittent beyond the village edge towards the south-west of the site. In addition, a hedgerow extends across the central part of the site, defining separate field parcels.
Hydrological features	It doesn't appear that there are any hydrological features following a desk-based review of the site.
Other on-site features	A small hedgerow runs across the centre of the fields, dividing the site into distinct parcels. To the north-east, adjacent to the playing field, the site contains an area with a high concentration of trees, providing a more heavily vegetated character in this part of the land.
Signs of contamination?	Not evident.
Current use of site	Agriculture and playing field.
Any known previous use?	Agriculture.
Utilities on site?	Unknown.
Character of Area	Edge of village.
Neighbouring Land Uses	Agriculture, community – school, outdoor children's playground, residential.

Design Layout Issues	The eastern part of the site is currently in use as an outdoor playing field, which may limit or preclude development in this area. There are also a number of listed structures located on the edge of the village in the vicinity of the site, which will require careful consideration in any future proposals. Retention of the eastern playing field could result in a more isolated development parcel to the west, which would sit somewhat detached from the main built-up form of the village. The western section of the site is more visually prominent in the approach to the village, particularly due to its elevated topographical position. In terms of access, Stubbs Lane is unlikely to be suitable, meaning that any vehicular access would likely need to be taken from Frome Road. This raises potential considerations in respect of visual impact on the approach to the village and the perception of outward settlement extension, particularly in relation to the western part of the site. Overall, any development would need to be proportionate and reflective of its edge-of-settlement location, with a loose-grain and sensitive form of built development. Careful consideration will also be required in respect of nearby listed structures and their setting and pedestrian connectivity into the village.
Height and character of surrounding buildings	Single and two-storey buildings of various architectural age and styles.

Availability

Ownership	Unknown
Owner supportive of development?	Unknown
Time frame in which site could be developed	Unknown

Development Potential

Is the site considered appropriate for development?	In principle the easternmost part of the settlement has potential for development. However, detailed matters relating to access, adverse impact on verdant character of this part of

	the settlement and loss of biodiversity including mature trees rule it out.
Can the entire site be developed?	Whilst a playing pitch occupies the north-eastern part of the site, this area is otherwise considered the most suitable location for development (relative to the site as whole). It benefits from a closer relationship with the existing built form of Beckington, is less visually prominent within the wider landscape, and is afforded a greater degree of enclosure by established tree cover to the south. However, there are a number of listed structures in the vicinity on the edge of the village, and therefore, should the site be progressed through the Neighbourhood Development Plan process, it is recommended that early engagement is undertaken with the Council's Conservation Officer. By contrast, the western part of the site is more prominent in both long-range and local views, and development in this area would be more likely to represent a more pronounced outward extension of the settlement beyond the existing village edge, causing harm to the rural characteristics of the settlement. Notwithstanding this, any built form on the site would need to respond appropriately to its edge-of-village context and avoid unnecessary encroachment into the open countryside. Overall, whilst the eastern part of the site is considered the most suitable location for development in landscape and settlement terms (in relative terms), this must be balanced against the constraint of the existing playing field and the requirement to provide suitable access. At present, the eastern parcel does not benefit from an established vehicular access, and therefore any development strategy focused in this area would likely require the creation of a new access point, together with associated infrastructure, including pedestrian links into the village. Given the land level difference between the Frome Road and the eastern part of the site, the loss of an established biodiversity corridor including mature trees and the alignment of the road it is considered a safe

	and suitable residential point of access is unlikely to be achieved.
Potential Development Residential	
Any known developer interest?	Unknown at this stage.
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) ~~1. Inappropriate~~ 2. Significant constraints ~~3. Minor constraints~~ ~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	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.
Site Achievable	No
Conclusion	

While the site lies outside the defined settlement boundary, it is immediately adjacent to Beckington and is well related to the settlement, particularly in its eastern part, which is the most suitable area for development (relative) in spatial terms.

There are, however, clear constraints that will influence the scale, form and layout of any future scheme. An existing playing field is located within the eastern portion of the site. As part of a comprehensive redevelopment of the site, there may be scope to relocate the playing field to the western perimeter of the site, and to upgrade the existing facilities.

Access is a major constraint. Stubbs Lane is unlikely to be suitable for serving development due to its limited capacity and constraints, meaning vehicular access would likely need to be taken from Frome Road. A safe and suitable residential point of access to the easternmost part of the site is highly unlikely due to land level difference, road alignment, the impact on the verdant character of this part of the settlement and the loss of biodiversity corridor including mature trees.

In landscape and visual terms, the western part of the site is more exposed due to its elevated position, while the eastern part relates better to the existing settlement edge and built form of Beckington. Any development would therefore need to be carefully sited to minimise encroachment into the open countryside and respond appropriately to the site's edge-of-village context. Further, the hedgerow and tree belt along the southern boundary fronting Frome Road is a strong landscape feature.

Overall, if the site is progressed through the NDP process, any future proposal would need to be proportionate, carefully designed, and reflect a looser grain of development that responds to the site's transitional position between Beckington and the surrounding countryside. Before any draft allocation of this site is considered engagement with the Council's Landscape and Conservation Officers' and Local Lead Highway Authority (LLHA) is strongly recommended.

