Protected Views Assessment

BECKINGTON NEIGHBOURHOOD PLAN

JULY 2026

(Updated Nov 2026)

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1. Why this Study has been carried out

Responses to the Neighbourhood Plan Launch consultation exercises and the Resident Survey have shown that, for many people in Beckington, the views to and from the countryside that surrounds the village are of great value. The fact that this opinion was expressed so frequently in responses, without prompting from either a views-specific question or an option in a multiple-choice list, adds to the significance that should be attached to the community's desire for such views to be protected and perpetuated. The responses below are illustrative of the strength of feeling that many residents expressed:

"The most important thing that makes Beckington stand out and makes it a beautiful place to live is the panoramic views of open fields and countryside visible. These lift spirits and even when busy going about your life these views they are what you see all the time. It is the views that visitors mention every time. I really fear that if housing is built to the west of the village that the character of the village will be lost forever. Even those who can't afford a large garden or a house with a view themselves, they just need to walk out their front door to see the amazing views of open fields, sheep and nature"

"Please, please protect the main views that contribute so much to daily life in the village of Beckington. This is not a NIMBY appeal but rather a call for balanced development. Any new housing can be on non-view land - land that does not contribute to the health and well-being of the community. Take the views away and the sheep and lambs on them and it will be much harder to persuade kids to come out on walks and to tempt the elderly to go outside and walk as part of their mental and physical well-being. I contest that these views make Beckington the place it is. Both historically and in the present day. We need to protect them".



Purpose of this study

The purpose of this study, carried out for Beckington Neighbourhood Plan Steering Group (NPSG) by OpenPlan, working with members of the local community, is to identify the most significant of those views and viewpoints, so that measures to safeguard them may be incorporated in the emerging Neighbourhood Plan.

This study's identification and assessment of views is not exhaustive: there will be others that are valued by members of Beckington's community and the fact that they have not been identified specifically in this study does not mean that they are not important. However, the views identified here as requiring protection through the Beckington Neighbourhood Plan meet particular criteria, as outlined on pages 30 and 31 of this report.

2. Background to this assessment

The identification and assessment of protected views has been informed by a sequence of community consultation exercises and technical work undertaken to prepare the Beckington Neighbourhood Plan. Full details of the consultation material, survey responses, word clouds, maps and representative comments are included in Appendices A, B1 and B2. This section summarises the main findings that are relevant to the Protected Views Assessment.

At the Neighbourhood Plan launch event held at Beckington Memorial Hall on 14 March 2024, residents were invited to take part in several open-ended consultation exercises, prepared with advice from AECOM's Design Code team. These exercises were deliberately designed not to lead respondents towards a predetermined answer. Participants were asked what they would most like to see protected in the parish, and what gives the parish its unique sense of place.

The responses showed a strong and repeated emphasis on views, countryside setting, footpaths and the relationship between the village and its surrounding agricultural landscape. In response to the question "What would you most like to protect in the parish?", views were the most frequently mentioned topic, identified by 42% of respondents. This was ahead of the Conservation Area, mentioned by 20%, and footpaths, mentioned by 18%. In response to the separate question "what gives the parish its unique sense of place?", views were again the most frequently mentioned feature, referred to by 38.6% of respondents.

"What would you most like to protect in the parish?"

Views	42%
Conservation Area	20%
Footpaths	18%
Agricultural land	14%



"What gives the parish its unique sense of place?"



In the word clouds, the larger the word, the more frequently it was mentioned by respondents to those questions.

What is your favourite view?

A further exercise asked people to identify their favourite views using stickers placed on maps and photographs. To reduce bias, the photographs were randomly selected and displayed, and were not placed next to their actual locations on the map. The results of this exercise were then transposed onto a map to aid analysis. This helped identify the views that were most strongly valued by local people and informed the shortlist used for the subsequent assessment.

People were asked to put a sticker on maps and photos to indicate their favourite view. There are recorded in th table opposite. To aid analysis, the dots on photographs were transposed onto the map.



NP launch favourite views stats	Map dot	Photo dot	Total dots	Per view
Beckington				
North Stubbs Lane / Beckington Loop / South Mill Lane	8	19	27	40.91%
Church / churchyard		15	15	22.73%
Frome Road to west	1	7	8	12.12%
West Bath Road	2	4	6	9.09%
Church Street drive		4	4	6.06%
North Mill Lane	2		2	3.03%
Along Bath Road looking north		2	2	3.03%
Daffodils		2	2	*3.03%*
North of Rudge Lane	**1**		1	1.52%
Tennis club	**1**		1	1.52%
Beckington total responses			**68**	
delete daffodils as not relevant			**66**	100%
Rudge				
Rudge west of Rudge Lane	**1**		1	
Rudge Hill near Scotland Lane		3	3	
Rudge over gate		4	4	
Rudge total responses			**8**	
NB: sample too small to use percentages				
Standerwick				
Standerwick none in parish			0	

Resident survey

The 2024 Neighbourhood Plan resident survey reinforced the launch event findings. When asked what three things they most valued about living in the parish, the highest tick-box responses were the rural setting of the settlement and access to the open countryside. In the open comments, views were again strongly represented, with many respondents explaining that the views across fields, open countryside and the Conservation Area were central to their experience of Beckington.

Similar themes emerged in response to the survey question asking what priorities the Neighbourhood Plan should include for the natural environment and green spaces. Many respondents made clear that they understood the surrounding fields not simply as open land, but as part of the visual, agricultural and historic setting of the village. Several comments specifically asked for countryside views, green field views, agricultural views and views from the village to be protected. Others linked the views to quality of life, walking, heritage and the character of Beckington as a rural settlement rather than a suburb.

Of 30 open comments received, 13 (43.4%) mentioned views. Some examples of the comments received are quoted below.

"I value most the spectacular views of the open countryside that we are so lucky to have in the Parish. So views above all the above"

"Amazing agricultural views from footpaths"

The word cloud below illustrates the written open comments to the survey question "what three things do you value most about living in the parish?".



"Views across the beautiful countryside and walks"

"Beautiful views of countryside"

"MOST value? The views of fields with livestock. Views are the thing I most value. Far more than the things in this list. Seeing and enjoying the views is far more valuable than 'access to the countryside"

Beckington Design Codes and Guidance

The importance of views was also recognised in the Beckington Design Codes and Guidance produced by AECOM in August 2024. That document identified a variety of important views in the parish and stated that views and vistas towards the countryside from the village, and towards landmarks within Beckington, are fundamental to the village's landscape and historic setting.

Commissioning of views assessment

Based on the strong feedback from parishioners wanting the Neighbourhood Plan to protect views, as being the element that contributes most to the parish's sense of place, the NPSG group were advised by the AECOM design code team to commission a specific protected views assessment.

The initial consultation identified 13 possible views. These were reduced to a shortlist of the six most popular and most clearly evidenced views for detailed assessment. This does not mean that other views are without value. Rather, it reflects the need for a proportionate and robust assessment focused on those views where there is the clearest combination of community value, public accessibility, scenic quality, historic significance, cultural significance and potential vulnerability to change.

The importance of views was further reinforced at the consultation event on the draft vision and objectives, held on 17 February 2025. One of the draft objectives stated that valued countryside views from the approaches to, and from within, the settlements should be protected and not adversely affected by development. Information from earlier consultation exercises, the survey and technical work was displayed for residents to consider. Responses supported the vision and objectives, and the views objective was one of the two most strongly supported objectives, alongside the objective concerned with protecting and enhancing the traditional rural character of the parish.



