

Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
PSPT2	246	6262	1	G J and K Bowles	Ivy House Farm	LGSBECK005	LGS	The site has no public access and a high wall fronting Church Street. It has no beauty of historic significance, no recreational value, tranquillity or wildlife. It does not serve the community in any way. Landowner agrees that the high wall should be protected and offers a 10m strip south of the wall as LGS.	Delete LGSBECK005 other than a 10m strip south of the wall.	The site is important to the street scene in this historic part of Beckington, with views of the church framed by the open area in views from the west. The site is appropriate for designation as LGS. No change to the plan.
PSPT2	249	6264	1	Mr and Mrs Burwell	N/A	LGSBECK005	LGS	Objects to the designation of the whole of this area which is of no benefit to the community. The land is difficult to maintain. In favour of protecting the listed wall. In favour of a smaller area being designated as LGS, which could then be maintained with garden machinery and enjoyed by the neighbourhood.	Delete LGSBECK005 other than a smaller area fronting Church Street.	The whole of the area designated is important to the character of this part of Beckington, giving a sense of openness and allowing views of the countryside from within the built up area. A small strip fronting the highway would not protect this sense of openness and would not preserve the beauty and tranquillity of the site. No change to the plan.
PSPT2	331	6324	1	Amanda Bouchard	Carter Jonas	LGSBECK002, LGSBECK004	LGS	The site does not hold particular local significance and cannot be considered local in character given that it is an undeveloped field, little different from other undeveloped fields.	Delete LGSBECK002 and LGSBECK004.	Site LGSBECK002 is made up of the churchyard and gardens surrounding Honeysuckle cottage and The Old Rectory. It was previously designated as OALS and has been brought forward into this local plan for its beauty and tranquillity. Site LGSECK004 is an open area on Warminster Road and has been designated because of its beauty and tranquillity. It forms a green space in an otherwise built up frontage on Warminster Road and has a particular sense of rural tranquillity on the footpath approach to the church. No change to the plan.
PSPT2	331	6324	2	Amanda Bouchard	Carter Jonas	LGSBECK002, LGSBECK004	LGS	Designation duplicates protection offered by Conservation Area status.	Delete LGSBECK002 and LGSBECK004.	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by Conservation Area designation then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity, whilst the conservation area protects its contribution to the area's special architectural or historic interest. The LGS designation gives additional local benefit and is appropriate. No change to the plan.
PSPT2	331	6324	3	Amanda Bouchard	Carter Jonas	LGSBECK002, LGSBECK004	LGS	Site has been designated for its roll in protecting views of the church but does not offer views of the church and does not protect the village scene from Warminster Road. The gardens have no views, being behind a fence. The setting of the church is determined by the churchyard and adjoining farmland. Only the tower is visible in glimpses.	Delete LGSBECK002 and LGSBECK004.	Site LGSBECK004 is a green gap between groups of buildings on Warminster Road. The open area rises up the hillside towards the church. The footpath offers views across the Glebe Field and the gardens designated as LGSBECK002 beyond contribute to the sense of open space and rural tranquillity. The footpath has a strong sense of enclosure as it approaches the church opening suddenly to reveal the churchyard, creating a strong sense of rural tranquillity which is demonstrably special. The gardens also contribute to views across the village from Bath Road, where the church tower can be seen rising above trees and greenery, and to views of the church from Church Hill and Church Street. No change to the plan.

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PSPT2	331	6324	4	Amanda Bouchard	Carter Jonas	LGSBECK002, LGSBECK004	LGS	The site does not meet the criteria set out in NPPF.	Delete LGSBECK002 and LGSBECK004.	The sites are appropriately designated for their beauty and tranquillity and is demonstrably special. No change to the plan.
PSPT2	361	2017	1	Mr and Mrs Oxlade	N/A	Overall policy	Overall approach	Support housing policy, local green spaces and protection of heritage.	None.	Support is noted.
PSPT2	497	6447	1	Mr and Mrs Martindale	N/A	Housing policy	Housing numbers	Community facilities are over stretched and the historic core is threatened.	Reduce number of houses to be built in Beckington.	The overall approach to housing is set out in the adopted Local Plan Part 1 and is not part of this document. However the Local Plan part 2 approach is not to designate further sites in Beckington. No change to the plan.
PSPT2	543	6482	13	Liz Payne	CPRE	11.2.2	Housing policy	Beckington has suffered inappropriate levels of development. Support approach that there is no need for an allocation. Aware of Redrow appeal.	None.	Support is noted.
PSPT2	545	6484	1	John Southwell	N/A	Overall comment	Overall approach	Fully support the content of the plan.	None.	Support is noted.
PSPT2	564	6496	1	Crossman Homes	Dan Washington, BBA Architects	Development limits	Development limits	Village requirements are a minimum and should not be used to exclude sustainable and suitable sites. There is no upper limit to development. Beckington is one of the more sustainable villages and could provide further land. The site is well related proposed extension to the development limit.	Include land south of Warminster road in development limits.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Beckington to deliver the strategy set out in LPP1. No change to the plan.
PSPT2	587	1513	9	The Silvey Family	A Penna, Origin3	Housing allocation	Housing allocation omission	There is significant unmet need for affordable housing in the village. It is inappropriate to set out that in principle no further development will be considered in Beckington. This is contrary to NPPF as housing figures are minimums. Further housing should be identified for the late part of the plan period.	Allocate land north of Warminster Road for housing.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Beckington to deliver the strategy set out in LPP1. The LPP1 allows for rural exception sites to meet local need for affordable housing where identified. No change to the plan.
PSPT2	587	1513	10	The Silvey Family	A Penna, Origin3	Housing allocation	Housing allocation omission	Land north of Warminster Road is well contained, suitable and available to meet local needs.	Allocate land north of Warminster Road for housing.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Beckington to deliver the strategy set out in LPP1. No change to the plan.
PSPT2	587	1513	11	The Silvey Family	A Penna, Origin3	Housing allocation	Housing allocation omission	Land north of Warminster Road could include a site for a larger primary school to increase capacity as the school has no further room for expansion.	Allocate land north of Warminster Road for housing.	Planning obligations should only be used to make otherwise unacceptable development acceptable and where they relate directly to the development. While the provision of a new school may be necessitated by a large housing development, no need has been identified for the allocation of further housing land in Beckington. No change to the plan.