Site Assessment Form

Completed by: CS (BPA)

Date: 9th June 2026

Site Name / Ref	BNDP_SA_88_Land_off_Rudge_Ln
Site Address	Land off Rudge Lane, Beckington
Site Area (hectares)	c.0.66 Hectares

Description / Overview

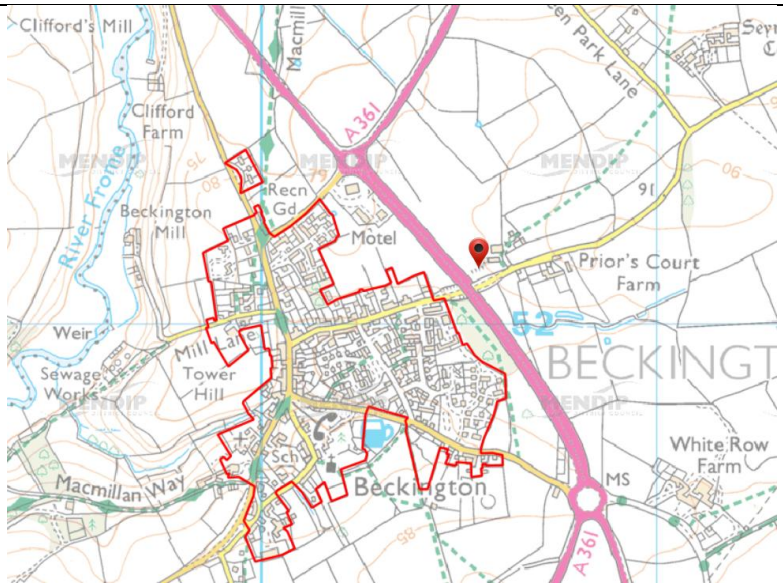
The site comprises a group of agricultural barns located within the south-eastern corner of a larger agricultural field, with access taken from Rudge Lane.

The site has a detailed planning history, including permissions for the conversion of two barns to flexible commercial uses (Use Classes E and B8), the conversion of two further barns to residential use, and the erection of a new agricultural building. Based on this desk-based review, none of these permissions appear to have been implemented at the time of writing.

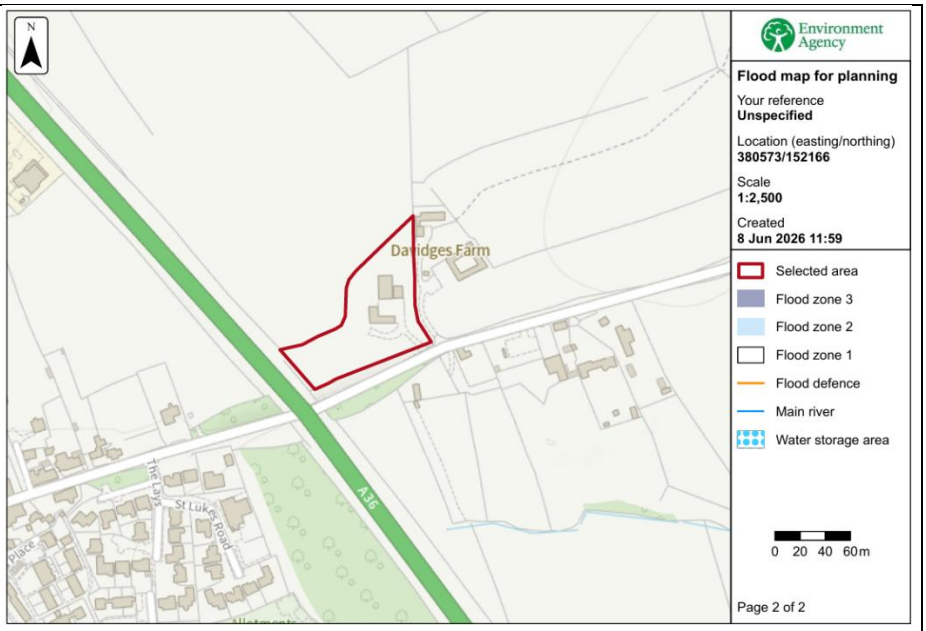
Although located outside the defined settlement boundary of Beckington, the site is within reasonable walking distance of the village via Goose Street, providing access to a range of day-to-day services, facilities and public transport connections.

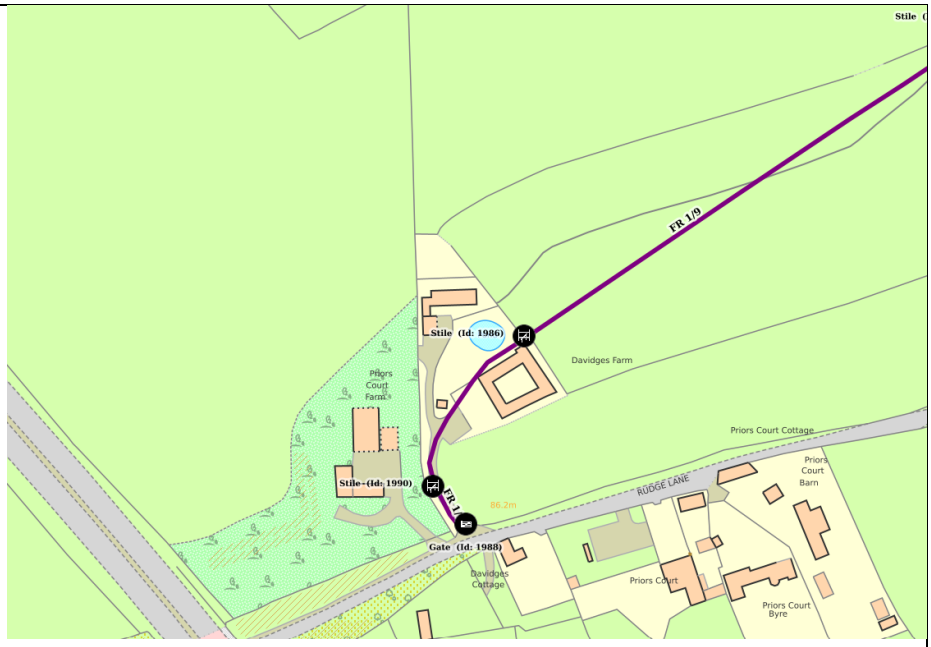


Planning Policy Considerations

Settlement boundary	 The site lies outside of the settlement boundary (red line).
Conservation Area	 The site lies outside of the Conservation Area (purple line).
Other landscape Designation/Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford.* Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.
Nature Conservation Designation	Mells Valley SAC Consultation Zone C.