3. How Local People Feel About Beckington

The consultation evidence shows that many residents regard Beckington's views as much more than attractive scenery. They are valued as part of daily life, as part of the village's historic and agricultural identity, and as part of the experience of walking through and around the parish. The repeated references to sheep, fields, open countryside, the Conservation Area, the River Frome valley, the Beckington Loop and the Macmillan Way show that people value the relationship between the built village and the surrounding landscape.

A particularly strong theme is the connection between views and wellbeing. Respondents described the views as uplifting, restorative and important to the enjoyment of everyday walking. Several comments emphasised that views from public places are important because they are shared by the whole community, not only by people who happen to live in houses with private views. The assessment therefore focuses on publicly experienced views, especially those from roads, lanes, Public Rights of Way and well-used walking routes.

The footpath network has emerged as a particularly important way in which residents experience the landscape setting of Beckington. In the 2024 survey, walking was the most frequently identified leisure or community activity, with 85% of respondents saying that they or members of their household regularly walk within the parish. Dog walking was also significant, identified by 51% of respondents. Earlier Parish Council survey evidence also showed strong support for maintaining and improving the footpath network and documenting local walks.

Many of the comments link the enjoyment of footpaths directly to the views available from them. Respondents referred to the agricultural views from footpaths, the Beckington Loop, the Macmillan Way, views of sheep and fields, and the need to prevent overgrown hedges or inappropriate development from blocking valued views. This confirms that, for many local people, the value of the footpath network is not only recreational but also visual, cultural and place-based.

A second strong theme is the importance of the Conservation Area and its rural setting. Respondents repeatedly referred to views into and out of the Conservation Area, views from the village edge across fields, and the relationship between the historic village and its agricultural surroundings. These comments support the conclusion that the landscape around Beckington is experienced as part of the setting and identity of the historic settlement, rather than as separate countryside with no direct relationship to the village.

A third theme is concern about the potential effect of development on the views that contribute most to Beckington's character. Some comments expressly recognised that new housing may be needed, but argued that it should be located and designed so that it does not harm the views and green agricultural setting that give Beckington much of its special character. This is an important distinction. The purpose of this assessment is not to prevent development, but to identify the views that should be taken into account when decisions are made about the location, siting, scale, layout and design of development.

Overall, the consultation evidence provides a clear and consistent basis for assessing protected views. Views have been identified repeatedly, through different consultation methods and at different stages of the Neighbourhood Plan process, as one of the features most valued by the community and most closely associated with Beckington's sense of place. This evidence has been used alongside professional assessment, local policy, heritage evidence and landscape character evidence to identify the views that merit specific recognition in the Neighbourhood Plan.

3. How Local People Feel About Beckington



On the evening of 15th May 2025 residents attended a presentation of the findings and recommendations from OpenPlan's assessment of proposed Protected Views and Local Green Spaces.

The residents who attended were taken through the reasons for providing protection for these in the Neighbourhood Plan; the assessment methods and criteria; and the reasoned recommendations for each site that had been considered. Following a brief discussion, attendees were then invited to leave written comments on written feedback forms. Here is a representative selection of those comments:

"Steve Kemp really seemed to understand and delve deep into the character, history, culture and physical attributes that have combined over centuries to make Beckington the unique place it is today. As a professional he was able to identify what is important and why. Key to the neighborhood plan is to protect the rural character and green field setting of the Conservation Area. This is fundamental to the unique sense of place. It is these views that are the most important: into and out of the Conservation Area and its setting".

"Please protect the amazing views and green spaces that make living here so special and worthwhile. Please protect the conservation area and its green, agricultural setting. As the consultant said, this is the link to the reason the village is here".

"Thank you so much for such an interesting and informative eveningThank you for doing such an outstanding job for the community. We thought that everything presented was well-researched and accurate. The consultants who gave presentations was really good. Clearly very experienced and professional. We endorse all the points on views and green space. Let's hope it all works, the planners listen, and the special, unique character of our wonderful rural village can be preserved, whilst providing homes for future generations".

4. About Beckington

a village physically and culturally embedded in its landscape

Historically, Beckington prospered from the wool trade, with sheep grazing the hillsides, the river providing the power for processing, and the location having good access to the markets of Bristol and Bath. The village has a clearly defined historic core with many significant buildings reflecting its wool trade prosperity.

Beckington's landscape setting, and particularly the physical form of its western edge, is intricately entwined with the community's social, cultural and economic life – both now and historically.



The top photo shows one of many village community events that, historically, were frequently held on the hillside recreation field.

The village's economic foundation on the hillside sheep and the wool they produced is nicely encapsulated in a mural in the Woolpack pub – shown in the lower photo.





4.1 The Protected Views – Historic Context

The village of Beckington is intimately connected with its green, countryside setting, contributing greatly, today, to Beckington's distinctive identity and to the quality of life available to those who live here. Historically, though, the physical relationship between hilltop, slopes and river valley, so clearly visible on the west has been absolutely fundamental to Beckington's evolution. It is a functional relationship, still readable in the landscape.

The sheep that, today, graze the grassy slopes down from the village edge are the successors of those whose wool was the source of products on which Beckington's historic importance as a centre of the woolen trade was founded, from at least the 1300s. In combination with the fulling mills that once lined the river's edge, the farmed sheep were the core source of the wealth that is still apparent in the weavers' homes and merchants' halls and houses that remain. It is a relationship that carries forward in names given to some of the village's buildings - the Woolpack Inn, the Wool Hall, the Wool Merchant's House… and it is a relationship that can still be read in the views into and out of the village along this western edge.



The Protected Views – Historic Context (continued)

Any development that would obscure or dilute the visual relationship between the old village Conservation Area and the landscape within which it is set would be likely to conflict with the legal requirement to preserve or enhance the character or appearance of that area.

Such development would, though, cause even deeper cultural harm than that – it would obscure the story of the village itself. The fundamental relationship between the sheep grazing the hillside, the river in the valley bottom, and the heritage of historic buildings in the village above would be hidden from view and diminished in value, for current and future generations.



4.2 Extracts from The Beckington Story book

Page 10

“THE EARLY MIDDLE AGES

As we'll be shown, a thriving woollen cloth industry was an offshoot of the type of agriculture common to this whole area, namely the grazing of sheep.”

“THE WOOL TRADE IN BECKINGTON

From at least the 12-1300s, the village and the area in general developed into one of the most important centres of quality wool production in the country. Beckington was well known as a manufacturing centre of top-quality blankets (the word derives from the French “blanquettes” as they were white -”blanc”) and “ broadcloth” (fine cloth) or clothes. As most Europeans war woollen garments during the middle ages, local Farmers and entrepreneurs saw a business opportunity and grasped it with both hands…From the early Middle Ages until the beginning of the 1800s, wealthy merchants took over large parts of the villages in this area and built houses which are still impressive today.

”Bechintone” was one of the most important centers for the world trade in the country and was heavily involved in the mass production of wool products. these were sold locally and also transported by pack horses on roads and Rivers to towns as far as London and Bristol… Woollen cloth from this area was even exported on large sailing ships to other parts of Europe, including The Low Countries Western France northern and western Spain and Portugal. The world trade in this area overcame several threats to its existence over the centuries, including cheaper imports of “Spanish Medleys” (fine pre-dyed cloth) in the 1550s, and a duty levied on undyed cloth in the reign of James (1603-1625)”.

