BECKINGTON
NEIGHBOURHOOD
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Beckington Parish Neighbourhood Plan 2025 to 2045

Basic Conditions Statement for Regulation 14 Consultation November 2026

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Summary

This Statement of Basic Conditions accompanies the Beckington Parish Neighbourhood Plan at the point of Regulation 14 Consultation.

It meets the requirements laid down in the Neighbourhood Planning (General) Regulations 2012 (herein referred to as “the Regulations”) and explains how the plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (herein referred to as “the Act”). This statement sets out the way in which the Beckington Parish Neighbourhood Plan meets the basic conditions set out in the Regulations.

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1 Introduction

1. The Basic Conditions Statement has been prepared to accompany the Beckington Parish Neighbourhood Plan ("the Neighbourhood Plan") under the requirements of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"). It has been prepared for the Regulation 14 Consultation to provide opportunity for review and comment prior to submitting the Beckington Parish Neighbourhood Plan to Somerset Council at Regulation 15.

2. In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Beckington Parish Council as the qualifying body must include a statement explaining how the proposed Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

3. In examining a Neighbourhood Development Plan an Independent Examiner is required under paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, to consider:
    i. Whether the Plan meets the Basic Conditions;
    ii. Whether the Plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
        - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the Local Planning Authority;
        - it sets out policies in relation to the development and use of land;
        - it specifies the period during which it has effect;
        - it does not include provisions and policies for 'excluded development';
        - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
        - whether the referendum boundary should be extended beyond the designated area, should the Plan proceed to referendum; and,
    iii. Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 ('the 2012 Regulations').

4. The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the Neighbourhood Development Plan must:
    (a) have regard to national policies and advice contained in guidance issued by the Secretary of State;
    (b) contribute to the achievement of sustainable development;
    (c) not result in the development plan for the area proposing less housing development than would have been the case if the plan were not to be made.
    (d) not breach, and otherwise be compatible with, retained EU obligations; and,
    (e) meet prescribed conditions and comply with prescribed matters.

5. The provisions of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026 (UK Statutory Instruments 2026 No. 169 (C. 16)) ('the 2023 Regulations') came into force recently on 25th March 2026. The

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2023 Regulations brought into force Section 98 of the Levelling up and Regeneration Act (contents of a neighbourhood development plan) and section 99 (neighbourhood development plans and orders; basic conditions). These new rules amend parts of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990.

6. The Levelling Up and Regeneration Act 2023 Section 99 has replaced the previous condition "the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)" with the condition that Neighbourhood Development Plans must not result in the development plan for the area proposing less housing development than would have been the case if the plan were not to be made.

7. The new legal compliance requirements set out in Section 98 specify details of the policies a Neighbourhood Development Plan may include, as follows:
    a) So far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must: be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change, and
    b) be designed to take account of any local nature recovery strategy, under section 104 of the Environment Act 2021, that relates to all or part of the neighbourhood area

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1 Legal Requirements

9. This statement has been prepared by Beckington Parish Council.

10. The Beckington Parish Neighbourhood Plan has been prepared by Beckington Parish Council, which is a qualifying body and entitled to prepare and submit a Neighbourhood Development Plan for the designated Neighbourhood Area.

11. Beckington Parish Neighbourhood Area covers the area designated by Somerset Council on 21 July 2023. Details of the application and its approval are available on Somerset Council's website at https://www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production-and-made. The Beckington Parish Neighbourhood Area is shown on the map provided below. There are no other Neighbourhood Development Plans in place within the Neighbourhood Area.

12. The draft plan was published for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 in November 2026 and representation and comments received will shape the plan which will be submitted to Somerset Council.

13. The Beckington Parish Neighbourhood Plan contains policies relating to the development and use of land within the Beckington Parish Neighbourhood Area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

14. The Beckington Parish Neighbourhood Plan states that the period it relates to is from 2023 to 2045. The period has been chosen to tie in with the emerging Somerset Local Plan which is expected to be adopted by 29 March 2029.

15. The Beckington Parish Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. Somerset Council was consulted prior to Regulation 14 Consultation and did not raise any concerns.

16. In relation to paragraph 8 (1) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 1(d), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Area.

Local Context and the Need for a Neighbourhood Development Plan

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

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by Bath Road from the North, Warminster Road from the East and Frome Road from the South.

18. The Beckington Parish Neighbourhood Plan provides a vision for the Beckington Parish Neighbourhood Area and sets out clear planning policies to realise this vision. In addition, there is a set of community aspirations, which are not planning policies, but which will be used by the community to inform decisions on where to put resources and focus priorities for the area.

19. The Beckington Parish Neighbourhood Plan provides local policies and community aspirations to address issues and concerns that give a local perspective and add value to the policies that will be set out in the new Local Plan for Somerset.

Plan Process and Consultation

20. The Beckington Parish Neighbourhood Plan is a community-led plan and the process has been community-led from the very beginning.

21. Beckington Parish Council established a Neighbourhood Plan Steering Group who undertook local consultation to set the initial direction for the plan and its policies.

22. Since the establishment of the Steering Group, there has been ongoing consultation with the local residents; businesses; community groups and other key stakeholders in Beckington Parish Neighbourhood Area to write the Beckington Parish Neighbourhood Plan.

23. The key milestones and engagement activity undertaken in preparing the Beckington Parish Neighbourhood Plan is summarised in Table 1 below.

Date	Commentary
May 2023	Beckington Parish Council sought formal designation of Beckington Neighbourhood Area.
July 2023	Somerset Council designated Beckington Neighbourhood Area.
September 2023 to January 2024	• 13 volunteers came forward and the Beckington Parish Neighbourhood Plan Steering Group was established. • Beckington Parish Neighbourhood Plan Steering Group agreed approaches to be used to engage and consult with local people, to collect data, opinion and aspirations. • The Steering Group set out that feedback and consultation on key issues will take place.
February to June 2024	• Public consultation was conducted on 14 March 2024 to launch the Neighbourhood Plan process.