Listed Buildings within site	There are no listed buildings within the site.
Listed Buildings adjacent to site	Priors Court Farmhouse is a Grade II listed building which lies opposite the site, on Goose St (yellow dot).  The detailed listing reads as – ST8052 BECKINGTON CP GOOSE STREET (South side) 14/52 Priors Court Farmhouse - II Farmhouse. C17, C19 alterations and additions. Rubble, slate roof, brick stacks. Main frontage to west, 2 storeys and attic, 2 and 3-light stone-mullioned windows, one transomed, single C19 casement. Central door opening, plank door. C19 frontage to north with hipped slate roof, reproduction Tudoresque features. Listing NGR: ST8072752134
Tree Preservation Order	No TPOs found on the Mendip online database.
Flood Zone	The site is in Flood Zone 1 - lowest probability of flood risk from rivers and seas (EA Flood map for Planning mapping extract below).

	
Surface Water Flooding	 There is generally no identified risk of surface water flooding across the site, with the exception of a small area of low risk (0–0.2m depth) located towards the centre of the site, as shown on the map above.
Public Rights of Way	There are no public rights of way running through the site itself; however, Public Footpath FR 1/9 runs along the eastern boundary of the site and continues through the adjacent Davidge's Farm.

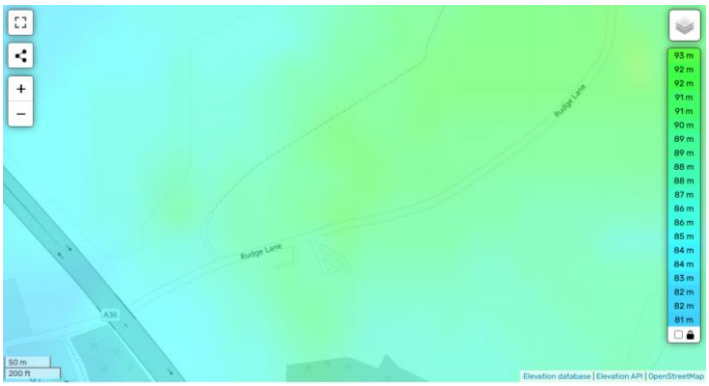


Planning History	· 2026/0437/PAA. Prior Approval for a proposed change of use of agricultural building to 6no. dwellinghouses (Class C3). Prior Approval Refused 2025. (at appeal) · 2025/1896/PAA. Proposed change of use of 2no. agricultural buildings to 6no. dwellinghouses (Class C3) (description amended 29.10.2025). Prior Approval Refused. · 2025. 2024/2314/FUL. External alterations to two barns to include the construction of external walls. Approved 21.2.25. · 2025. 2025/0631/FUL– Erection of an agricultural building. Approved 28.8.25 · 2025. 2025/0369/PAA– Prior Approval for a proposed change of use of agricultural barn to a dwellinghouse– Prior Approval Given 14.4.25. · 2024. 2024/0394/PAF. Prior Approval for a Change of Use of an Agriculture Building to a flexible use within B8 (storage and distribution) or Class E (commercial, business or service). Prior Approval required and given 2.5.24. · 2024. 2024/0393/PAA– Prior Approval for change of use of agricultural building to a dwellinghouse (Use Class C3)– Prior approval Given 24.4.24 · 2021. 2021/1314/PAF- Prior Approval for a Proposed Change of Use

	of Agriculture Building to a flexible commercial uses, B1/8 (Office/Storage), A1 (Retail Use) and A3 (Cafe). Prior Approval Given 8.9.21 · 2021. 2021/1527/PAA. Prior Approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3). Prior Approval Given 29.6.21 · 2020. 2020/2189/PAA– Prior Approval for change of use of agricultural building to a dwellinghouse (Use Class C3). Prior Approval Refused 14.12.20 The site has a detailed planning history. In summary, two of the existing barns currently benefit from prior approval for a change of use to flexible commercial uses within Class B8 (Storage and Distribution) and Class E (Commercial, Business and Service) under application reference 2024/0394/PAF. The remaining two barns have secured prior approval for conversion to residential use (ref. 2024/0393/PAA; ref. 2024/0369/PAA). In addition, planning permission has been granted for the erection of a new agricultural building under application reference 2025/0631/FUL. It is also relevant to note that the adjacent Davidges Farm site benefits from planning permission for the conversion of two holiday lets to residential dwellings (Use Class C3) under application reference 2025/1277/FUL. There is a current application on the site under consideration (at appeal) for Prior Approval for the proposed change of use of an agricultural building to 6 no. dwellinghouses (Class C3), reference 2026/0437/PAA.
Other designations affecting site (local plan)	The site is not impacted by any other designations.
Agricultural Grade	The Site is Grade 3a Agricultural Land (shaded in pale green)

Site Appraisal

Access to Site	The site benefits from an existing access off Rudge Lane.
Topography	The site rises gently from the access point into the field, with a gradual increase in level towards the east along Rudge Lane. 
Views into the site	The site is generally well enclosed by established trees and hedgerows along its southern and western boundaries, while the built form associated with Davidge's Farm provides screening to the east. Although there may be views into the site from the adjacent Public Footpath FR 1/9, which runs along the eastern boundary and continues through Davidge's Farm, surrounding and on-site vegetation provides a high degree of screening in wider views.
Views out of the site	Wider-ranging views are available across the agricultural landscape to the north. To the east, views include existing built form within the site and at Davidges Farm, while to the south and west

	mature trees and hedgerows provide a strong sense of enclosure.
Vegetation	Trees and hedgerows are dense along the southern boundary along Rudge Lane, providing a strong sense of enclosure. Additional trees are present within the site around the access point. Scattered tree cover is also located along the eastern boundary adjacent to Davidges Farm.
Hydrological features	It doesn't appear that there are any hydrological features following a desk-based review of the site.
Other on-site features	A number of existing barns are present within the site, the planning history of which is summarised in the relevant section above.
Signs of contamination?	Not evident.
Current use of site	Agriculture.
Any known previous use?	Agriculture.
Utilities on site?	Unknown.
Character of Area	Agricultural with residential to the east.
Neighbouring Land Uses	Agricultural with residential to the east.
Design Layout Issues	Given the site's detached position from the settlement, any future development should be low density in nature and respond sensitively to its rural setting. Careful consideration should be given to the layout, scale and appearance of development to ensure it does not appear overly urban, with built form remaining modest in height and reflecting the prevailing character of the surrounding countryside. In addition, the area of surface water flood risk identified within the central part of the site will need to be taken into account.
Height and character of surrounding buildings	The existing buildings within the site comprise agricultural barns of modest scale and simple, functional design. In the wider context, the adjacent buildings at Davidge's Farm are predominantly single-storey in scale, with some limited two-storey elements, and

	are similarly functional in character, reinforcing the generally modest nature of development in the immediate area.