Page 12

"Sadly, the thriving local woollen cloth industry came under threat with the advent of the industrial revolution. New large, powered looms were invented by ambitious engineers and financed by forward-looking entrepreneurs in the North of England, and these spread throughout the country including the southwest of England. Locally, large wolf factories were built in Bradford on Avon (hence the Packhorse Bridge there) and Frome, undercutting the prices offered by the cottage industry that had formed the lifeblood of Beckington for hundreds of years. This, coupled with the continuing importation of Cheaper cloth from abroad, meant that the Cottage industry in this area could no longer compete".

Page 13

“The 1800s were a time of great change in the village. The agricultural base, which was originally at its heart, largely replaced the wool trade”.

.

Extracts from The Beckington Story book (continued)

Page 18

“THE WOOLPACK

The name originates from the time when the merchants who came to Beckington from far and wide to trading woolen products would have habitually stayed at the inn. there employees too, who were responsible for the safe transportation to Bristol and to the Southeast of England at the valuable bales of of woollen cloth produced in the Workshops around the village, would have also been accommodated there before beginning their difficult and lengthy journeys.”

Page 48

“THE CEDARS (Now The Wool Merchant's House)

The 1653 grade II* listed The Cedars and its grade II* listed gazebo has been renovated and renamed the ‘Wool Merchant's House’.”

Why here? co-author and researcher of The Beckington Story

Please see the information from page 8 of The Beckington Story. David Jordan the co-author and researcher of The Beckington Story said that in his research he has found that the reason for Beckington village itself being in the position it is is due to drainage practices and the fact that this is the flat land and the obvious route for people, animals and commerce.

Use was made of the land around here all naturally draining into the river with the fields immediately adjacent and spreading up the hills then being almost terraced to aid even better drainage.

The mills along the rivers and the land were managed to provide the best possible conditions for the huge number of sheep that were farmed for their wool. This wool needed to then be transported out of the immediate area and the best and most obvious way would be along the flattest route - Beckington then on to the old Bath Road and so on.

This route would have followed the original existing main paths and thoroughfares used for centuries by people moving and trading between settlements and larger conurbations.

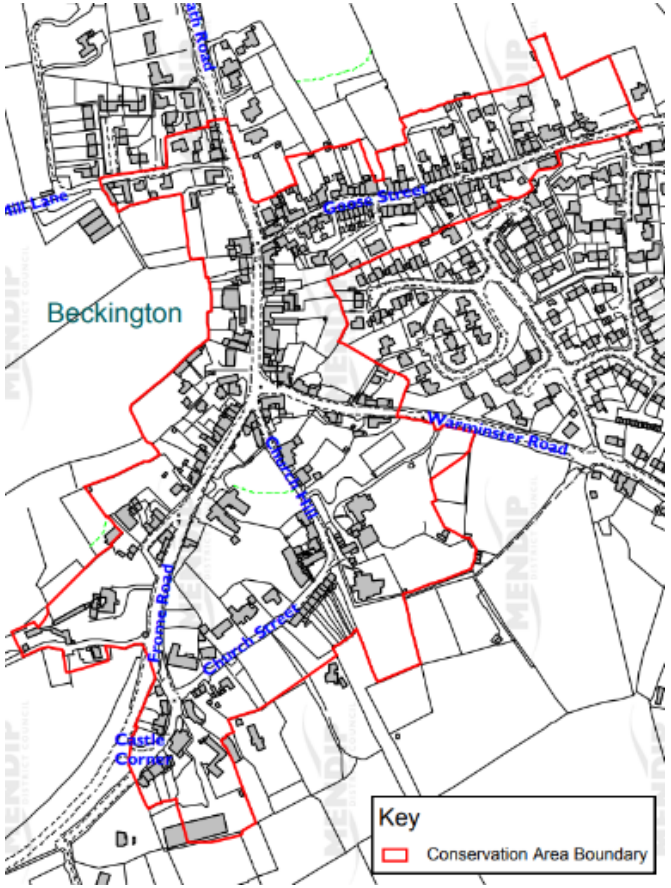
4.3 Built Heritage

The historic core of the village is a Conservation Area, the western edge of which is defined largely by the hill-top, where the village and the open countryside of the river valley meet timelessly.

In the Conservation Area Appraisal produced by Mendip District Council in 2010, it is noted that:

'There are clean edges to the village to the south and south-east, from the Frome Road 'gateway', south of Church Street and up to the undeveloped south side of Warminster Road; along most of the western side behind Bath and Frome Roads and to the north-east, behind Goose Street. This undeveloped land is important in maintaining historic boundaries, preserving views into and out of the village and providing a setting for older buildings '.

Conservation Area





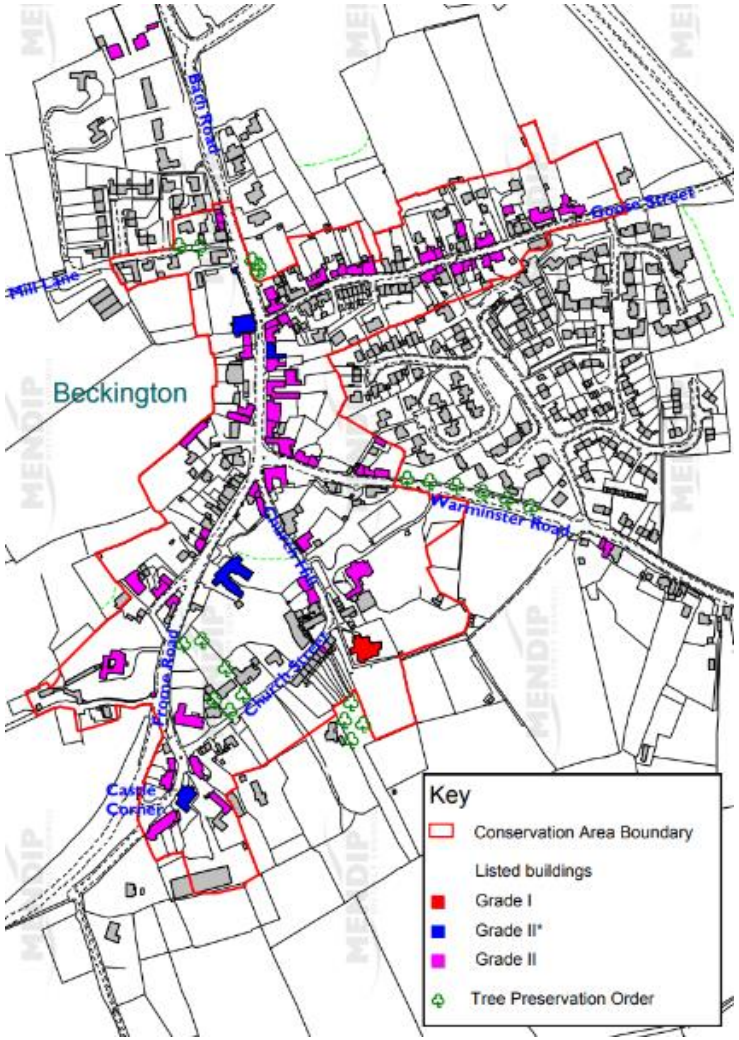
Built Heritage

The Conservation Area Appraisal notes that: *'Beckington has the character of an important main road settlement and an industrial centre with a number of gentry and cloth industry-related houses, an impressive Parish Church and former shops and inns'.*

The large number of Listed Buildings is indicative of Beckington's past importance and wealth as a major centre of the wool industry and trade.