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Date	Commentary
	• Neighbourhood Development Plan leaflets were distributed to all 557 households in the Beckington Neighbourhood Area and posters were placed in key locations with high resident footfall. • A Residents' Survey was delivered to all 557 households in the Beckington Neighbourhood Area. • Engagement was conducted with Beckington Pre-School, Beckington First School and Springmead School.
July 2024	• 43% response rate recorded to community survey. • Results showed that countryside views and rural character are important considerations and Beckington is considered a safe location, with a good sense of community. However, inappropriate housing development on surrounding fields along with inadequate infrastructure and the lack of facilities shop(s), post office and community hub are challenges to the local community. • The key issues identified by local community help to establish the vision, aims and objectives of the emerging Neighbourhood Development Plan.
August/ September 2024	Leaflet distributed to all households explaining the Neighbourhood Plan call for sites, the site assessment and the site allocation process.
October 2024	• Call for Sites launched. • Owners of 86 pieces of land invited to submit development sites.
December 2024 to February 2025	• Independent site assessments undertaken on all sites. • Steering Group agreed the shortlist of 5 sites for public consultation as recommended by the independent consultant.
January to February 2025	• Public consultation on vision, aims and objectives. • 67% response rate on consultation on the draft vision, aims and objectives. • Vision, aims and objectives of Beckington Parish Neighbourhood Plan agreed.
February to May 2025	• Site Assessment report published. • Site preferences consultation on the 5 shortlisted sites was hand delivered to all 557 households in the parish. • 29% response rate to site preferences. • Indicative housing requirement figure for Beckington Neighbourhood Area provided by Somerset Council. • Proposed housing site allocations agreed.
March 2025	• Housing background Paper published.
May 2025	• Public consultation on Protected Views, Local Green Space and Character Areas. • 19 response forms from the 30+ attendees submitted with support for proposed views to be protected, Local Green Space allocations and Character Area definitions.

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Date	Commentary
July 2025	• Informal feedback from Somerset Council that all proposed housing sites allocations are within band C of a bat consultation zone. Bat activity or suitable habitat on the sites may trigger a need for an Appropriate Assessment. If an Appropriate Assessment is required, this will trigger an automatic need for Strategic Environmental Assessment (SEA).
June to December 2025	• Steering Group carry out external review on draft policies. • Steering Group prepare first draft of Beckington Parish Neighbourhood Plan, Basic Conditions Statement and Consultation Statement.
December 2025	• Somerset Council confirmed that sites approved for development after the indicative allocation figure was provided by the local planning authority (ie. post February 2025) can be counted towards the indicative housing requirement.
January 2026	• Draft Beckington Parish Neighbourhood Plan and full evidence based submitted to Somerset Council to obtain a Screening Opinion for SEA.
April 2026	• Somerset Council confirm that both Habitats Regulation Assessment (HRA) and Strategic Environmental Assessment are required.
September 2026	• SEA and HRA reports completed
October 2026	• Beckington Parish Council review Regulation 14 draft of Beckington Parish Neighbourhood Plan and accompanying evidence base (including SEA and HRA reports) and approve the draft plan for Regulation 14 Consultation.

Table 1: High-level summary of consultation milestones and engagement activity

24. The draft plan was published in November 2026 and open for comments for a period of six weeks, from 4 November to 16 December 2026, as per Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

25. The Beckington Parish Neighbourhood Plan Consultation Statement provides a breakdown of each stage engagement and consultation undertaken in preparing the Beckington Parish Neighbourhood Plan.

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Beckington Parish Neighbourhood Plan Vision and Objectives

26. The vision set out in the Beckington Parish Neighbourhood Plan is as follows:

> **Beckington Parish will be a thriving, friendly and inclusive rural local community and a tranquil and attractive place to live, work and visit. The historic rural setting and rich traditional character of Beckington village, the hamlet of Rudge and part of Standerwick will have been conserved retaining their unique charm.**
>
> **New sustainable housing development will have met local requirements promoting our development as a compact and sustainable community.**
>
> **The parish will increasingly recognise the impact of climate change and the need for sustainable upgrades and environmental solutions.**

Figure 1: Beckington Parish Neighbourhood Plan Vision

27. The Beckington Parish Neighbourhood Plan groups objectives under two headings.

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Landscape, Built Environment, Heritage, Character and Heritage Objectives

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

Figure 2: Landscape, Built Environment, Heritage, Character and Heritage Objectives

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Housing Development and Design Objectives

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

Figure 3: Housing Development and Design Objectives

Beckington Parish Neighbourhood Plan Policies and Community Aspirations

28. The Beckington Parish Neighbourhood Plan provides a vision for the Beckington Parish Neighbourhood Area and sets out clear planning policies to realise this vision in addition to a collection of community actions, which are not designed as planning policies, but which will be used by the community to inform decisions on where to put resources and focus priorities for the area.

Regulation 14 Consultation Documents

29. In addition to this Basic Conditions Statement, the following documents have been prepared for Regulation 14 Consultation:

The Beckington Parish Neighbourhood Plan
The Neighbourhood Development Plan for the designated area containing policies and community aspirations to guide future development in the area.

The Beckington Parish Neighbourhood Plan Consultation Statement
Setting out the summary of the engagement and consultation undertaken in preparing the Beckington Parish Neighbourhood Plan.

The Beckington Parish Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinions
Setting out the view of the local planning authority (Somerset Council) that both SEA and HRA are required.

