

Planning, Design and Access Statement

The Grey Barn, Stubb's Lane, Beckington, Frome



Planning, Design and Access Statement

To support a full planning application for 2no. residential dwellings following Class Q Consent.

The Grey Barn, Stubb's Lane, Beckington, Frome.



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Documents Submitted Alongside This Statement:

Document	Produced By
Existing and Proposed Plans	Ashley Design
Drainage Scheme	Structural Solutions
Landscape Plan	WHLandscape
BNG & Ecology	Crossman Ecology

1. EXECUTIVE SUMMARY

1.1 Introduction

- 1.1.1 Arena Global Management Limited (AGM Ltd) is an independent and professional town planning consultancy in the Bath region, providing specialist planning services in equestrian and rural planning throughout the country. AGM Ltd has prepared this Planning, Design and Access Statement on behalf of the applicant, Mr John Yerbury.
- 1.1.2 This Design, Access and Planning Statement forms part of a full planning application for 2 no. residential dwellings following Class Q Consent.
- 1.1.3 The full site address is as follows:
- The Grey Barn, Stubb's Lane, Beckington, Frome, BA11 6TE.**
- 1.1.4 This Statement is set out in the Chapters laid out in the Table of Contents.
- 1.1.5 This Statement should be read in conjunction with the accompanying documentation submitted alongside this application. The list of documents associated with this Application can be found within Page iii.
- 1.1.6 Both Local and National Planning Policy has been carefully considered in developing the Proposal and it is understood that the Proposed Development is in accordance with all relevant planning policy.
- 1.1.7 Therefore, the development proposals should be found permissible by the Local Planning Authority.

2. SITE BACKGROUND

2.1 The Site

- 2.1.1 This application relates to the redevelopment of a former portal frame building located within the Dairy House Estate, Beckington, following the grant of prior approval under reference 2024/1311/PAA for the change of use to three dwellinghouses.
- 2.1.2 The site comprises the building known as the Grey Building, which is accessed via Stubbs Lane. Stubbs Lane extends from the southwestern edge of the village of Beckington and serves a small number of existing residential properties before terminating at the Dairy House Farm Estate.
- 2.1.3 Prior approval was secured for the change of use of the building to three dwellinghouses (ref. 2024/1311/PAA). This full application now seeks permission to deliver two high-quality residential dwellings re-using the existing building. The proposal has been informed by the site's planning history, its edge-of-settlement location, and the opportunity to deliver an enhanced form of development that better responds to its rural context, improves design quality, and provides a more appropriate and sustainable residential layout than that previously approved.
- 2.1.4 The site is found a short distance to the west of the village of Beckington, which in turn is located approximately 4 kilometres north of the market town of Frome. Frome is the largest and most populated town in Mendip and has a strong functional relationship with nearby Bath and the towns of west Wilshire.
- 2.1.5 The adopted Mendip District Council Local Plan Part 1 categorises Beckington as a 'Primary Village' largely on account of its key community facilities, strong public transport links and employment opportunities, making the village a favoured location to accommodate new rural development.
- 2.1.6 Existing services and facilities within Beckington include Beckington Memorial Hall, sports and recreation facilities, equipped children's play area, health centre, public houses, hotels, primary school, pre-school and nursery. The site is within walking distance of these services and facilities.
- 2.1.7 There are several bus stops within Beckington serving the local community.

2.1.8 **Figure 1** demonstrates the site within its local context.



Figure 1: Location of the site within its context (Google Earth).

2.2 Flood Risk

2.2.1 The application site is located within Flood Zone 1 which is afforded the lowest probability of flooding (less than 0.1% annual probability). Following the sequential approach to flood risk management adopted by Somerset Council (Mendip), a full Flood Risk Assessment has not been submitted alongside this Application.