Listed Buildings





4.4 Beckington Parish Boundary



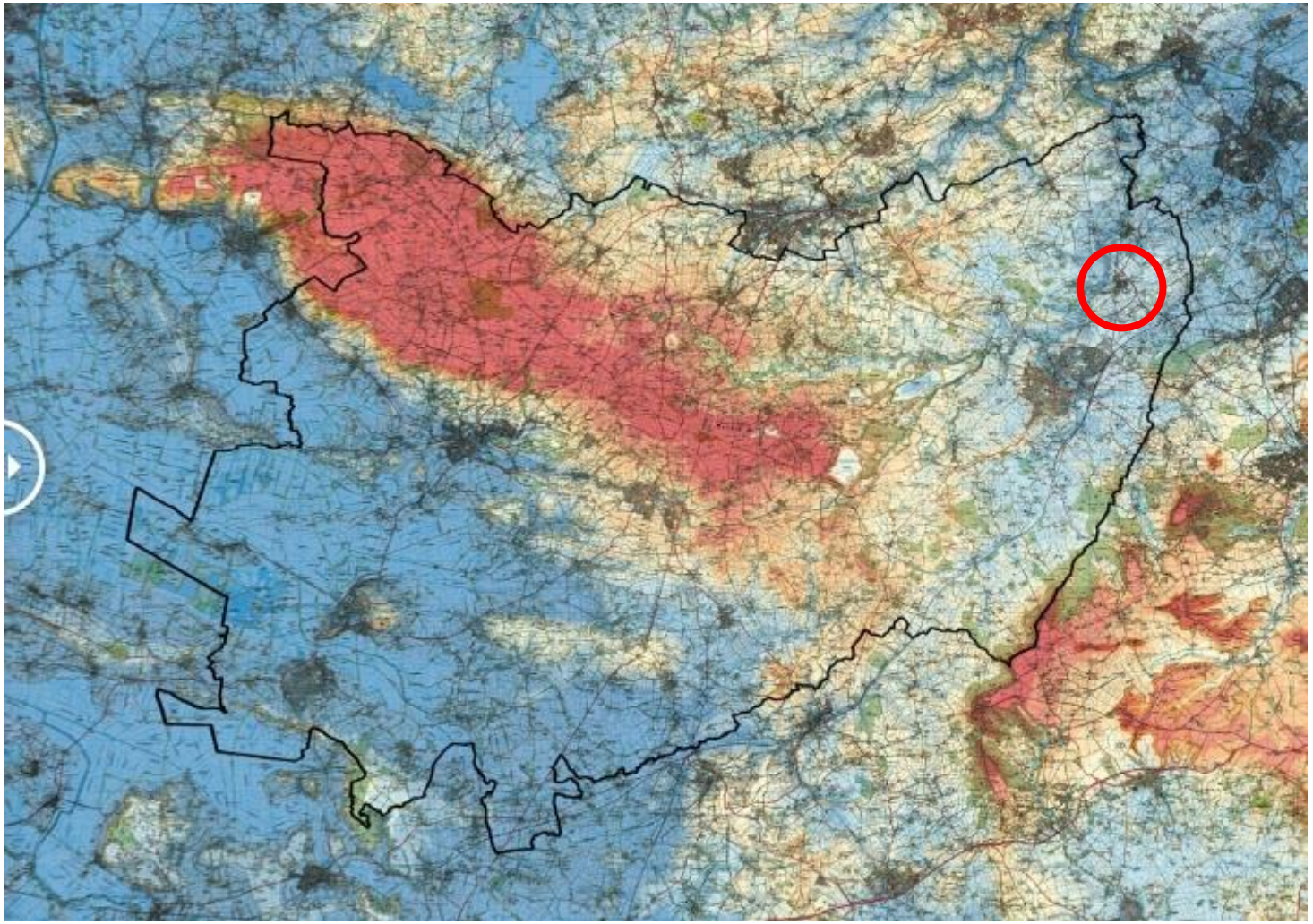
4.5 Landscape Character

Landscape assessment maps included in the Mendip District Landscape Character Assessment (2019/20) indicate that Beckington is situated within the Lower Frome Valley - a lowland valley surrounded by areas of high land to the east and west.

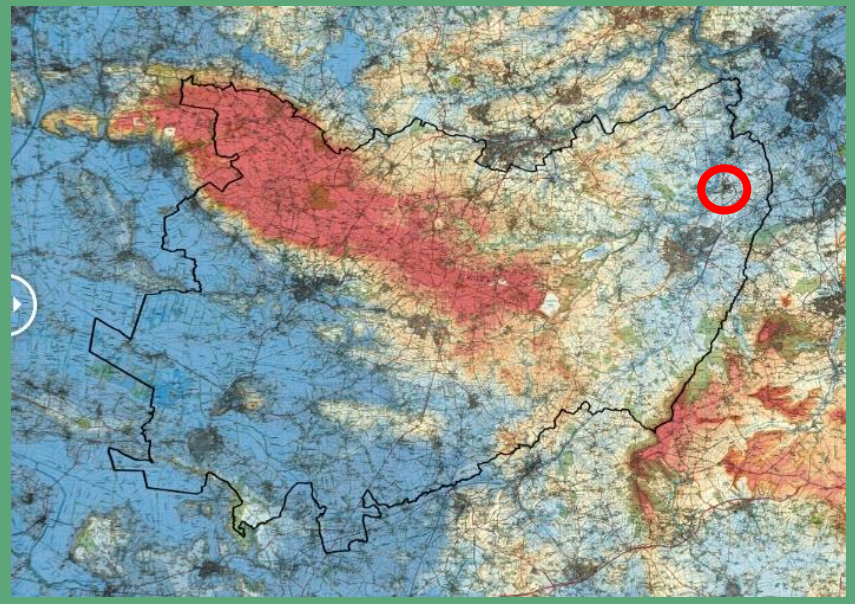
The agricultural land use is a mix of livestock grazing and arable production. In this area the greater proportion is in arable production. With grazing concentrated on the steeper sections of the valley sides.

Around the village there are areas of Acid, Calcareous, Neutral Grassland and Arable and Horticultural habitat. There are also small areas of Fen, Marsh and Swamp and Scrub and Coniferous woodland.

“The site lies within National Character Area 117 – Avon Vales and local Landscape Character Assessment (2020) Area B3: Lower Frome Valley Spring Gardens, Beckington to Farleigh Hungerford. Key physical/natural characteristics are defined as: Main river valley; Modest scale river and flood plain landscape; Areas of gently rolling plateau; and Limited woodland cover”