The Beckington Parish Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

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2 Basic Conditions Statement

30. This section addresses how the Beckington Parish Neighbourhood Plan fulfils the Basic Conditions set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph (2).

31. The Beckington Parish Neighbourhood Plan has been assessed against the Basic Conditions as amended on 25 March 2026. In relation to new Basic Condition (c) the plan does not reduce the overall housing delivery proposed in the development plan and does not prevent planned housing from coming forward.

32. The Beckington Parish Neighbourhood Plan has been prepared within the framework of an adopted development plan which has indicated no significant planned development affecting the Beckington Parish Neighbourhood Area directly, but with an emerging plan that has established a Housing Requirement Figure for the Beckington Parish Neighbourhood Area. The plan has sought to respect existing policy constraints whilst planning for the emerging plan context.

33. The Beckington Parish Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework 2026 (NPPF) and to the adopted Mendip District Council Local Plan 2006-2029 (as required by sub-paragraph 2(a)) and to the emerging Somerset Local Plan (2023-2045).

34. The making of the Beckington Parish Neighbourhood Plan would therefore not have the impact of preventing development from taking place which:
    i. is proposed in the development plan for the area of the authority (or any part of that area), and
    ii. if it took place, would provide housing.

35. Any requirements imposed in relation to the order by or under Part 6 of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports) have been complied with.

36. With regard to Section 98 requirements set out in Levelling Up and Regeneration Act 2023 the Beckington Parish Neighbourhood Plan:
    i. policies will ensure the development and use of land within the Beckington Parish Neighbourhood Area will contribute to the mitigation of, and adaptation to, climate change, with policies designed for those purposes.
    ii. is consistent with the Somerset Local Nature Recovery Strategy.

37. The Beckington Parish Neighbourhood Plan will be submitted in accordance with Part 5, Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, which sets out the requirements for the submission of a neighbourhood plan, as follows:

    Plan proposals: Where a qualifying body submits a plan proposal to the local planning authority, it must include:

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a) a map or statement that identifies the area to which the proposed neighbourhood development plan relates;
b) a consultation statement;
c) the proposed neighbourhood development plan; and
d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

38. In respect to part a) above Somerset Council, as the local planning authority, designated the Beckington Parish Neighbourhood Area on 25 July 2023. Details of the application and its approval are available at https://www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production-and-made . The Beckington Parish Neighbourhood Area is shown on the map in Figure 4 below.

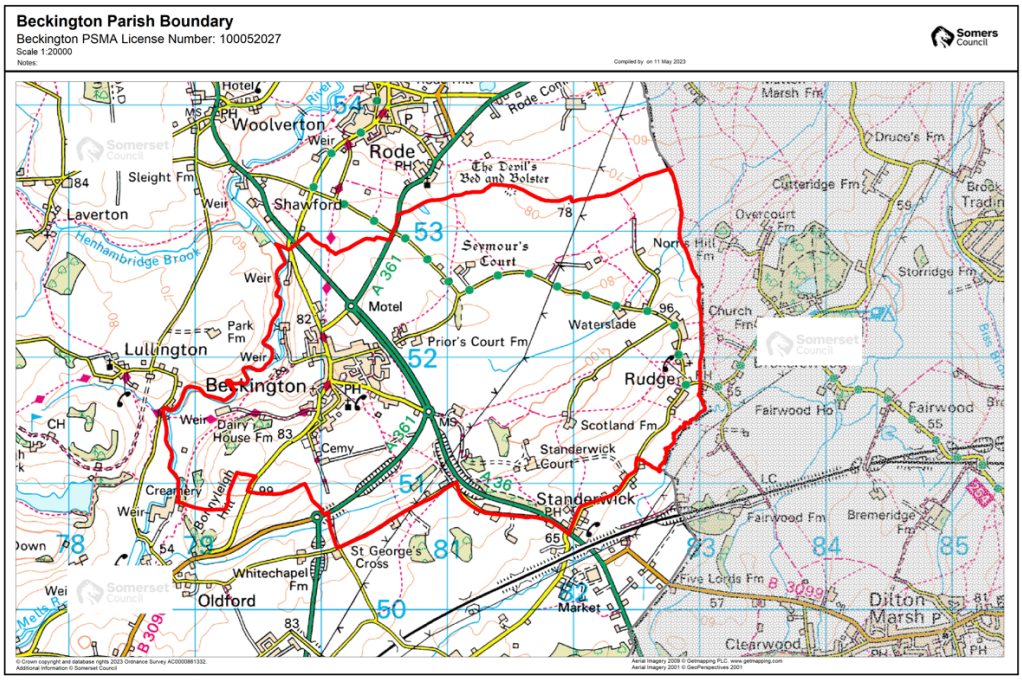


Figure 4: The Beckington Parish Neighbourhood Area

39. Parts (b) and (c) are submitted along with this statement.

40. The requirements of part (d) are that the plan meets the Basic Conditions which are that the plan (or neighbourhood development order) will have met the basic conditions if:
a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
d) the making of the order contributes to the achievement of sustainable development,

e) the making of the Neighbourhood Plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made,
f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

41. Detail of how the Beckington Parish Neighbourhood Plan meets these requirements and is in general conformity with strategic policies in the Mendip District Council Local Plan 2006-2029 and the emerging Somerset Local Plan (2023-2045) is provided below.

Having Regard to National Policies and Advice Contained in Guidance

42. In relation to paragraph 8 (1) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(a), a Neighbourhood Development Plan is required to have appropriate regard to approved national (planning) policies and advice contained in associated guidance. The Beckington Parish Neighbourhood Plan has been developed having regard to the National Planning Policy Framework 2026 ("NPPF") and Planning Practice Guidance ("PPG").