2.3 Local and National Designations

2.3.1 The Application Site is **not** located within any Local and / or National designations.

2.4 Planning History Summary

2.4.1 The Mendip District Council's Planning function has been interrogated for previous Applications on the Application Site for a period from 1992 – Present. The following Applications have been returned and are considered pertinent to this application:

Application	Summary
2024/1311/PAA	Prior Approval for a proposed change of use of a former agricultural building to 3no. dwellinghouses (Class C3) and for associated operational development Decision: Approved.
2023/1527/FUL	Part demolish and Convert commercial building (Use Classes B1, B2 and B8) to residential dwelling (Use Class C3). Decision: Withdrawn.

2.5 Pre-Application Request

2.5.1 Pre-Application Advice Summary – Ref. 2026/0413/L4PA (Response dated 13 April 2026)

2.5.2 Pre-application advice was received from Somerset Council on 13th April 2026 in relation to the proposed erection of two dwellings as a fallback scheme to the extant Prior Approval permission (Ref. 2024/1311/PAA) for the conversion of a former agricultural building to three dwellings.

2.5.3 The Council confirmed that the principle of considering a fallback scheme based on the extant Prior Approval is acceptable, subject to the proposal demonstrating planning benefits when compared with the approved conversion scheme. Reference was made to relevant case law which establishes that replacement dwellings may be acceptable where they result in a more coherent form of development, reduced visual impact, or other planning improvements.

2.5.4 The officer identified the site's location within a Bat Consultation Zone associated with the Special Areas of Conservation and advised that a Preliminary Ecological Assessment would be required, together with any further bat surveys if necessary. The submission of a Shadow Habitats Regulations Assessment (sHRA) was also recommended.

2.5.5 No significant concerns were raised regarding neighbouring amenity, highway safety or parking provision. The officer noted that the proposed design largely reflected the approved Prior Approval scheme, although it was observed that the physical separation of the two dwellings could potentially increase visual impact and would need to be justified and tested through the application process.

2.5.6 A site visit was subsequently undertaken with the case officer on 16 April 2026. Following the visit, ongoing discussions have taken place with the officer regarding the design development and layout of the scheme. The current proposal has evolved in response to this dialogue, seeking to address the matters raised through the pre-application process and deliver a high-quality form of development that represents an improvement over the fallback position.

3. THE PROPOSED DEVELOPMENT

3.1 Proposal Summary

Use and Layout

- 3.1.1 The proposal seeks consent for the demolition of the existing barn and the creation of two separate, self-contained residential dwellings on the site. The two dwellings are arranged within the existing site's hard standing footprint, with accommodation provided across two floors.
- 3.1.2 At ground floor level, each dwelling is entered via a dedicated entrance leading into a hallway, with a positioned staircase providing access to the upper floor. The ground floor primarily accommodates the sleeping and ancillary functions. Each dwelling provides 4 bedrooms as well as a flexible office to support home working.
- 3.1.3 The first floor provides the main living accommodation and has been designed to maximise light, openness, and connection to external amenity space. Each dwelling features a generous open-plan kitchen, dining, and living area. Specifically, Plot 1 includes a terrace space for seating and planting, creating a strong relationship between internal and external living areas.

Appearance (Scale, Design, and Materials)

- 3.1.4 The proposed elevations show a simple and tidy building design that reflects its rural surroundings while giving the dwellings a suitable residential appearance. The two separate dwellings are modest in scale, with a long, low form, clean lines, and a consistent choice of materials. Windows are evenly spaced across the elevations, creating a balanced rhythm while allowing good natural light into the homes.
- 3.1.5 The buildings are designed to sit comfortably within their setting. Their height and massing have been carefully considered to ensure they do not appear overly large or out of place within the surrounding context. The two dwellings are separated to create a sense of individual identity and to avoid the appearance of a single dominant block. The use of the existing hard standing footprint means no loss of greenfield land or agricultural land, and the removal of the barn allows for a more coherent and visually separate pair of dwellings than the original agricultural building could provide.
- 3.1.6 The material palette is simple and appropriate for the location, using natural and durable materials that respond positively to the site's rural character. Garages are proposed, discreetly positioned to reduce the visual impact of parking.