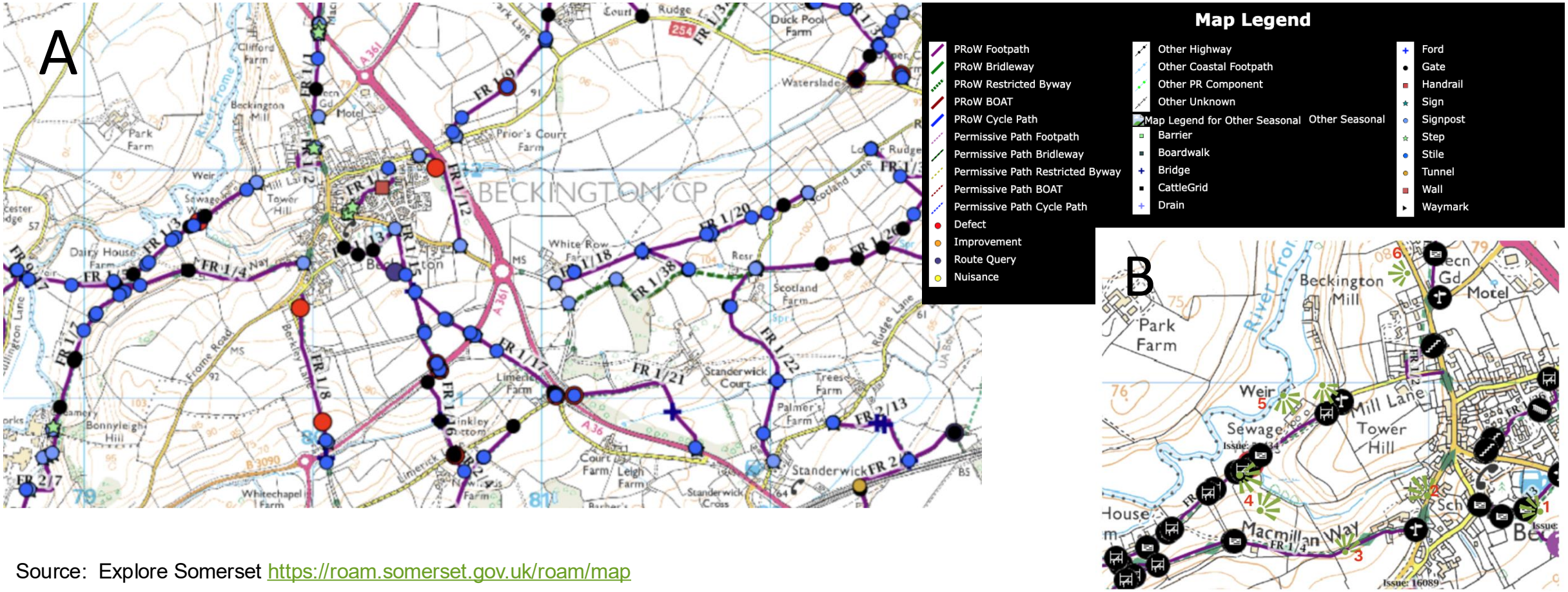
Landscape Character



KEY CHARACTERISTICS OF :- B3 LOWER FROME VALLEY - SPRING GARDENS TO FARLEIGH HUNGERFORD	
PHYSICAL/NATURAL CHARACTERISTICS	**SETTLEMENT & INFRASTRUCTURE**
• Main river valley • Modest scale river and flood plain landscape • Areas of gently rolling plateau • Limited woodland cover	• River character created with engineering for numerous mills (inc. weirs and mill leats and islands) • Larger scale wool trade villages • Modern roadscape and heavily trafficked route of A36 and other strategic links.
LAND USE/MANAGEMENT/HUMAN INFLUENCES	**PERCEIVED CHARACTERISTICS**
• More intensely managed mixed production farmland • Moderate scale field pattern with mix of enclosure eras	• Presence of major roads and built up area limits opportunities to find tranquil environments – Tellisford section of valley more enclosed and remote. • General quality of landscape diminished around roadways, although outlook from roads generally very good.

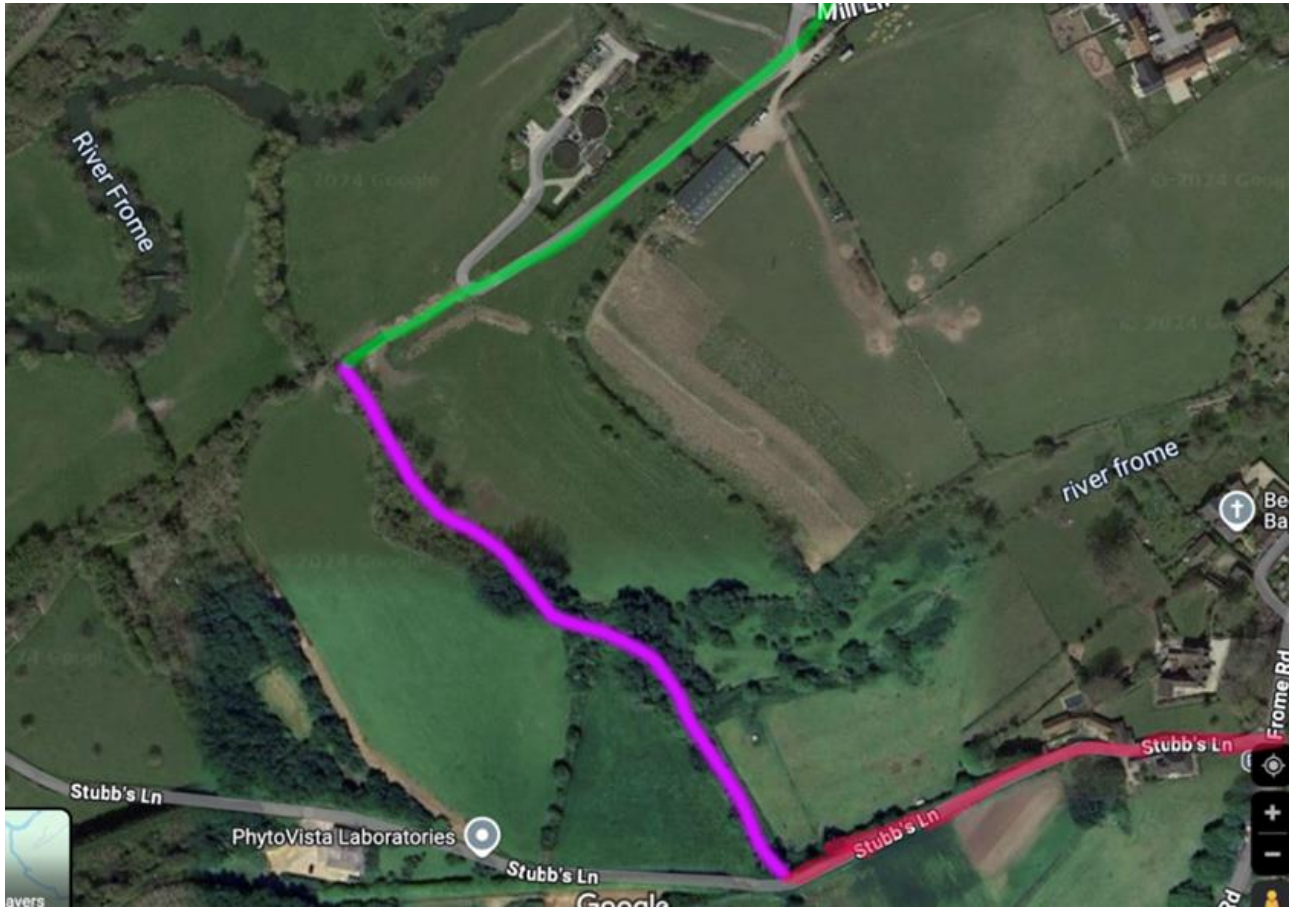
4.6 Public Rights of Way

As already explained, there is an extensive network of public rights of way in and around Beckington Parish (Map A below).and the long-distance, coast-to-coast footpath, the Macmillan Way (more about this on Page 21), passes through the Parish. Mostly, the views assessed as deserving protection are closely associated with the Public Rights of Way which make it possible for them to be appreciated by walkers, horse riders and cyclists (as illustrated on Map B, below). The extensive network of public rights of way shows the value of the landscape surrounding the villages as a recreational resource.



Source: Explore Somerset https://roam.somerset.gov.uk/roam/map

The Beckington Loop



The very well used and popular route called 'The Beckington Loop' follows the Macmillan Way footpath FR 1/4 on Stubbs Lane, turns right onto a permissive path then links to footpath FR 1/3 that joins Mill Lane.

The permissive path has been in constant use for over two decades.