43. The Beckington Parish Neighbourhood Plan contains a vision and objectives. The objectives are set out alongside the NPPF goals they seek to address.

Contribute to the Achievement of Sustainable Development

44. Whilst there is no legal requirement for a Neighbourhood Plan to have a sustainability appraisal, this section of the Statement demonstrates how the Beckington Parish Neighbourhood Plan fulfils the basic condition that the plan contributes to achieving sustainable development (as required by paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(d)).

45. The NPPF 2026 defines sustainable development as having three dimensions: economic, social, and environmental. The Beckington Parish Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic, and social gains.

46. The Beckington Parish Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic considerations, reasonable environmental and social considerations are taken into account.

47. The policies contained in the Beckington Parish Neighbourhood Plan contribute to achieving sustainable development by managing new growth so that environmental limits, community needs and long-term economic viability are considered together.

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Economic	• Providing an appropriate quantity and mix of housing can help retain working-age residents and sustain local services and businesses. • Protecting heritage, landscape quality and village character supports the area's long-term attractiveness to residents, visitors and investment. • Energy-efficient homes, water-saving measures and active travel can reduce household running and transport costs. • Requirements for adequate drainage, wastewater treatment and infrastructure reduce the risk of development imposing future costs on the community or public bodies. • Clear design and environmental requirements give developers greater certainty about the type of development likely to be acceptable.
Social	• The landscape, green-space and protected-view policies maintain access to countryside, recreation opportunities and the qualities that support residents' health and wellbeing. • Heritage and design requirements preserve Beckington's identity and sense of place. • **Housing Mix** promotes smaller, affordable and accessible homes, helping younger households, lower-income residents and older people wishing to downsize. • **Housing Allocation** provides for new homes in planned locations rather than relying entirely on uncoordinated development. • **Active Travel** improves walking and cycling connections, supporting healthier lifestyles and better access to local facilities. • The policies reflect extensive community consultation, helping development respond to locally identified needs.
Environmental	• **Policy BPL – Beckington Protected Landscape** safeguards the River Frome valley, tranquillity, ecological networks and the rural setting, while requiring development to demonstrate that landscape harm has been avoided. • **Policy HE – Heritage and Historic Environment** conserves listed buildings, the Conservation Area and their settings, helping retain existing buildings and the area's distinctive character. • **Policy EP – Environmental Protection and Sustainability** prevents additional pressure on wastewater infrastructure, promotes water efficiency, protects the River Frome, enhances biodiversity and safeguards bat habitats. • **Policy LGS – Local Green Space** gives enduring protection to important open spaces while allowing improvements for biodiversity, sustainable drainage, recreation and climate resilience. • **Policy PV – Protected Views** directs the location, scale and design of development so that important landscape and heritage views are retained. • The design and active-travel policies further support energy-efficient buildings, sustainable materials, permeable surfaces, walking and cycling.

Table 2: Contribution to achieving sustainable development

48. Taken together, the policies support sustainable development by permitting necessary housing and change while directing it to appropriate locations and requiring it to protect

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environmental assets, meet local social needs and avoiding unsustainable infrastructure impacts.

49. The principal tension is between housing delivery and the extensive protection given to landscape, heritage, biodiversity, green spaces and views. The plan addresses this through site allocations, design controls and mitigation requirements rather than opposing development in principle.

Housing Provision

50. The Beckington Parish Neighbourhood Plan allocates housing sites to meet the Housing Requirement Figure provided by Somerset Council for the Beckington Parish Neighbourhood Area.

51. Somerset Council's Housing Requirement Figure of 95 houses is met by Beckington Parish Neighbourhood Plan through a highly intentional strategy which seeks to use localised policies to manage the delivery target without eroding the community's infrastructure or village identity.

52. The making of the Beckington Parish Neighbourhood Plan does not therefore result in the development plan proposing that less housing is provided by means of development taking place than if our plan were not to be made.

Climate Change

53. The Beckington Parish Neighbourhood Plan policies ensure the development and use of land in our neighbourhood area will contribute to the mitigation of, and adaptation to, climate change, with policies designed for those purposes.

54. The plan supports both climate-change mitigation and adaptation, mainly through land-use, design, transport, green infrastructure and water-management policies.

Mitigation - reducing greenhouse-gas emissions

- Sustainable travel: Policy AT requires development to reduce reliance on cars, improve walking and cycling routes, connect sites to village infrastructure and provide secure cycle parking.
- Energy-efficient buildings: Policy HD applies design guidance covering insulation, airtightness, thermal mass and permeable paving. These measures should reduce operational energy demand.
- Carbon storage through nature: Policies BPL and EP protect and enhance woodland, hedgerows, wetlands, grassland, native planting and wildlife corridors. Conserving and expanding these habitats helps retain and absorb carbon.
- Compact, sustainable development: The housing and design objectives favour development that integrates with the existing settlement and infrastructure, limiting unnecessary travel and dispersed growth.

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Adaptation - increasing resilience to climate impacts

- Flooding and drainage: Policy LGS 1.2 expressly supports sustainable drainage and climate resilience. Permeable paving, protection of floodplain habitats and preference for lower-risk sites help manage heavier rainfall and surface-water flooding.
- Wastewater resilience: Policy EP1–EP2 requires development not to worsen untreated wastewater discharges into the River Frome and promotes water efficiency, on-site treatment and phased development. This is important because the existing treatment system is already under pressure during heavy rainfall.
- Resilient ecosystems: Protection and restoration of connected habitats under BPL, EP and the Local Green Space policy should make wildlife and landscapes more resilient to flooding, drought and changing temperatures.
- Water and soil protection: The plan seeks to protect river habitats, agricultural soils and water quality, while supporting nature-based responses to flood and drought risk.