Access

- 3.1.7 Access is provided off Stubb's Lane into Beckington. The site benefits from its proximity to local amenities, including GP surgeries, a primary school, public house, and a café, supporting sustainable travel modes.

4. LOCAL PLANNING POLICY

4.1 The Mendip Local Plan Part 1

4.1.1 The following policies from the Mendip District Local Plan 2006 – 2029, Part 1: Strategy and Policies (Adopted 2014) have been taken into consideration when assessing the principle of the development proposals, include but are not limited to:

- Core Policy 1: Mendip Spatial Strategy
- Core Policy 2: Supporting the provision of new housing
- Core Policy 4: Sustaining Rural Communities
- Development Policy 1: Local Identity and Distinctiveness
- Development Policy 4: Mendip's Landscapes
- Development Policy 5: Biodiversity
- Development Policy 7: Design and Amenity
- Development Policy 8: Environmental Protection
- Development Policy 9: Transport Impact of New Development
- Development Policy 10: Parking Standards
- Development Policy 22: Reuse and Conversion of Rural Buildings

4.1.2 **Core Policy 1: Mendip Spatial Strategy** – this policy states that, in order to enable the most sustainable pattern of growth for Mendip district, the majority of development will be directed towards the five principal settlements of Frome, Glastonbury, Shepton Mallet, Street and Wells to reinforce their roles as market towns serving their wider rural catchments.

4.1.3 **Core Policy 2: Supporting the provision of new housing** – this policy sets out new housing will be delivered across Mendip to meet identified need over the plan period. This includes ensuring high quality design and place making and supports brownfield redevelopment and the re-use of previously developed land.

4.1.4 **Core Policy 4: Sustaining Rural Communities** – this policy states that rural settlements and the wider rural area will be sustained by making allowance for occupational dwellings in rural locations, where there is a proven and essential functional need, to support agricultural, forestry and other rural-based enterprises set out in Development Policy 13.

4.1.5 **Development Policy 1: Local Identity and Distinctiveness** – this policy states that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district. Proposals should be formulated with an appreciation of the built and natural context of their locality recognising that distinctive street scenes, townscapes, views, scenery, boundary walls or hedges, trees, rights of way and other features collectively generate a distinct sense of place and local identity. Such features may not always be designated or otherwise formally recognised.

- 4.1.6 Where a development proposal would adversely affect or result in the loss of features or scenes recognised as being distinctive, the Council will balance up the significance of the feature or scene to the locality, the degree of impact the proposal would have upon it, and the wider benefits which would arise from the proposal if it were approved. Any decisions will also take into account efforts made by the applicant to viably preserve the feature, avoid, minimise and/or mitigate negative effects and the need for the proposal to take place in that location.
- 4.1.7 **Development Policy 4: Mendip’s Landscapes** - protects the character and quality of the district’s landscapes. It says development that would significantly degrade local landscape quality will not be supported, and proposals should avoid, minimise or mitigate harmful impacts.
- 4.1.8 **Development Policy 5: Biodiversity and Ecological Networks** - aims to protect, enhance and restore ecological networks in Mendip, using planning to safeguard internationally, nationally and locally important habitats and species. Development likely to harm designated sites or priority habitats/species will generally be resisted unless impacts cannot be avoided, can be adequately offset/compensated, and public interest considerations clearly outweigh the harm. Mitigation and offsetting should follow appropriate methodologies.
- 4.1.9 **Development Policy 7: Design and Amenity of New Development** - requires that new development is well-designed and creates places that are usable, durable, adaptable, sustainable and attractive. Proposals should respond to local context in scale, form and layout. Protect amenity for neighbours and future users and should optimise site potential.
- 4.1.10 **Development Policy 8: Environmental Protection** - requires development to minimise and where possible reduce pollution and other environmental impacts. It expects proposals to show they will not cause unacceptable adverse effects on noise, air quality, water quality, light pollution, land quality and stability, biodiversity, residential amenity, or public health and safety.
- 4.1.11 **Development Policy 9: Transport Impact of New Development** – seeks to ensure that new development makes safe transport provision and minimises harm to the transport network.
- 4.1.12 **Development Policy 10: Parking Standards** – sets out the requirements for parking for residential development.
- 4.1.13 **Development Policy 22: Reuse and Conversion of Rural Buildings** - supports the reuse and conversion of existing rural buildings where this can be achieved in a sensitive and sustainable manner. A key requirement is that the building must be of permanent and substantial construction, capable of conversion without the need for significant rebuilding. This ensures that proposals genuinely reuse existing structures rather than effectively creating new buildings in the countryside.