Availability

Ownership	Unknown.
Owner supportive of development?	Unknown.
Time frame in which site could be developed	Unknown.

Development Potential

Is the site considered appropriate for development?	Potentially.
Can the entire site be developed?	The site is located within an agricultural setting, and any development would need to be appropriately scaled, well-contained, and sensitive to its edge-of-settlement location. The existing hedgerow and tree belt, particularly along the Rudge Lane boundary, forms a key landscape feature and visual screen and should be retained, protected, and where possible enhanced, with built form set back to reinforce its role in defining the site edge. In addition, there is an identified risk of surface water flooding within the central part of the site, which would need to be appropriately assessed and accommodated within any future layout. This may have implications for the extent and configuration of the developable area.
Potential Development Residential	
Any known developer interest?	Unknown at this stage.
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

~~1. Inappropriate~~

~~2. Significant constraints~~

3. Minor constraints

~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	Potentially.
Site Achievable	Potentially.

Conclusion

The site lies outside the defined development boundary and is removed from the existing built form of the settlement. However, there is some sporadic development in the immediate vicinity, including two dwellings on the adjacent site (formerly a holiday let) and agricultural buildings within the site.

Notwithstanding the above, in the context of the Council's current housing land supply position (5YHLS of 3.24 years) and given the existing built form already present on and around the site, residential development may be supportable, subject to the completion of detailed technical assessments. The site is also within walking distance of the village and its services via Goose Street and therefore cannot be considered entirely isolated.

The existing landscape features, particularly the hedgerow and tree belt along the southern boundary (Rudge Lane), should be retained to assist in integrating any development into the surrounding rural context.

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.

Site Assessment Form

Completed by: CS (BPA) **Date:** 18th June 2026	
Site Name / Ref	BNDP_SA_89_Land_South_of_Warminster_Road
Site Address	Land south of Warminster Rd, Beckington
Site Area (hectares)	4.6 hectares (approx.)

Description/ Overview



The site is located off Warminster Road, to the west of the White Row roundabout, which provides access to the A36 and A361.

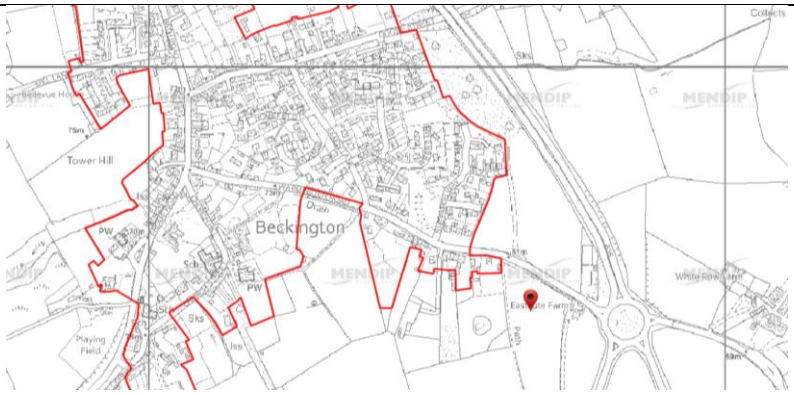
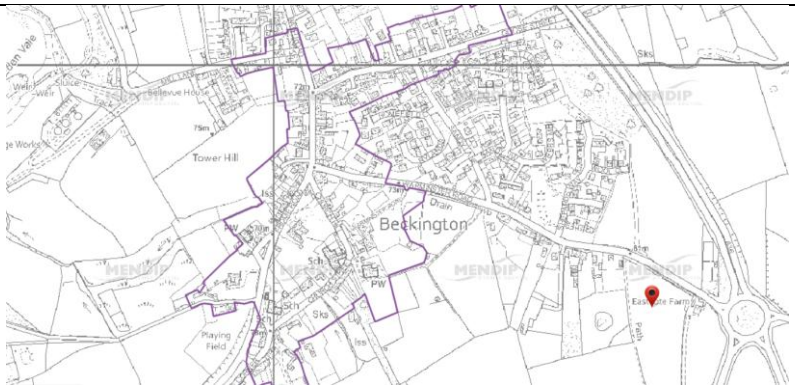
Aerial imagery indicates the presence of a gravel track running along the site's northern boundary.

This track leads into the adjacent site which has been assessed as part of this CfS exercise under reference BNDP_SA_90_Land_West_A36. A review of the planning history of the wider site indicates that the built form to the east of the defined site (red line area) has previously been identified as "Eastcote Farm & Event Centre, Warminster Road" under application reference 2024/0721/FUL, suggesting that it may accommodate uses beyond its assumed agricultural function. Supporting information

submitted in relation to that application indicates that the building has been used as a private hire event venue for approximately 15 years, hosting weddings, parties and associated functions.

