# BECKINGTON NEIGHBOURHOOD PLAN
# STEERING GROUP MINUTES
# Tuesday 17 June 2025
# Beckington Memorial Hall

Present:
Ben Richards (BR), Georgina Fletcher (GF), Paula Fox (PF), Clive Winterbourne (CW)

In attendance:
Wendy Hopkins, Brodie Planning Associates (WH)

1. **Apologies for absence**

Debs Byrne (DB), Jo Hole (JH), Laura Parry (LP), Alex Richards (AR)

2. **Minutes of last meeting (**1 May 2025)

Approved for publication following two amendments.

*3.* **Actions arising from last meeting**

- Revised map of 5 housing sites to WH. Actioned. WH had written to LPA requesting feedback/comments on the 5 sites from development management, environmental health, landscape, ecology, arboriculturist and highways officers.
- Update to Housing Background Paper. Draft v4 had been completed.
- Topography/Landscape Assessment – See Item 5.
- Update on LPA provisional planning figure for housing. PF had requested an update from the LPA. A holding reply had been received on 8 May stating that the LPA was waiting for the updated housing needs report from consultants which will include parish population and household projections. The draft report was expected "in the next few weeks". This was noted by the SG. WH advised that the LPA be contacted again. **Action: PF**
- Liaison with Norton St Philip concerning their experience with producing a Strategic Environmental Assessment (SEA) - not yet actioned. **Action: PF**
- Updated Declarations of Interest – not yet actioned. **Action: BR**

4. **Updated Project Plan (version 2.0)**

- The Project Plan had been updated to map progress towards the submission of the draft NP (Regulation 14) and beyond. See Enclosure to these minutes.
- WH recommended that the NP should include a section on 'Community Aspirations' that would cover subjects that are considered to be important by residents but either fall outside the remit of a NP or are already covered by national or local planning

policy. It was agreed they would be considered alongside the NP objectives and policies.

5. **Work outstanding and updates on progress**

- Views / Local Green Space Reports. These were expected to arrive very shortly. WH requested copies as soon as they arrive. **Action: LCA Working Group.**
- Landscape Assessment. Following quotes from five firms and with funding approved by the Parish Council, Landscape architects Georgina Harvey and Lucy Batchelor-Wylam had been appointed to review all the material produced so far and conduct an assessment of Landscape issues relevant to the NP. They would be conducting a visit/parish walk in the next week and the target date for submission of their report is 30 July. WH requested that she be invited to a meeting with the landscape architects once they have walked the parish. **Action: LCA Working Group**.
- Consultation Statement. The Parish Clerk had agreed to complete this by 27 June. WH advised that it should be labelled as a 'working document' and requested a copy as soon as it arrives. **Action: BR**
- Character Assessment. WH advised that the Character Assessment should be sent to the LPA for comment in advance of the Regulation 14 Consultation. She would do this on the SG behalf. **Action: WH**
- Locality support to assist with Policies selection. The Parish Clerk had requested an update on when the SG would be able to provide AECOM with the information it needed to conduct an Evidence Base and Policy Development report (EBPD). The SG discussed the merits of having AECOM conduct an EBPD, noting that although it would provide additional evidence to support the draft NP at Regulation 14, the AECOM production timeline was 10 weeks. Now that the SG had the support of WH to advise on and draft the NP and noting the requirement to get to Regulation 14 as soon as possible, it was felt that a further 10 week delay would not be in the best interests of residents and that WH had the expertise required to conduct this work herself. In any case it was noted that the SG was not yet in a position to pass AECOM a list of draft policies and associated evidence. WH suggested that a better use of time would be to ask an independent inspector to review the draft plan once it was ready. It was agreed that the Parish Clerk would be informed**. Action: BR**
- Vision, Objectives and Policies.
    - WH agreed to would review the vision and objectives as a priority and recommend which ones should be taken forward for translation into policy, and which ones could be retitled 'Community Aspirations'.
    - WH requested a consolidated list of evidence and comments from the residents' survey and consultations, set against each objective. **Action: PF/GF**

- Draft Plan. The SG agreed the following timeline for production of the draft plan:
  - 30 June - WH provides feedback on vision and objectives. **Action: WH**.
  - By 4 Jul – PF and GF to provide WH with topic papers (evidence) for each objective. **Action: PF/GF**.
  - 1 Aug - Initial draft complete including proposed policies, for consideration by SG members ahead of the SG meeting in August. **Action: WH**.
  - It was noted that this timeline was dependent on the outstanding reports from external consultants and the evidence required by WH being submitted on time and the LPA confirming the housing allocation figure for Beckington. WH advised that, in reality, it was probable that we would not be able to submit the draft plan under Regulation 14 until early September (due to the impact of summer holidays).

6. **Correspondence**
   - The SG discussed the following correspondence received:
     - Samantha Thomas (15 Apr), CarneySweeney, concerning Site A (Land Off Bath Road - BNDP Ref 03A)
     - Holly Simkiss (16 June) - Stonewood Homes, concerning Site B (Land Between Warminster Road and A36 – BNDP Ref 7)
     - Temple Bright (23 May), Polly Reynolds, concerning Land at Eden Vale Farm being proposed for inclusion as local green space (LGS6).
   - WH advised on potential wording for each response. BR would reply to each on behalf of the SG. **Action: BR**

7. **AOB**
- Tower Hill Farm. The SG noted that a Hearing relating to the appeal on the application for housing development at Tower Hill Farm was due to take place on 8 July. It would be important to note any evidence submitted to the inspector that was in the public domain and could have a bearing on the NP. An example was a report submitted by the Campaign for the Protection of Rural England.
- Rudge Consultation. It was agreed that a separate consultation for residents in Rudge was not going to fit the timeline for the production of the NP. However, GF would continue to engage with residents and represent their views. **Action: GF**.

8. **Date of next meeting:** Monday 11 August.