The Beckington First School, Springmead School and The Beckington Pre-School all use this route.

KEY:

Red: The long-distance coast to coast Macmillan Way, PROW FR 1/4

Pink: the permissive path link

Green: PROW FR 1/3

5. Assessing the Views
National and Local Policy Context

In the Glossary of the NPPF (December 2024), a heritage asset is defined as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

Heritage assets relevant to this assessment of important views include both Beckington Conservation Area and the landscape within which it, and the village as a whole, are set.

Historic England, in "Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets", advises that:

"Views may be identified and protected by local planning policies and guidance for the part they play in shaping our appreciation and understanding of England's historic environment, whether in rural or urban areas and whether designed to be seen as a unity or as the cumulative result of a long process of development".



Mendip Local Plan Policy DP4: Mendip's Landscapes, reads as follows:
"Mendip district is defined by its landscapes. Proposals for development that would, individually or cumulatively, significantly degrade the quality of the local landscape will not be supported. Any decision-making will take into account efforts made by applicants to avoid, minimise and/or mitigate negative impacts and the need for the proposal to take place in that location.
The following criteria will be applied in relation to particular landscape designations present in the district:…
3. Outside of designated landscape areas, proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the Landscape Character Areas, including cultural and historical associations, as detailed in the "Landscape Assessment of Mendip District."…

In the Landscape Assessment referred to in Policy DP4, it is explained that:

"The degree to which a landscape provides open views, or the scenic qualities of those views, may well have a bearing on the perceived character. Landscape character is considered in terms of the intrinsic conditions irrespective of any public access or enjoyment. Visual amenity is more related to the public availability and general quality of views; and the relative importance of those views to those who may be taking them in".

Mendip District Landscape Character Assessment (2019/20), by Macgregor Smith on behalf of Mendip District Council, Paragraph 5.10.2

National Planning Policy Relating to the Protection of Views

It is widely recognised that certain views are key in defining the character of a settlement: these views involve the countryside surrounding the settlement as much as views toward village or within the built environment. The National Planning Policy Framework (NPPF December 2024) sets out core land-use planning principles.

Those that are relevant to the protection of views are quoted below.

Paragraph 187

Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes…

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland…

Paragraph 29

Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Paragraph135

Planning policies and decisions should ensure that developments:

…c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

National Planning Policy Relating to the Protection of Views (continued)

Paragraph 203

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

The NPPF's Glossary defines relevant terms as follows

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

National Planning Policy Relating to the Protection of Views (continued)

Paragraph 195

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 196

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

The NPPF's Glossary defines relevant terms as follows

- ***Historic environment:*** *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*
- ***Heritage asset:*** *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*



Why Views Matter

Protection of particular open views over the countryside and broad views approaching a settlement from the countryside, plays an essential part in maintaining the distinctive character of that settlement, contributing to the well-being and social cohesion of those who share the place. As part of the production of neighbourhood plans, communities can protect and enhance important views by identifying them, assessing their importance and the characteristics that make them so relevant, and listing such views as part of statutory policies.

Although views from private properties are not a material planning consideration, views from publicly accessible vantage points that have value to the community are relevant to planning decisions.

The National Planning Policy Framework (December 2024) recognises the importance of landscape setting, stating, at paragraph 135, that

"Planning policies and decisions should ensure that developments:

…c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)…".

A distinctive and valued landscape can be considered a "Heritage Asset", defined in the Glossary to the NPPF (Annex 2) as: *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)".*



What is a View?

The methodology for identifying and assessing views that are of particular importance and value to Beckington's community has drawn on good practice distilled from other published views assessment studies. One, an *"Assessment of the Oxford View Cones"* provides a particularly helpful explanation of the elements that combine to make an identifiable view, as summarised below.

"…a view is a sight or prospect (the word commonly used in the past) *of a landscape, that can be taken in by the eye from a particular place".*

The study then identifies three elements that are required for each view:

*"The first is **the viewer** or the person who sees and determines that a view exists and imbues it with meaning…*

*The second is **the viewing place**, which determines what is seen and how it is experienced and to which meaning may also be applied. This is an acknowledged place or area from which the view can be seen and from which the features of the view are more or less consistently visible in an arrangement that is considered to be 'the view'. The view may be seen from one or more points within the area or as a kinetic viewing experience seen during movement through the area with subtle changes to the view which, nevertheless, maintains fundamental characteristics…*

*The third is **the landscape in the view**, i.e. the material world that provides the scenery that is seen and to which meaning is applied. A landscape is formed of many separate elements and might be divided into recognisable parts subject to their relationship with the viewing place and viewer, such as foreground, middle ground and background, vanishing points, focal points, skyscape and framing among others.*

Each of these three elements interacts with each other and will contribute to the quality, understanding and experience of the view".



The Assessment Criteria

The views identified as requiring protection through the Beckington Neighbourhood Plan have been assessed against the following criteria. The criteria have been derived from national planning policy, Mendip Local Plan Policy DP4, the Mendip District Landscape Character Assessment, Historic England guidance on setting and views, Landscape Institute guidance on landscape value, and the community evidence collected through the Beckington Neighbourhood Plan process.

To qualify for identification as a Protected View, a view should meet the following tests:

Planning value

The view has one or more of the following attributes:

- scenic quality;
- historic significance;
- cultural significance.

Local distinctiveness and sense of place

The view makes a special contribution to Beckington's unique identity, including its landscape setting, settlement form, historic development, Conservation Area, listed buildings, rural approaches, public footpath network and/or the historic relationship between the village, surrounding fields, valley slopes and River Frome.

Public experience

The view is available from a public or publicly accessible viewpoint, including public roads, lanes, Public Rights of Way, permissive paths or other places from which the public may lawfully experience the view. The assessment does not seek to protect private views.



The Assessment Criteria (continued)

Need for specific policy recognition

The value of the view is not adequately protected, now or in the future, by other planning controls or designations alone. This includes cases where listed building, Conservation Area or general landscape policies may protect individual assets or broad character, but may not protect the wider visual relationship between the viewpoint, the village edge, the countryside setting and the landscape being viewed.

Community value and vulnerability to change

The value of the view has been identified through community consultation and evidence-gathering, and the view could be significantly diminished by inappropriate development, including development that would obstruct, interrupt, urbanise, harden or otherwise erode the qualities for which the view is valued.

The assessment therefore combines community evidence with professional planning judgement. It does not treat popularity alone as sufficient justification for protection. Instead, it asks whether the view has demonstrable scenic, historic, cultural and/or sense-of-place value, is publicly experienced, and is sufficiently vulnerable to planning-related change to justify recognition in the Neighbourhood Plan.

Further details of the assessment methodology are provide in Appendix C1, and the forms used for the assessment process can be found in Appendix C2 (which is a separate document).



6. The Protected Views

As part of this assessment, for each view the following steps were taken during a parish visit:

a. the vantage point and direction was identified and mapped ;

b. photographic evidence clearly showing why the view is of such importance was collected ;

c. features and characteristics that make the view so important for the community were described.

To qualify for protection through the Neighbourhood Plan, any view and vista needs to be of particular importance / significance in the sense of making a crucial contribution to the distinctive, place-defining characteristics and settings of the village and/or surrounding countryside. These are views and vistas that, if obstructed, marred or substantially altered (for instance by built development) would fundamentally change the perceived character and distinctiveness of the village.

Copies of the completed forms from the assessment process can be found in Appendix C2 (which is a separate document).

Views and viewpoints identified as requiring protection from development that would diminish their value have been marked on the aerial photo opposite.