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PSPT2	587	1513	12	The Silvey Family	A Penna, Origin3	Housing allocation	Housing allocation omission	Land north of Warminster Road could include land for additional tennis facilities and other open space, sports and recreation needs as part of a development.	Allocate land north of Warminster Road for housing.	Planning obligations should only be used to make otherwise unacceptable development acceptable and where they relate directly to the development. While the provision of sports and recreation facilities may be necessitated by a large housing development, no need has been identified for the allocation of further housing land in Beckington. No change to the plan.
PSPT2	688	6575	1	S Brooke		Village		Supports approach of Plan to not make additional allocations. Concerned at new development around historic centre. Green Spaces should be retained and car taken wirth development in conservation area	None	Support noted
PSPT2	629	6538	9	Redrow Homes	Andrew Cockett, Lichfields	Housing strategy	Housing distribution	15% growth rate applied to Beckington in LPP1 was arbitrary and does not relate to the sustainability of the village. Beckington could take more growth as it is a sustainable settlement. Housing number overall should be increased on the basis of the emerging standardised methodology.	Allocate additional housing land in Beckington.	LPP2 sets out non-strategic policies to deliver the spatial strategy set out in LPP1. While recognising that settlement requirements are minimums, LPP2 has not identified a need for specific allocations of land in Beckington, taking account of the need for proportionate growth in smaller settlements. LPP2 seeks allocations to meet objectively assessed need and deliver the strategy set out in LPP1, focusing on the main towns. A single local plan review is anticipated to follow LPP2 and will take the standardised methodology as its starting point. No change to the plan.
PSPT2	629	6538	10	Redrow Homes	Andrew Cockett, Lichfields	BECK023	Housing allocation omission	Site is well enclosed by existing development, adjoins the built form of the village, is close to a range of facilities and there are no overriding technical constraints. Heritage impacts are limited and can be mitigated. Landscape impact will be limited. The scale of growth proposed would be proportionate to the village.	Allocate site BECK023 for housing.	LPP2 has not identified a need for specific allocations of land in Beckington. No change to the plan.
PSPT2	629	6538	11	Redrow Homes	Andrew Cockett, Lichfields	Development limits	Development limits	Facilities at the petrol station and Travelodge serve the village and should be included. The approach to gardens is also inconsistent and should be rectified.	Amend development limit at the Travelodge and petrol station and ensure consistency in approach to residential gardens.	The Travelodge and petrol station are separated from the main built up area of the village by open land and they relate functionally to the A36 rather than the village. They are not part of the built form of the village and are therefore appropriately excluded from the development limit. Similarly, some areas of garden on the edges of the village have been excluded from the development limit where they extend into open countryside and are not part of the built form of the settlement. No change to the plan.

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PSPT2	709	6026	1	Simon Pritchard	Beckington Parish Council	11.2.5	Development limits	Draw the new development limit to reflect the building that has taken place and exclude an area of amenity woodland protected within the scheme, which forms a buffer between new houses and existing houses.	Exclude area of woodland south of Redrow homes.	The area of woodland is now within the built up area of the village and is part of the settlement form. It is therefore appropriately included within the development limit. However, it has also been put forward for LGS designation. Please see response to objection 706-6026-2.
PSPT2	709	6026	2	Simon Pritchard	Beckington Parish Council	11.2.5	LGS	An area of woodland has been conditioned as public amenity land south of Redrow Homes site. This should be designated LGS.	Designate area of woodland as LGS.	The site contributes to the village street scene, allows for informal recreation and is beautiful and tranquil in its own right. It is specified as amenity space within the landscaping scheme for the adjacent development, but the established woodland has an additional value in its contribution to the wider street scene, beauty and tranquillity which make it appropriate to further protect the area through LGS designation. Change proposed.
PSPT2	709	6026	3	Simon Pritchard	Beckington Parish Council	11.2.4	Windfall sites	No further development, include that within development limits and windfall sites, should take place as there has already been a very high level of development.	Exclude the potential for any new development, including that within development limits.	LPP1 defines Beckington as a primary settlement where development to meet local needs is appropriate. However, LPP2 has not identified a need to allocate sites for further growth in the village. No change to the plan.
PSPT2	709	6026	4	Simon Pritchard	Beckington Parish Council	11.2.6	LGS	Protect the recreation field by the hall, the school playing field, the area behind the church graveyard and the woodland south of Redrow Homes.	Designate 4 sites as LGS at the recreation field, school playing field, behind the graveyard and woodland south of Redrow Homes.	The recreation ground is a large sports field on the edge of the village surrounding the village hall. It does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16 and should not be designated as LGS. The school playing field adjacent to the churchyard is an attractive green area and has a sense of tranquillity due to its proximity to the church and churchyard and is open for informal recreation. The adjoining LGS should be extended to include this area. The woodland south of Redrow Homes contributes to the village street scene, allows for informal recreation and is beautiful and tranquil in its own right. It is specified as amenity space within the landscaping scheme for the adjacent development, but the established woodland has an additional value in its contribution to the wider street scene, beauty and tranquillity which make it appropriate to further protect the area through LGS designation. Modifications proposed to designate the woodland and the area adjacent to the churchyard as LGS. Change proposed.