Measures serving both purposes

The Protected Landscape Zone, Local Green Spaces, native planting, woodland and hedgerow protection, habitat connectivity and protection of the River Frome corridor are particularly valuable because they can store carbon while also slowing runoff, reducing flood risk, cooling the local environment and improving ecological resilience.

Local Nature Recovery

55. The Beckington Parish Neighbourhood Plan is consistence with the Somerset Local Nature Recovery Strategy. The plan supports the Somerset Local Nature Recovery Strategy (LNRS) through a complementary set of policies that protect existing habitats, improve ecological connectivity and require development to contribute positively to nature recovery:
    - Protected Landscape Policy: designate and protect the landscape west of Beckington, including land associated with the River Frome, wetlands, grassland and woodland. Development must protect and enhance ecological value and demonstrate this through landscape assessment.
    - Environmental Protection Policy: safeguard the River Frome from additional wastewater pollution, require water-efficiency and mitigation measures, retain and enhance native planting and wildlife corridors, and protect bat habitats.
    - Local Green Space Policy: protect four locally important green spaces. Compatible works may improve biodiversity, habitat connectivity, sustainable drainage and climate resilience.
    - Protected Views Policy: conserve views across fields, slopes and the River Frome valley. Although primarily a landscape policy, this helps retain the habitats and undeveloped land associated with those views.
    - Active Travel Policy: protect and extend footpaths and travel corridors that can also function as connected routes for wildlife.

56. It is believed that the strongest direct alignment is provided by Policies BPL and EP, reinforced by the Local Green Space, Protected Views and Active Travel policies.

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57. Together the policies advance the Somerset LNRS priorities by:
    - protecting freshwater, wetland, grassland and woodland habitats identified on the Local Habitat Map;
    - maintaining and strengthening ecological networks;
    - improving water quality and protecting floodplain habitats;
    - integrating green infrastructure and nature-based responses to flooding and climate change;
    - supporting biodiversity net gain and native planting; and
    - steering development away from land of greater environmental value.

General Conformity with Strategic Policies of Development Plan for the Area

58. The Beckington Parish Neighbourhood Plan has been prepared by the Beckington Parish Council with support and in liaison with officers from Somerset Council.

59. To meet the basic conditions, a Neighbourhood Development Plan is required by paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(e) to demonstrate general conformity with the strategic policies of the adopted Local Plan.

60. The Beckington Parish Neighbourhood Plan has been developed to be in general conformity with the strategic (and other) policies contained in the adopted Mendip District Council Local Plan 2006-2029 and the emerging Somerset Local Plan (2023-2045).

EU Obligations

61. In relation to paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(f):

Strategic Environmental Assessment (SEA)

A formal screening of the draft Plan for environmental effects was undertaken in the summer of 2023 on behalf of Beckington Parish Council. The opinion at that time from Somerset Council was that a Strategic Environmental Assessment was required.

Habitats Directive

A Habitats Regulation Assessment (HRA) screening of the Plan was undertaken in conjunction with the SEA screening. Somerset Council opinion was that an Appropriate Assessment under the EU Habitats Regulations was required.

The Habitats Regulation Assessment screening complies with the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 which came into effect on 28 December 2018. That is, “the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017”.

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Statutory Consultation

During February and March 2026 Somerset Council, as required, consulted with statutory consultees on their Strategic Environmental Assessment (SEA)/Habitats Regulations Assessment (HRA) Screening Report in relation to the Beckington Parish Neighbourhood Plan. The Environment Agency, Natural England and Historic England agreed that SEA and HRA were required.

Convention on Human Rights

62. The Beckington Parish Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Neighbourhood Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups (as required by paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(f)).

Conclusion

63. There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Beckington Parish Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule set out in the appendices to the Statement of Consultation. The Consultation Statement meets the requirements set out in Paragraph 15 (2) of the Regulations (as required by paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(g)).

64. The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) are considered to have been met by the Beckington Parish Neighbourhood Plan.

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Conformity with the National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 and updated in August 2026. The document sets out the government's planning principles and policies for England and how these are expected to be applied.

The Beckington Parish Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). The table below, is a summary of how the Beckington Parish Neighbourhood Development objectives support and conform to the goals set out in the NPPF. The particular Chapters and Policies referred to in the table are those considered the most relevant but are not intended to be an exhaustive list of all possible relevant Policies.

Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives		Primary NPPF 2026 Goal/Chapter Alignment	Conformity and Justification
1	Development, whether traditional or contemporary, should protect and enhance the traditional rural and historical character of the parish.	Conservation of the Built & Historic Environment	Supports the requirement to protect local distinctiveness while operating within S5 (outside settlements) restrictive design frameworks.
2	New Development should integrate well with its historical architectural character, particularly within the Conservation Area which contributes so much to the character of Beckington village.	Conservation of the Built & Historic Environment	Aligns with PM5 and conforms to National Decision-Making Policies (NDMPs) protecting heritage assets, prioritising character evaluations.
3	The valued countryside views from the approaches to, and from within, the settlements should be protected and not adversely affected by development.	Conserving and Enhancing the Natural Environment	Aligns with location-based criteria for landscape value under the S4 (within settlements) and S5 (outside settlements) framework.
4	New development should reflect the best of the local vernacular, utilising varied designs and local materials to retain, or enhance with innovative design, the distinctive character of the built environment.	Achieving Well-Designed and Beautiful Places	Strengthens national expectations on localised design codes (DP1 and DP2), utilising local context without creating unjustified local deviation.