Some of these views – 1, 2 and 6 - are from quite restricted viewpoints. In these cases, even relatively small changes in the immediate vicinity of the viewpoint could impact significantly on the valued view.

The other views – 3, 4 and 5 – are available either intermittently or continuously along paths, so the viewpoints marked are more illustrative of those available to people travelling these paths. Whilst obstruction of a particular point from which there is a view of the countryside/village edge might, individually, be less sensitive, changes that would be more extensively obstructive or would harmfully affect the scene being viewed may be expected to diminish its historic/cultural significance and landscape value.

Mostly, the particular viewpoints shown on the map should be regarded as identifying zones (or stretches) rather than specific points.



Protected View 1

Views of St George's Church across adjacent fields, from Footpath

The view of the parish church across fields, and framed amongst trees and hedgerows, is of great historic and cultural importance and significance.

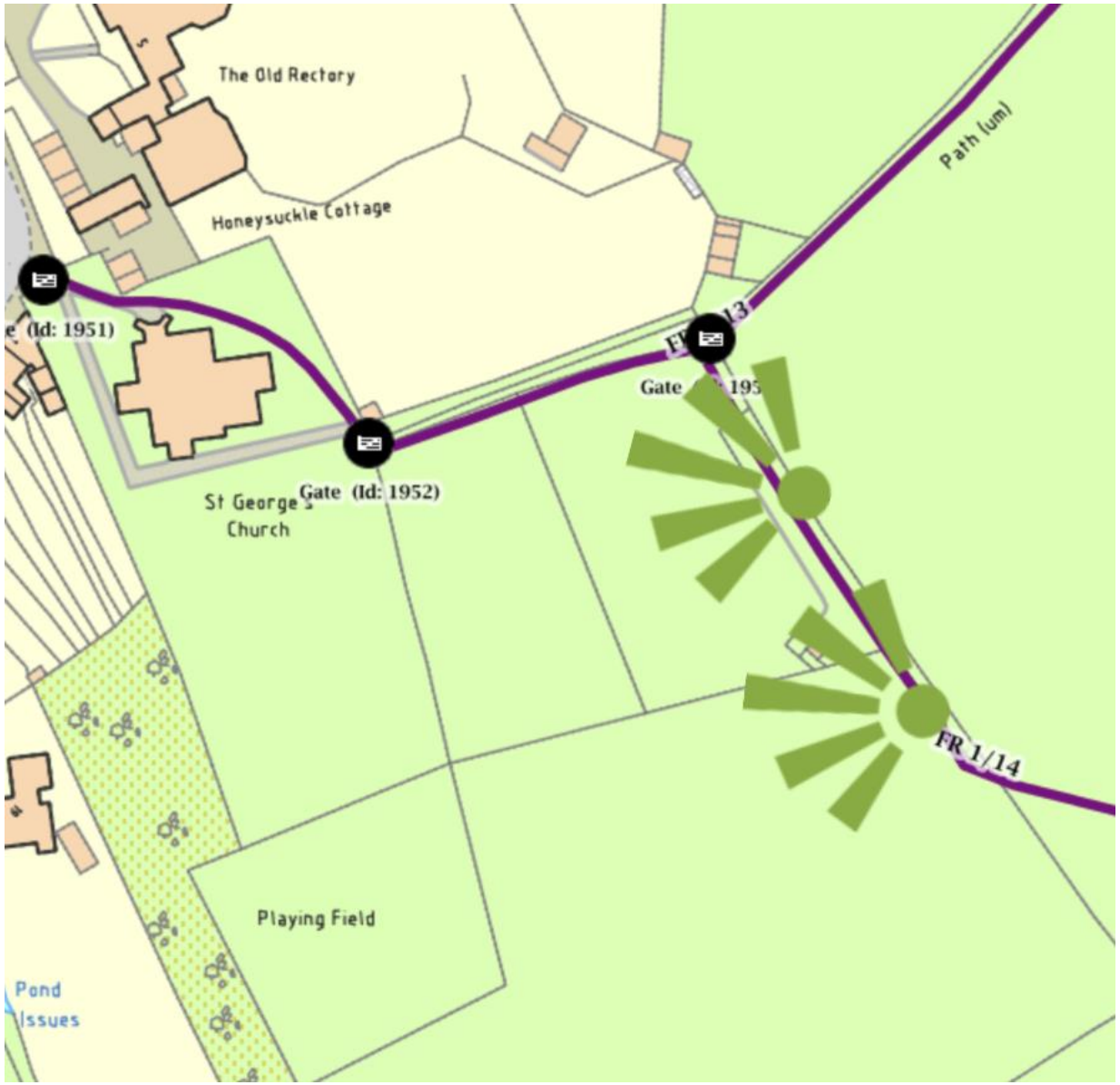
Development that would obscure the view or "harden" this soft setting of the church would be harmful.

The Norman Church dates back to the 14th century and is the only Grade 1 listed building in the Parish .



Protected View 1

Views of St George's Church across adjacent fields, from Footpath



Protected View 1

Views of St George's Church across adjacent fields, from Footpath

These views of the church across the adjacent fields / paddocks are available from Public Right of Way FR1/14.

In the 2024 Neighbourhood Plan launch consultation 23% of respondents said that the church and churchyard was their favourite view.

In the launch consultation representative written comments for what gives Beckington its unique sense of place included:

"Walking along Sue's Walk to the church".

"The church area. Agricultural views from footpaths".

Representative comments in the 2024 Parish Survey:

"Would wish to preserve the open views of St George's".



Protected View 2

View out to River Frome valley and hills beyond from Frome Road

These glimpsed views from the village street out to the river valley and hills beyond are of landscape value and provide visual testimony to the historic functional relationship between the settlement and the adjacent fields and river on which its economic prosperity was founded.

The viewpoint is in the Conservation Area looking out at the open countryside -an important part of the setting of the Conservation Area. This view is framed by two Grade 2 listed buildings.

Development that would significantly reduce the gaps and the view afforded would be harmful.

Since the Views Assessment was carried out, this view has been partially obscured by the erection of a fence. However, it is being retained in this document to highlight its value, in the hope that it may once again be opened up more fully for public appreciation in the future.





Protected View 2
View out to River Frome valley and hills beyond from Frome Road

This ‘gap’ view through to and across the valley is available from Frome Road, between numbers 22 and 24, and both sides of the Baptist Chapel.

In the 2024 Plan Launch consultation, 12% of respondents said that this was their favourite view.

Here are some representative written comments by people wanting this view to be protected:

- *“Amazing views of rural countryside near and from the conservation area”*
- *“Beautiful field and livestock views from the conservation area and footpaths”.*

Representative comments in the 2024 Parish Survey:

- *“The views of the fields from the conservation area should be a top priority. Together they make the village the place that it is both today and historically”*
- *‘Rural, countryside agricultural views out of and into the conservation area”*



Protected View 3

Views of River Frome valley and western edges of village across fields, from footpath



This view from along the hillside edge of the village and out to the river valley and hills beyond is of landscape value and provides visual testimony to the historic functional relationship between the settlement and the adjacent fields and river on which its economic prosperity was founded. The distinctive and historically significant relationship between the grazing fields and the village, with buildings apparent along the ridge, can easily be read.

The view is of landscape value and historic / cultural significance. It is adjacent to the western edge of the Conservation Area and includes several listed buildings.

The land to the south east was historically used for many community events.

Development that would obscure the view or ”harden” this characteristically soft, green edge to the village would be harmful.