5. NATIONAL PLANNING POLICY

5.1 The National Planning Policy Framework (NPPF)

5.1.1 Legislation and the National Planning Policy Framework (NPPF) require that planning applications are to be decided in accordance with the statutory development plan for an area unless other material planning considerations indicate otherwise. As a matter of policy, the Government has stated in the NPPF (Paragraph 11) that this means approving development proposals that accord with the Development Plan without delay.

5.1.2 The National Planning Policy Framework (NPPF) (updated in December 2024) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions. The following have been taken into consideration when assessing the development, but are not limited to:

- Part 2: Achieving Sustainable Development
- Part 5: Delivering a Sufficient Supply of Homes

5.1.3 **Part 2: Achieving Sustainable Development** – Paragraph 7 states that The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Paragraph 8 later states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 5.1.4 Paragraph 11 concludes that so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. With regards to decision-taking, Paragraph 11(c) states that development proposals should be approved where they accord with an up-to-date development plan without delay.
- 5.1.5 **Part 5: Delivering a Sufficient Supply of Homes** – Paragraph 61 states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.

6. PLANNING ASSESSMENT

6.1 The Principle of Development

- 6.1.1 The starting point for the assessment of the proposal is the overarching objective of the National Planning Policy Framework (NPPF), which seeks to achieve sustainable development. This is defined as meeting present needs without compromising the ability of future generations to meet their own needs. In this context, the proposal must be assessed against the economic, social and environmental dimensions of sustainability.
- 6.1.2 This application relates to the redevelopment of the former “Grey Building” at the Dairy House Estate, Beckington. The site benefits from a clear and consistent planning history, most notably the grant of prior approval under reference 2024/1311/PAA for the change of use of the building to three dwellinghouses. This establishes the acceptability of residential use at the site in principle. The current proposal seeks full planning permission for re-use of the building to provide two high-quality dwellings, representing a more considered and contextually responsive form of development.
- 6.1.3 The site lies just outside, but in close proximity to, the defined settlement boundary of Beckington, which is identified within the adopted Mendip District Council Local Plan Part 1 as a ‘Primary Village’. This designation reflects the village’s range of services, facilities, employment opportunities and strong public transport connections. The site is within walking distance of these facilities, including a primary school, health centre, community hall, and public houses, as well as accessible bus services. As such, the location is considered to be sustainable in spatial terms, capable of supporting residential development without reliance on unsustainable travel patterns.
- 6.1.4 Notwithstanding its location outside the defined development boundary, the proposal must be considered in the context of local and national policy. Core Policy 4 of the Local Plan seeks to strictly control residential development in the open countryside, subject to specific exceptions. In this regard, Policy DP22: Reuse and Conversion of Rural Buildings is of particular relevance. This policy supports the reuse and conversion of rural buildings for residential purposes where certain criteria are met, including that the building is of permanent and substantial construction, the proposal respects the character of the surrounding area, and results in an enhancement to the immediate setting.
- 6.1.5 The prior approval for residential conversion, confirms that the structure is suitable for re-use and capable of accommodating residential development without the need for substantial reconstruction. The proposal therefore aligns with the objectives of Policy DP22, particularly in enhancing the site’s setting and delivering a more coherent and high-quality form of development than the extant fallback position.
- 6.1.6 Furthermore, it is a material consideration of significant weight that the Local Planning Authority cannot currently demonstrate a five-year supply of deliverable housing sites as required by the NPPF. In such circumstances, paragraph 11(d) of the Framework is engaged,

invoking the presumption in favour of sustainable development. Consequently, policies which seek to restrict development outside settlement boundaries, including Core Policies 1, 2 and 4, are afforded reduced weight.