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Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives		Primary NPPF 2026 Goal/Chapter Alignment	Conformity and Justification
5	New development should seek to improve and enhance foot and cycle paths through and around the village including those with links to the MacMillan Way and the River Frome valley.	Promoting Sustainable Transport & Active Travel	Support the requirements of TR1 for inclusive, well-connected active travel infrastructure within reasonable walking distances.
6	Existing facilities and areas of important local green space should be safeguarded for current and future generations. The parish should gain public green space proportionate to the scale of any new development.	Open Space and Recreation / Climate Resilience	Directly maps to policies protecting valued green spaces and establishing standard development contributions/obligations (DM6).
7	The Best and Most Versatile (BMV) agricultural land surrounding settlements in the parish should be protected.	Conserving the Natural Environment & Food Security	Conforms to N1, supporting strategic planning for growth that strictly balances development against necessary natural asset protections.
8	Development should protect and where possible supplement areas of key habitats, particularly those that support endangered species.	Biodiversity Net Gain & Climate Change Mitigation	Aligns with the NPPFs embedded expectations for delivering Biodiversity Net Gain and safeguarding ecological networks (NDMPs N2 and N2).
9	New development must be supported by appropriate infrastructure to avoid damage to the Environment.	Strategic Infrastructure & Planning for Growth	Strongly adheres to requirements that growth must be coordinated with minimum infrastructure needs as a baseline (DM1).
10	The parish should gain community facilities including public green space proportionate to the scale of any new development.	Planning Conditions and Obligations (DM6)	Complies with the 2026 viability standards (DM5) establishing clear, rules-based limits for proportional infrastructure and social delivery.

Table 3: Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives Conformity with NPPF

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Beckington NDP Housing Development and Design Objectives		Primary August 2026 NPPF Goal/Chapter Alignment	Conformity and Justification
1	The location, nature, scale and layout of development of new housing should maintain the rural character of the parish, which contributes to its friendly, village feel	Achieving Sustainable Development & Rural Housing	Conforms to rural housing policies (HO6) which promote recognisable clusters and support infill that respects local context while balancing growth against rural landscape protections.
2	New development should reflect the best of the local vernacular, utilising varied designs and local materials to retain, or enhance with innovative design, the distinctive character of the built environment.	Achieving Well-Designed and Beautiful Places	Directly mirrors the NPPF's strengthened emphasis on local design codes, local character, architectural beauty, and climate resilience (DP1 and DP2).
3	Future development should provide sufficient sustainable housing stock to maintain a diverse community, including small starter homes, affordable housing and homes for the elderly.	Delivering a Sufficient Supply of Homes	Aligns with the core national target for varied housing delivery (HO2 and H03) integrating specific rural affordable housing frameworks and accessibility standards.
4	Development applications should take into account and be assessed against the guidelines and codes contained in the Design Guidance and Codes report that forms part of the evidence base for the Neighbourhood Development Plan.	Plan-Making and Local Information Frameworks	Supports the NPPF's rules-based approach and standard local validation mechanisms, giving formal weight to localised design guidance and codes (DP1 and DP2).
5	Drainage and sewerage infrastructure should be fully capable of assimilating any new development and mitigate any pre-existing over-capacity issues.	Planning for Climate Change and Infrastructure	Reflects the national policies requirements regarding climate adaptation, flood risk mitigation, and infrastructure preparedness before permissions are approved.

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Beckington NDP Housing Development and Design Objectives		Primary August 2026 NPPF Goal/Chapter Alignment	Conformity and Justification
6	Additional traffic resulting from any new development should be mitigated by appropriate road/junction upgrades within the village and interconnectors to the A36 and A361.	Promoting Sustainable Transport & Strategic Infrastructure	Conforms to strategic infrastructure mandates requiring cross-boundary coordination, safe network access, and transport connectivity tools.
7	Suitable off-road parking for residents and visitors should be provided for every new dwelling.	Promoting Sustainable Transport / Local Standards	Aligns with TR2 recognising the need for context-specific operational parking requirements that ensure safety and manage residential street clutter.
8	Any new development should be accompanied by appropriate new or upgraded infrastructure and community facilities.	Strategic Planning for Growth & Community Facilities	Aligns with HC1, expectations that infrastructure and community needs must be delivered hand-in-hand with housing growth.
9	Energy efficient technologies should be incorporated into both existing and new buildings to contribute to a more sustainable environment.	Climate Change Mitigation & Clean Energy	Integrates national directives for climate adaptation and clean energy solutions, building sustainability within allowable localised parameters.

Table 4: Beckington NDP Housing Development and Design Objectives Conformity with NPPF

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The Beckington Parish Neighbourhood Plan and its polices:

- address matters which PM5 expressly allows neighbourhood plans to cover, specifically housing allocations, local design, environmental improvements, heritage, infrastructure and community facilities.
- are established through an evidence-led approach: there are locally specific dedicated assessments for landscape, views, green space, housing and design policies.
- allocates sites to meet the known housing requirement.
- provide strong environmental integration: nature recovery, biodiversity, climate resilience and active travel reflect major themes of the NPPF.
- establishes a local design-code setting out clear locally informed design expectations.