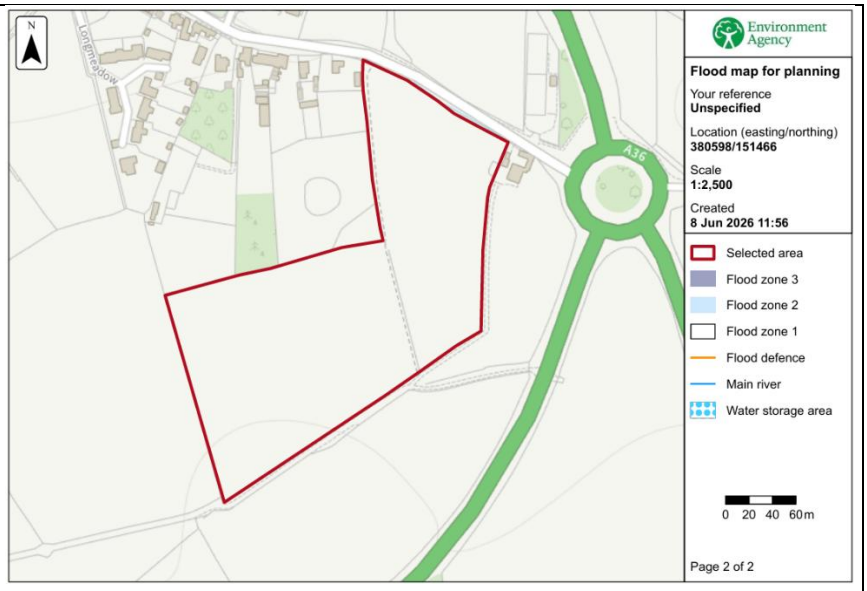
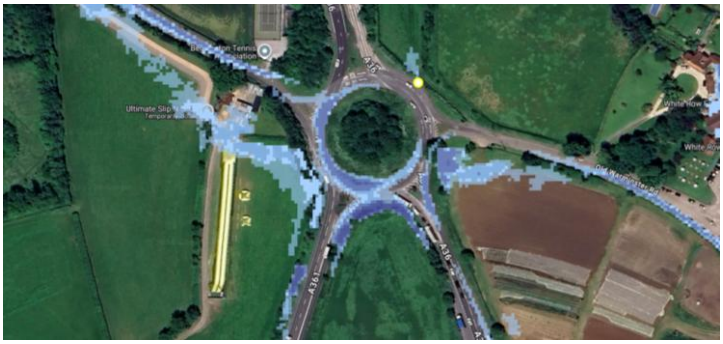
In terms of its context, the site is predominantly surrounded by agricultural land to the east, south and north, contributing to its open rural character. Residential development is located to the north-west, with additional residential areas situated to the west of the site.

Planning Policy Considerations

Settlement boundary	 The site lies outside of, but adjacent to the defined settlement boundary.
Conservation Area	 The site lies outside of the Conservation Area.
Other landscape Designation/Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford*. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover.

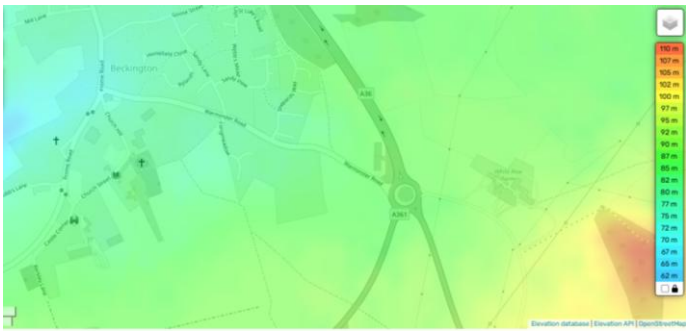
	It is set out within the Landscape Value Statement undertaken by Georgina Havey that 'This area is a common type of rural village edge and has no special or distinctive features'.
Nature Conservation Designation	Bat Consultation Zone Bath and Bradford on Avon SAC Bat Consultation Zone Mells Valley SAC
Listed Buildings within site	There are no listed buildings in the site.
Listed Buildings adjacent to site	There are three listed buildings on the adjacent site to the west which front onto the Warminster Road (as shown below by the yellow dots).  ST8051 BECKINGTON CP WARMINSTER ROAD (South side) 15/103 No. 28 (Somerlea), forecourt wall and gate piers - GV II House. Late C18. Random rubble, rusticated ashlar quoins, pantile roof, coped verges, brick stack at apex of each. Symmetrical facade. Two storeys, 3 bays, sash windows with glazing bars in moulded stone architraves. Central door opening in a similar surround, stone hood on moulded stone brackets, 6-panelled door, top 2 panels glazed. Low forecourt wall with dressed coping terminating in a low ashlar pier to each side with pyramidal caps, further section of rubble wall running to left, gateway with ashlar piers, pair of cast iron gates with plain railings. Listing NGR: ST8058951661 ST8051 BECKINGTON CP WARMINSTER ROAD (south side)

	15/102 No. 26 - GV II House. Early C19. Dressed coursed and squared rubble, dressed flush quoins, mansard roof, slate to lower slope, pantiles above, brick end ridge stacks. Symmetrical facade. Two storeys and attic, 2 bays, sash windows with glazing bars in plain stone surrounds; small central semi-circular headed niche with keystone to centre of first floor. Central door opening in plain stone surround, 6-panelled door, top 2 panels glazed; tiled and gabled porch supported on slender wooden columns. Listing NGR: ST8056351665 ST8051 BECKINGTON CP WARMINSTER ROAD (South side) 15/101 No. 24 and adjacent garden wall - GV II House and adjacent garden wall. Early C19. Random rubble, slate roof, brick end stacks. Symmetrical facade. Two storeys, 3 bays, sash windows with glazing bars in plain block surrounds, centre window blank, ashlar panel in form of trompe l'eoil sash window. Central door opening in a surround similar to that of windows, 6-panelled door, top 2 panels glazed. Pair of ashlar gate piers to left with pyramidal caps, rubble wall with flat coping 2 metres to right and 3 metres to left. Listing NGR: ST8054251665
Tree Preservation Order	No known TPOS
Flood Zone	The site is in Flood Zone 1 - lowest probability of flood risk from rivers and seas (EA Flood map for Planning mapping extract below).