- 6.1.7 In addition, the fallback position represented by the implemented prior approval under Class Q of the General Permitted Development Order is a significant material consideration. This establishes a realistic prospect that the site could be developed for three residential units without the need for full planning permission. The current proposal, which reduces the number of units to two and introduces a comprehensive design-led redevelopment, represents a clear enhancement over this fallback in terms of design quality, layout, and integration with the rural context.
- 6.1.8 During pre-application discussions, the Local Planning Authority queried the extent of the application red line boundary and its variation from that approved under the Class Q prior approval permission. However, it is important to recognise that a full planning application submitted on the basis of a fallback position is not required to replicate either the approved building footprint or the precise application boundary associated with the prior approval consent. The key consideration is whether there remains a realistic and implementable fallback position which carries material weight in the planning balance. The extant Class Q permission under reference 2024/1311/PAA clearly establishes such a fallback position and confirms the acceptability of residential use on the site in principle.
- 6.1.9 The approach adopted within this application is consistent with numerous planning permissions granted across Somerset where full planning applications have subsequently evolved from an approved Class Q scheme and incorporated revised site boundaries, layouts and development extents. A particularly relevant example is Somerset Council application reference 2024/1391/FUL, which granted permission for the erection of a single dwelling, demolition of outbuildings and associated change of use following the fallback provided by Class Q permission reference 2022/0872/PAA. In that case, both the red line boundary and the buildings included within the application site differed significantly from those approved under the prior approval consent, yet the Local Planning Authority accepted that the fallback remained a valid and significant material consideration. The current proposal follows the same established planning approach, using the extant Class Q permission as a fallback whilst bringing forward a more comprehensive and better-designed form of development that responds positively to the site's context and constraints.
- 6.1.10 In conclusion, the principle of residential development at the site is firmly established through the extant prior approval and the building's history. When considered alongside the site's sustainable location relative to Beckington, compliance with the objectives of Policy DP22, the absence of a five-year housing land supply, and the significant weight afforded to the fallback position, the proposed development is acceptable in principle. There are no adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole.

6.2 Impact on Residential Amenity

- 6.2.1 There are no neighbouring residential properties in close proximity to the site of the proposed dwellings. As a result, the development would not give rise to any adverse impacts on the residential amenity of neighbouring occupiers in terms of overlooking, overbearing impact, loss of light or noise.
- 6.2.2 In respect of the future occupiers, the dwellings would provide a high-quality living environment. The dwellings would also benefit from adequate private outdoor amenity space.
- 6.2.3 The proposal is therefore considered to be acceptable in amenity terms and to comply with Policy DP8 of the Mendip Local Plan Part I, which seeks to ensure that development does not result in unacceptable impacts on residential amenity.

6.3 Access and Impact on Highway Safety

- 6.3.1 The proposed dwellings will utilise the existing established access. This access has safely accommodated vehicle movements associated with the site for a number of years and is suitable to continue serving the proposed dwellings.
- 6.3.2 The proposal does not introduce any material increase in traffic movements over and above those already generated. The dwellings will be served by adequate off-street parking provision within the curtilage of the site, ensuring that no on-street parking is required.
- 6.3.3 Accordingly, the proposal would not give rise to any highway safety concerns and is considered to comply with Policies DP9 and DP10 of the Mendip Local Plan Part I, which seek to ensure safe and suitable access arrangements and adequate parking provision.