The nine policies are aligned with the August 2026 NPPF as follows:

Beckington NDP policy	NPPF Conformity Assessment
BPL – Beckington Protected Landscape	The locally evidenced landscape designation, reference to landscape qualities and use of a landscape assessment accords with PM5, PM8, N1, N2 and DP3. It is locally relevant and does not prevent development.
HE – Heritage and Historic Environment	Protecting significance, setting and the Conservation Area is consistent with HE1–HE10 and design policies. The policy is locally relevant and does not prevent development.
EP – Environmental Protection and Sustainability	Aligns with N1–N6 and CC1–CC3, particularly nature recovery, habitat connectivity and native planting. EP1's wastewater objective is consistent with environmental protection.
LGS – Local Green Space	The four designations comply with the HC2 tests: proximity, demonstrable local significance, local character and not being extensive tracts. The assessment report and mapped boundaries support conformity.
PV – Protected Views	Locally evidenced views can legitimately inform design, landscape and heritage decisions under PM5, PM8, DP1–DP3, N1–N2 and HE1.
AT – Active Travel	The policy supports TR4, TR8, CC2, DP3 and HC1 by prioritising walking, wheeling and cycling, improving connectivity and requiring cycle parking. It is locally relevant and does not prevent development.

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Beckington NDP policy	NPPF Conformity Assessment
HM – Housing Mix	Using an up-to-date Housing Needs Assessment to secure smaller and affordable homes is consistent with the NPPF's objective of meeting different groups' needs.
HD – Housing Design	Requiring regard to locally prepared design guidance and codes is supported by PM5 and DP1–DP4. The codes cover appropriate matters including layout, views, parking, landscaping, materials and energy performance. "Due regard" is preferable to absolute compliance.
HA – Housing Allocation	Allocating sufficient land and allowing windfalls supports PM5 and the NPPF's housing-delivery objectives. The two allocations are capable of meeting the stated 95-home requirement.

Table 5: Beckington NDP Policies and NPPF Conformity

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Conformity with Adopted Mendip District Council Local Plan (2006-2029)

The Beckington Parish Neighbourhood Plan must be in conformity with or exceed the requirements of the adopted Local Plan (Mendip District Council Local Plan (2006-2029).

The Beckington Parish Neighbourhood Plan seeks to protect and enhance the Beckington Parish Neighbourhood Area's unique man-made and natural heritage and using development and public realm measures proactively to repair damaged environments, re-use historic buildings and enhance the overall enjoyment of the area by visitors and residents.

The table below sets out how the Beckington Parish Neighbourhood Plan objectives support and conform to the policies set out in the Mendip District Council Local Plan 2006-2029.

Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives	Mendip Local Plan Policy Reference	Conformity and Justification
Objectives 1 & 2	Core Policy 1 (Spatial Strategy)	Directly supports Mendip's mandate to protect local identity, significance and distinctive architectural vernacular within defined development limits and Conservation Areas.
	Development Policy 1 (Local Identity)	
	Development Policy 3 (Heritage Conservation)	
Objectives 3 & 4	Development Policy 1 (Local Identity)	Conforms with Mendip's framework requiring all new developments to be high-quality, durable and respectful of the surrounding landscape setting and local views.
	Development Policy 7 (Design and Amenity)	
Objective 5	Development Policy 9 (Transport and Accessibility)	Aligns with the strategic requirement to minimise car reliance by improving sustainable active travel networks, specifically expanding pedestrian and cycle infrastructure.
Objectives 6 & 10	Development Policy 2 (Open Space and Green Infrastructure)	Complies with the local target to safeguard existing recreational green spaces and secure proportionate infrastructure/social contributions from developers.
	Development Policy 16 (Community Infrastructure)	
Objective 7	Core Policy 4 (Sustaining Rural Communities)	Supports Mendip's strategy to strictly control residential sprawl in the open countryside, thereby safeguarding the Best and Most Versatile (BMV) agricultural baseline.

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Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives	Mendip Local Plan Policy Reference	Conformity and Justification
Objective 8	Development Policy 5 (Biodiversity & Ecological Networks)	Directly integrates with Mendip's requirements for preserving regional ecological corridors and local protected species habitats.
	Development Policy 6 (Bat Protection and Consultation Zones)	
Objective 9	Development Policy 8 (Environmental Protection)	Conforms with requirements ensuring development proposals demonstrate immediate infrastructure capability to eliminate pollution or environmental degradation.

Table 6: Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives Conformity with Mendip District Council Local Plan 2006-2029

Beckington NDP Housing Development and Design Objectives	Mendip Local Plan Policy Reference	Conformity and Justification
Objective 1	Policy CP4 (Sustaining Rural Communities) & Policy DP1 (Local Identity)	Implements at a parish scale what constitutes the "friendly village feel". Ensures development seeks to limit encroachments into the open countryside.
Objective 2	Policy DP7 (Design and Amenity) & Policy DP3 (Heritage Conservation)	Provides the localised guidance for design, adding local distinctiveness to Mendip's design quality standards by mandating specific materials and forms that protect the setting of the Beckington Conservation Area.
Objective 3	Policy DP14 (Housing Mix and Type) & Policy DP11 (Affordable Housing)	Establishes exact local housing needs (elderly care, starter homes) to. It provides the mechanisms to deliver the 30% affordable housing target required under Mendip's policy.

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Beckington NDP Housing Development and Design Objectives	Mendip Local Plan Policy Reference	Conformity and Justification
Objective 4	Policy DP7 (Design and Amenity)	Translates Mendip's high-level design expectations into a Beckington specific framework.
Objective 5	Policy DP8 (Environmental Protection) & Policy DP23 (Flooding)	Creates a protection against new development unless it can be proven that the capacity constraints at the sewage network will not impact local river systems or Farleigh Hungerford bathing waters.
Objective 6	Policy DP9 (Transport Impact of New Development)	Identifies critical pressure points, support Mendip policy. Seeks to prevent cumulative developments from adding further congestion to key connections to the A36 and A361 corridors.
Objective 7	Policy DP10 (Parking Standards)	Localises Mendip's county-wide standing advice on parking, setting minimums to prevent vehicle displacement onto narrow historic village lanes.
Objective 8	Policy CP5 (Infrastructure Delivery)	Works alongside Mendips infrastructure delivery plan to capture infrastructure funding. Ensures that Section 106 and community infrastructure receipts are spent on localised assets inside the parish.
Objective 9	Policy DP7 (Design & Climate Performance)	Builds on Mendip's sustainability targets, pushing for low-carbon additions that match the energy performance targets supported by the wider district plan.