	
Surface Water Flooding	There is a risk of surface water flooding along the northern boundary of the site. In addition, areas of higher surface water flood risk are identified along the adjoining Warminster Road to the north. 
Public Rights of Way	There are no PROWs running through the site.
Planning History	Planning application 2024/0721/FUL sought to improve the existing site access and associated highway visibility in connection with the event use adjacent to this delineated site boundary; however, the application was subsequently withdrawn.
Other designations affecting site (local plan)	N/A
Agricultural Grade	

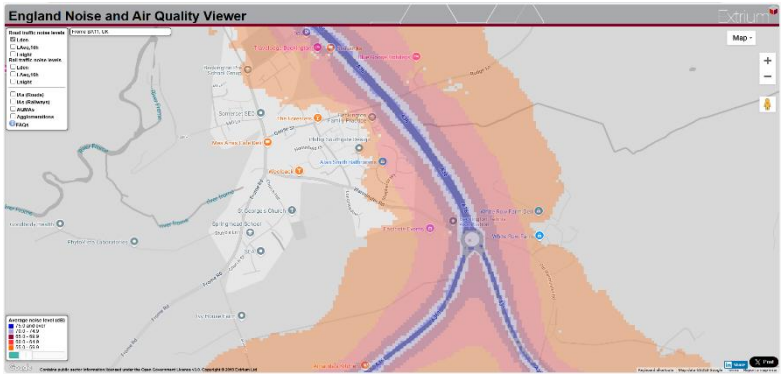
	 The site is classified as Grade 4 agricultural land as shown in light green on the map extract above.

Site Appraisal

Access to Site	The site is served by an access off Warminster Road. 
Topography	The site is relatively flat, with a slight fall towards the north-west. 

Views into the site	Public views of the site are available from Warminster Road; however, existing hedgerow and tree planting along the northern boundary provides a significant degree of visual containment, such that views into the site are largely filtered and limited to intermittent glimpses.
Views out of the site	The site is bordered by open land to the south and east, characterised by hedgerows and field tracks. To the west, the context is defined by adjacent residential properties and dense tree coverage. To the east, aerial imagery identifies a “slip and slide” leisure feature and the associated events centre.
Vegetation	Hedgerows and tree cover define the northern site boundary along Warminster Road. Hedgerow and boundary planting along the western edge provides a degree of screening to adjacent residential properties. The southern boundary is also defined by tree planting.
Hydrological features	No obvious hydrological features on the site following desk-based review of the site.
Other on-site features	There is a gravel track running along the northern extent of the site.
Signs of contamination?	Not evident.
Current use of site	Agriculture/events space (adjacent).
Any known previous use?	Agriculture.
Utilities on site?	Unknown.
Character of Area	Open countryside – agricultural land.
Neighbouring Land Uses	Agricultural, sporting (tennis), residential.
Design Layout Issues	The form, scale and layout of any development should reflect a loosely arranged grain, consistent with the surrounding rural context, and avoid overly formal or urbanising development patterns. As identified on the plan below, the northern part of the site is better related to the settlement, existing access and the footpath across the road, which provides direct links into the settlement, and is therefore considered the most appropriate area for development. In contrast, land to the south of the existing listed structure would

	constitute an unnatural extension of built form and would introduce an undesirable pattern of growth, resulting in encroachment into the open countryside. Accordingly, a more sensitive approach would focus built development towards the frontage, along Warminster Road, with public open space provided to the south-east of the site to maintain openness and provide a transitional landscape buffer. The south-western part of the site should be retained in its existing form, helping to preserve the rural character and limit the visual and physical spread of development into the wider countryside.  Notwithstanding the above, 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.

	
Height and character of surrounding buildings	The area comprises a mix of single- and two-storey buildings reflecting a range of architectural periods and styles. The listed buildings to the west, designated as Grade II, are identified in the relevant 'Listed Buildings' section above.

Availability

Ownership	Unknown
Owner supportive of development?	Yes.
Time frame in which site could be developed	Unknown

Development Potential

Is the site considered appropriate for development?	Unlikely
Can the entire site be developed?	Unlikely
Potential Development Residential	
Any known developer interest?	Unknown at this stage.
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

~~1. Inappropriate~~

2. Significant constraints

3. Minor constraints

~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	The site is constrained overall, although the northern part may be more suitable for development.
Site Achievable	Potentially.

Conclusion

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. As such, public open space could be provided to the south-east of the site to maintain openness and create a transitional landscape buffer, while the south-western part of the site should be retained in its existing form to preserve rural character and limit the visual and physical spread of development into the wider countryside.

The form, scale and layout of any development would need to reflect a loosely arranged grain, consistent with the surrounding rural context, and avoid overly formal or urbanising development patterns.

Furthermore, 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.

Site Assessment Form

Completed by: CS (BPA) **Date:** 18th June 2026	
Site Name / Ref	BNDP_SA_90_Land_West_A36
Site Address	Land west of the A36, Beckington
Site Area (hectares)	1.2 hectares (approx.)

Description/ Overview

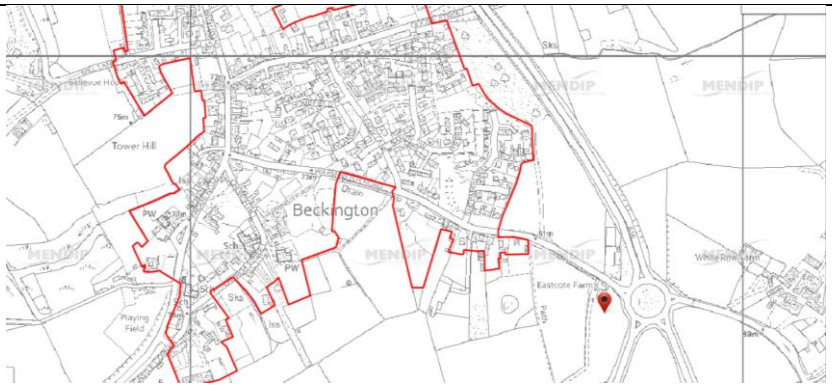
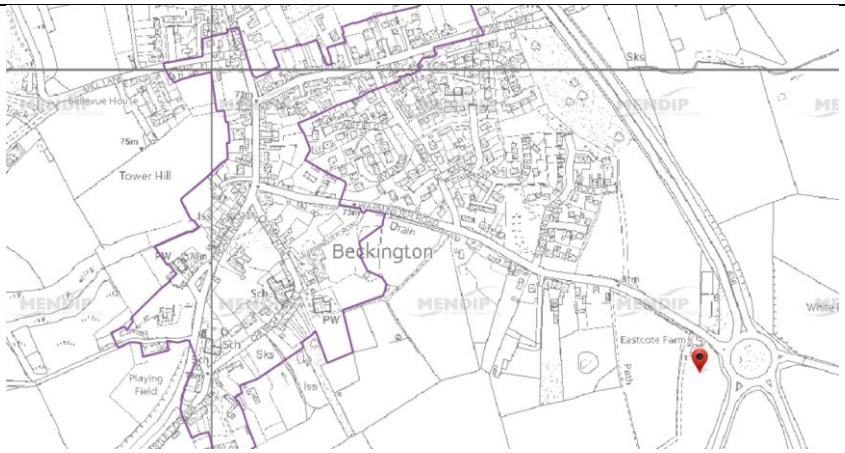


The site is located immediately to the west of the White Row roundabout, which provides access to the A36 and A361.