6.4 Ecology

- 6.4.1 In accordance with the requirements of the Environment Act 2021 and national policy set out in the National Planning Policy Framework (NPPF), development proposals are expected to deliver measurable improvements to biodiversity, including achieving a minimum 10% Biodiversity Net Gain (BNG).
- 6.4.2 Submitted as part of this application is a BNG Assessment prepared by Crossman Ecology. This confirms that the proposals relate to the conversion and redevelopment of the existing building for residential use, alongside associated external works. These works include the provision of a new access, driveway and parking areas, with the remaining land to be laid out as residential garden space. Additional soft landscaping is proposed, including new tree planting and hedgerow creation; however, as this planting falls within private residential curtilage, it cannot be relied upon within the formal BNG metric calculations.
- 6.4.3 The assessment demonstrates that, when applying the statutory biodiversity metric, the proposed development would result in a small net loss of both habitat units and hedgerow

units. In order to meet the mandatory 10% BNG requirement, it has been calculated that a shortfall of 0.12 habitat units and 0.01 hedgerow units will need to be addressed.

- 6.4.4 Given the limited scale of the deficit, it is proposed that the required uplift will be secured through the purchase of off-site biodiversity units from an approved provider. This approach is consistent with the mitigation hierarchy set out within the NPPF, whereby on-site measures are prioritised where possible, with off-site compensation utilised where necessary to achieve the required net gain.
- 6.4.5 Subject to securing the necessary off-site units via an appropriate legal mechanism, the proposed development will achieve compliance with the statutory BNG requirement and relevant national policy objectives, ensuring that the development delivers a measurable and policy-compliant enhancement to biodiversity.

6.5 Landscaping

- 6.5.1 Submitted as part of the application is a Landscape Plan prepared by WHLandscape. The proposals include the provision of soft landscaping to support the residential use of the site, including areas of lawn to serve as private amenity space for the dwellings. In addition, domestic planting is proposed to enhance the setting of the development and provide visual interest throughout the year.
- 6.5.2 The scheme also retains existing landscape features where possible, including the established laurel hedge, which will help maintain boundary definition and contribute to screening. Overall, the landscaping approach is simple and appropriate to the residential context, providing a functional and attractive outdoor environment for future occupiers.

6.6 Drainage

- 6.6.1 Submitted as part of this application is a drainage pre-application scheme by Structural Solutions. This incorporates both surface water and foul water management in a sustainable and coordinated manner.
- 6.6.2 Surface water runoff will be controlled through the use of a flow control device, which will restrict discharge rates. Additional treatment of surface water, particularly from the access road, will be achieved through features such as filter strips or swales, providing opportunities for filtration and improving water quality prior to discharge.
- 6.6.3 Foul water will be managed through a packaged treatment plant, with treated effluent discharged to the River Frome. This discharge will utilise a shared outfall, which will also serve the attenuated surface water flows. The strategy includes provision for drainage easements to enable off-site connections via third-party land, ensuring that both surface water and foul flows can be effectively conveyed to the outfall.

6.6.4 Overall, the proposed drainage approach ensures that runoff rates are appropriately controlled, water quality is improved through on-site treatment, and both surface and foul water are managed in a sustainable and policy-compliant manner.

7. CONCLUSION

- 7.1.1 This Planning, Design and Access Statement forms part of a full planning application for 2no. residential dwellings following Class Q Consent.
- 7.1.2 The full site address is as follows:
- The Grey Barn, Stubb's Lane, Beckington, Frome, BA11 6TE.**
- 7.1.3 In summary, the principle of residential development at the site is firmly established through the extant prior approval, with the proposal representing a high-quality and more appropriate redevelopment of the site. The location, in close proximity to Beckington, is considered sustainable, and the absence of a five-year housing land supply further supports the presumption in favour of development.
- 7.1.4 The scheme would not give rise to any adverse impacts on neighbouring amenity and would provide a high standard of accommodation for future occupiers. The use of the existing access, alongside appropriate on-site parking provision, ensures that there are no highway safety concerns.
- 7.1.5 Ecological impacts have been fully assessed, with a small biodiversity net gain shortfall to be addressed through off-site provision, ensuring compliance with statutory requirements. The proposed landscaping will enhance the setting of the development while retaining existing features, and the drainage strategy provides a sustainable solution for both surface and foul water, including controlled discharge to the River Frome.
- 7.1.6 Overall, the proposal represents a sustainable form of development that complies with relevant planning policies, with no adverse impacts that would outweigh the clear benefits of the scheme.