Table 7: Beckington NDP Housing Development and Design Objectives Conformity with Mendip District Council Local Plan 2006-2029

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Conformity with emerging Somerset Local Plan (2023-2045)

The Beckington Parish Neighbourhood Plan must be in conformity with or exceed the requirements of the emerging Somerset Local Plan (2023-2045).Somerset Council gave notice of intention to commence local plan preparation (Regulation 19) in April 2026 and undertook scoping consultation on the spatial strategy and draft vision and the Sustainability Appraisal Scoping Report in June 2026. At this time given that Gateway 1 (Self Assessment) will not be completed by Somerset Council till end of October 2026 it is only the Somerset Local Plan Scoping Consultation (Regulation 20) that can be considered in respect to this Basic Conditions Statement.

The Beckington Parish Neighbourhood Plan objectives directly support and conform to the strategic direction of the Somerset Local Plan Scoping Consultation (Regulation 20). The Somerset Local Plan Scoping Consultation (which ran from 19 June to 9 August 2026) centers around key strategic documents: the Draft Scope of the Local Plan (defining policy subject areas), the Draft Vision and Outcomes, the Spatial Strategy Topic Paper, and the Role and Function of Settlements Study.

The alignment of the Beckington Parish Neighbourhood Plan objectives with these broader Somerset Local Plan strategic themes is detailed below:

Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives	Somerset Local Plan Scoping Consultation Theme / Document	Conformity and Justification
Objective 1	Draft Vision and Outcomes & Draft Scope	Aligns with Somerset's county-wide outcome to protect historic character, landscape settings and local distinctiveness in rural environments.
Objective 2	Draft Scope (Built & Historic Environment)	Directly conforms to the proposed local scoping requirements for managing heritage assets and preserving conservation areas within primary villages.
Objective 3	Spatial Strategy Topic Paper & Sustainability Appraisal	Supports the strategic goal of minimising the visual impact of growth on Somerset's rural landscape boundaries and preserving landscape character.
Objective 4	Draft Scope (Design & Distinctiveness)	Echoes the Local Plan's outcome to enforce high-quality, context-aware design that reinforces Somerset's localised material distinctiveness.

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Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives	Somerset Local Plan Scoping Consultation Theme / Document	Conformity and Justification
Objective 5	Draft Scope (Infrastructure & Active Travel) / Sustainability Appraisal	Conforms to Somerset's active travel mandates, aiming to deliver well-connected neighbourhoods, enhanced public rights of way and green infrastructure links.
Objective 6	Evidence Base (Open Space Assessment) & Draft Vision	Complies with Somerset's framework to protect valued green spaces and match development with proportionate infrastructure and open space allocations.
Objective 7	Sustainability Appraisal of Spatial Strategy Options	Directly supports the baseline criteria of the local plan scoping to protect finite natural assets, prioritising brownfield use over highly graded BMV agricultural land.
Objective 8	Draft Scope (Natural Environment & Biodiversity)	Mirrors Somerset's commitment to protecting ecological networks, waterways and enforcing Biodiversity Net Gain (BNG).
Objective 9	Draft Scope (Infrastructure & Climate Resilience)	Conforms to scoping parameters requiring all allocations to respond appropriately to flood risk, water-management requirements and utility infrastructure capacity.
Objective 10	Role and Function of Settlements Study	Integrates with the Local Plan's objective to ensure settlement sustainability, making sure rural hub settlements retain or expand community facility baselines to support local growth.

Table 8: Beckington NDP Landscape, Built Environment, Heritage, Character and Heritage Objectives Conformity with the emerging Somerset Local Plan

Beckington NDP Housing Development and Design Objectives	Somerset Local Plan Scoping Consultation Theme / Document	Conformity and Justification
Objective 1	Spatial Strategy / Role & Function of Settlements	Conforms to the Settlement Hierarchy and protecting the distinct identities of rural parishes from disproportionate growth.
Objective 2	Vision & Outcomes: Development Quality	Supports Somerset's county-wide emphasis on locally specific design codes and preserving local heritage character.

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Beckington NDP Housing Development and Design Objectives	Somerset Local Plan Scoping Consultation Theme / Document	Conformity and Justification
Objective 3	Scope of Housing Policies: Diverse Communities	Aligns with the core objective to provide affordable housing, starter homes, and specialist options for an aging population.
Objective 4	Development Quality & Local Evidence Base	Directly implements localised criteria that reinforce Somerset's high-level quality and placemaking metrics.
Objective 5	Scope: Infrastructure & Environmental Enhancement	Aligns with Somerset's focus on water quality, nutrient neutrality and mitigating over-capacity issues.
Objective 6	Strategic Connectivity & Spatial Strategy Options	Reflects the county requirement that new growth options must align with highway capacity and strategic road network safety.
Objective 7	Infrastructure & Sustainable Development Quality	Supports localised infrastructure standards designed to limit on-street congestion in established village cores.
Objective 8	Strategic Outcomes: Infrastructure Delivery	Echoes the Local Plan's fundamental requirement that growth must be matched with funded community infrastructure.
Objective 9	Vision and Outcomes: Climate Change & Sustainability	Directly complies with the scoping priority for environmental enhancement and driving carbon reduction across all assets.

Table 9: Beckington NDP Housing Development and Design Objectives Conformity with the emerging Somerset Local Plan

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