A review of the wider planning history indicates that the built form within the Site has previously been identified as “Eastcote Farm & Event Centre, Warminster Road” under application reference 2024/0721/FUL. This suggests that the site may accommodate uses beyond its agricultural function. Supporting information submitted with that application indicates that the building has operated as a private hire event venue for approximately 15 years, hosting weddings, parties and associated functions.

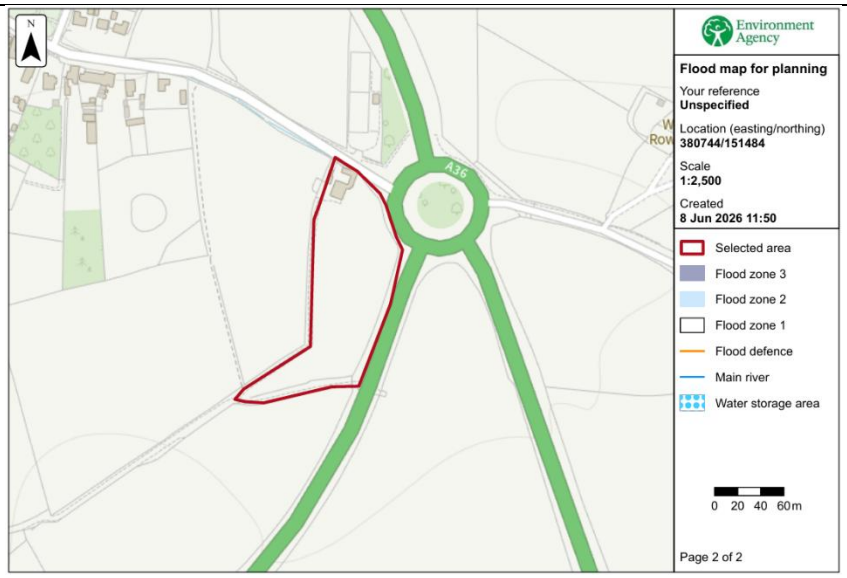
In terms of its context, the site is predominantly bordered by agricultural land to the west and south, which contributes to its open rural character. To the north are tennis courts, while to the east the site is bounded by the A36/A361.

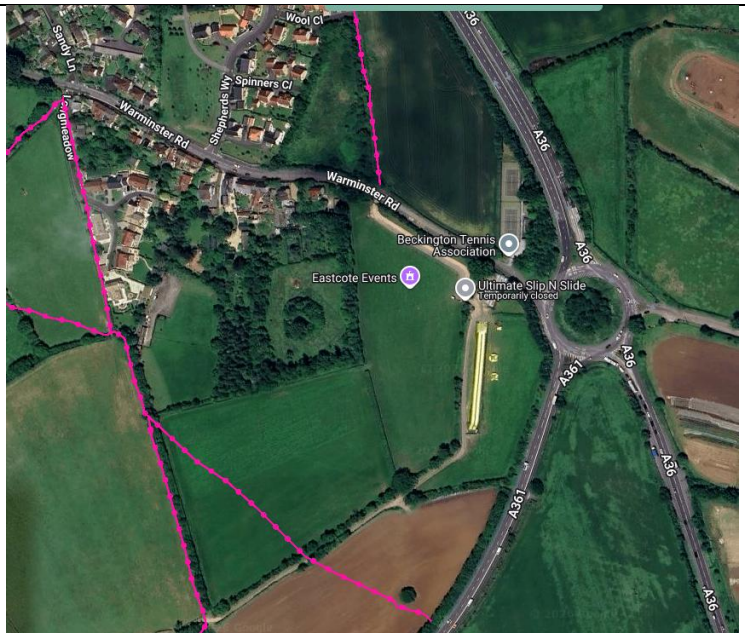
Planning Policy Considerations

Settlement boundary	 The site lies outside of the defined settlement boundary (delineated by red line).
Conservation Area	 The site lies outside of the Conservation Area (delineated by purple line).
Other landscape Designation/Character Area (please state)	The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3*: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford*. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover. It is set out within the Landscape Value Statement undertaken by Georgina Havey that 'This area is a common type of rural village edge and has no special or distinctive features'.
Nature Conservation Designation	Bat Consultation Zone Bath and Bradford on Avon SAC (Band C)

Listed Buildings within site	There are no listed buildings in the site.
Listed Buildings adjacent to site	There are three listed buildings to the west of the site which front onto the Warminster Road (as shown below by the yellow dots).  ST8051 BECKINGTON CP WARMINSTER ROAD (South side) 15/103 No. 28 (Somerlea), forecourt wall and gate piers - GV II House. Late C18. Random rubble, rusticated ashlar quoins, pantile roof, coped verges, brick stack at apex of each. Symmetrical facade. Two storeys, 3 bays, sash windows with glazing bars in moulded stone architraves. Central door opening in a similar surround, stone hood on moulded stone brackets, 6-panelled door, top 2 panels glazed. Low forecourt wall with dressed coping terminating in a low ashlar pier to each side with pyramidal caps, further section of rubble wall running to left, gateway with ashlar piers, pair of cast iron gates with plain railings. Listing NGR: ST8058951661 ST8051 BECKINGTON CP WARMINSTER ROAD (south side) 15/102 No. 26 - GV II House. Early C19. Dressed coursed and squared rubble, dressed

	flush quoins, mansard roof, slate to lower slope, pantiles above, brick end ridge stacks. Symmetrical facade. Two storeys and attic, 2 bays, sash windows with glazing bars in plain stone surrounds; small central semi-circular headed niche with keystone to centre of first floor. Central door opening in plain stone surround, 6-panelled door, top 2 panels glazed; tiled and gabled porch supported on slender wooden columns. Listing NGR: ST8056351665 ST8051 BECKINGTON CP WARMINSTER ROAD (South side) 15/101 No. 24 and adjacent garden wall - GV II House and adjacent garden wall. Early C19. Random rubble, slate roof, brick end stacks. Symmetrical facade. Two storeys, 3 bays, sash windows with glazing bars in plain block surrounds, centre window blank, ashlar panel in form of trompe l'eoil sash window. Central door opening in a surround similar to that of windows, 6-panelled door, top 2 panels glazed. Pair of ashlar gate piers to left with pyramidal caps, rubble wall with flat coping 2 metres to right and 3 metres to left. Listing NGR: ST8054251665
Tree Preservation Order	No known TPOS on the Site.
Flood Zone	The site is in Flood Zone 1 - lowest probability of flood risk from rivers and seas (EA Flood map for Planning mapping extract below).

	
Surface Water Flooding	There is an identified risk of surface water flooding affecting the northern/middle part of the site, including the area where the existing events centre is located. In addition, areas of higher surface water flood risk are shown along the adjoining Warminster Road to the north. 
Public Rights of Way	There are no PROWs running through the site.

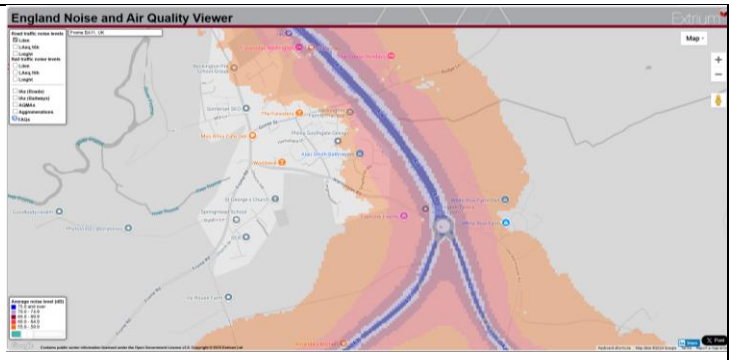
	
Planning History	Planning application 2024/0721/FUL previously sought to improve the existing site access and associated highway visibility in connection with the event use; however, the application was subsequently withdrawn.
Other designations affecting site (local plan)	N/A
Agricultural Grade	 The site is classified as Grade 4 agricultural land as shown in light green on the map extract above.

Site Appraisal

Access to Site	The adjacent site is served by an access off Warminster Road; however, this site does not appear

	to benefit from a formal access. There is an existing informal access point present (see below). Any vehicular access would need to be located an appropriate distance from the nearby roundabout and would be subject to detailed technical assessment. 
Topography	The site is relatively flat, with a slight fall towards the north-west. 
Views into the site	Public views of the site are available from Warminster Road; however, existing hedgerow and tree planting along the northern boundary provides a significant degree of visual containment, such that views into the site are largely filtered and limited to intermittent glimpses.
Views out of the site	The site is bordered to the south by open land characterised by hedgerows and field tracks. To the west, the context comprises an open field beyond which lie residential properties. To the east lies the roundabout and the A361.
Vegetation	Hedgerows and tree cover define the northern boundary along Warminster Road, while the

	southern boundary is also characterised by established tree planting. To the west, further vegetation is present along the A361.
Hydrological features	No obvious hydrological features on the site following desk-based review of the site.
Other on-site features	A gravel track runs along the northern extent of the adjacent site, providing access into the existing events centre on this Site. In addition, a small hedgerow appears to run east–west across the northern part of the site, forming a further internal field feature.
Signs of contamination?	Not evident
Current use of site	Agriculture/events space.
Any known previous use?	Agriculture.
Utilities on site?	Unknown.
Character of Area	Although there is a road along the eastern boundary, the character of the site and surrounding area is predominantly open countryside comprising agricultural land, with a generally open and rural landscape setting
Neighbouring Land Uses	Agricultural, leisure (tennis), residential.
Design Layout Issues	Development of the site would not constitute a logical rounding-off of the existing settlement form, particularly given the intervening undeveloped field to the west, and would instead result in a largely detached and poorly integrated extension to the established settlement pattern. In addition, 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.

	
Height and character of surrounding buildings	The area to the west and on the opposite side of Warminster Road comprises predominantly two-storey buildings, alongside some single-storey properties, reflecting a range of architectural periods and styles. The listed buildings to the west, designated as Grade II, are identified in the relevant 'Listed Buildings' section above.

Availability

Ownership	Unknown
Owner supportive of development?	Yes.
Time frame in which site could be developed	Unknown

Development Potential

Is the site considered appropriate for development?	Unlikely
Can the entire site be developed?	Further noise assessment is required given the proximity of the site to the road; however, the scope for effective mitigation may be limited by the site's overall shape and size. For example, measures such as substantial acoustic fencing could appear visually incongruous and would need careful consideration in terms of their relationship to both the existing built form and the wider rural context. In addition, areas of surface water flood risk affect the northern and central parts of the site, which may further constrain the ability to achieve a coherent and deliverable development area.

Potential Development Residential	
Any known developer interest?	Unknown at this stage.
Local Opinion (questionnaire responses)	N/A

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any) ~~1. Inappropriate~~ 2. Significant constraints ~~3. Minor constraints~~ ~~4. Unconstrained~~

Assessment conclusions

Site Available	Yes
Site Suitable	Significant constraints.
Site Achievable	Unlikely

Conclusion

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. There is limited scope for effective mitigation given the site's shape, size and rural context. In particular, more engineered solutions, such as substantial acoustic fencing, are likely to be visually intrusive and out of character, while softer, landscape-based mitigation would require greater land take and would further reduce the developable area.