Protected View 3

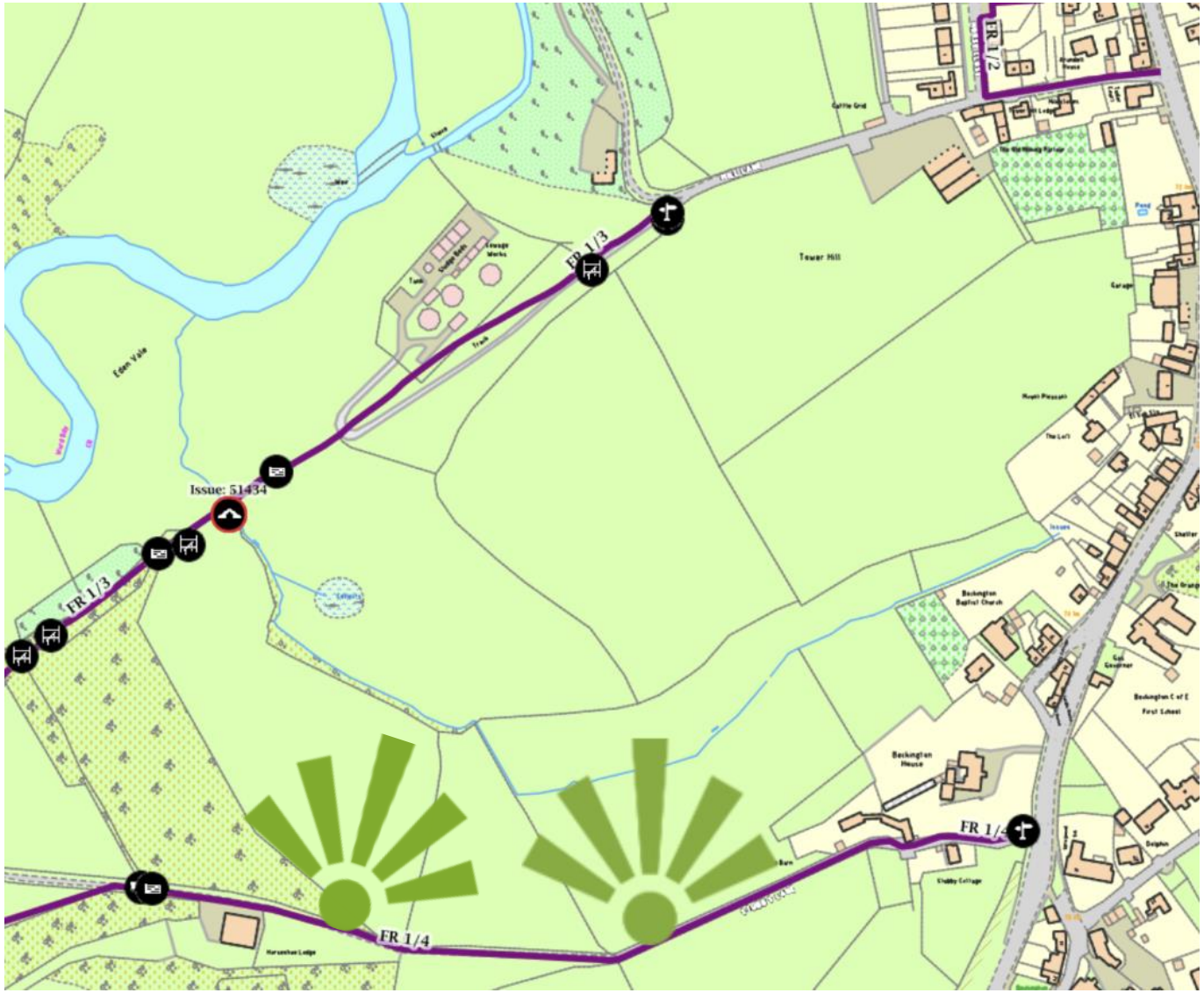
Views of River Frome valley and western edges of village across fields , from footpath

This view, across the river valley and hills beyond, through and over the field-side hedge and fencing, is from Stubbs Lane and Public Right of Way FR 1/4 which forms part of the coast-to-coast Macmillan Way walking route.



Protected View 3

Views of River Frome valley and western edges of village across fields, from footpath



Protected View 3

Views of River Frome valley and western edges of village across fields, from footpath



In the Neighbourhood Plan 2024 launch consultation 41% of respondents said that this was their favourite view.

Comments about the importance of these and similar views included:

"Dog walking the Macmillan Way and Beckington Loop. Beauty of agricultural views".

"Superb number and variety of footpaths. My favourite are Stubbs Lane to Orchardleigh and the Beckington Loop: the kids and dogs love them"

Representative responses in the 2024 Parish Survey of what should be most protected included:

"Fields south of Mill Lane as is the main view enjoyed by everyone. This is the main panoramic view"

"The fields south of Mill Lane that form the main view"

Protected View 4

Views of River Frome valley and western edge of Beckington village, across sloping fields, from public footpath leading from Stubb's Lane and the Beckington Loop (south)

From this path, the distinctive and historically significant relationship between the grazing fields and the village, with buildings just apparent along the ridge, can easily be read.

The view is of landscape value and historic / cultural significance. Again, it is adjacent to the western edge of the Conservation Area and includes several listed buildings.

Development that would obscure the viewpoints or significantly alter the viewed relationship between the hilltop village and the hillside fields would be harmful.





Protected View 4

Views of River Frome valley and western edge of Beckington village, across sloping fields, from public footpath leading from Stubb's Lane and the Beckington Loop (south)



FOOTPATH KEY:
Red: The long-distance coast-to-coast Macmillan Way, PROW FR 1 /4;
Pink: the permissive path link.
Green: PROW FR 1 / 3

Protected View 4

Views of River Frome valley and western edge of Beckington village, across sloping fields, from public footpath leading from Stubb's Lane and the Beckington Loop (south)

These views of the village edge across the fields are available from the "Beckington Loop" permissive footpath.

Relevant written comments from the Neighbourhood Plan launch included:

"Dog walking the Macmillan Way and Beckington Loop. Beauty of agricultural views"

Representative comments in the 2024 Parish Survey about green spaces to protect:

"The views from the Beckington Loop"

In the Neighbourhood Plan 2024 launch consultation 41% of respondents said that this was their favourite view.



Protected View 5

Views of western edge of Beckington village, across sloping fields, from the Beckington Loop (north) and public footpath connecting with Mill Lane



These views are of landscape value and also of great historic and cultural significance. The historic relationship between the hillside slopes, grazed by sheep over centuries, the river and the woolen trade focused village above can clearly be read in this heritage landscape.



Protected View 5

Views of western edge of Beckington village, across sloping fields, from the Beckington Loop (north) and public footpath connecting with Mill Lane

These views across the fields to the village edge are available from Public Right of Way FR1/3, connecting with Mill Lane.



Protected View 6

Views of River Frome valley and beyond



This view from Bath Road out across the river valley and to the hills beyond is of landscape value.

Development that would block the gap and the views it affords would be harmful unless it provides for public access to similar views of at least equivalent landscape value.



Protected View 6

Views of River Frome valley and beyond

These views across the adjacent fields and over the river valley are available from Bath Road, through and over the field-side gateway.

In the 2024 Neighbourhood Plan Launch consultation 9% of respondents said this was their favourite view.





7. Protected Views Policy

To enable the importance of these views to be given due weight in the consideration of any planning application relating to development that could affect them, it is recommended that a policy similar to this should be included in the Neighbourhood Plan:

Policy: Protected Views

Developments should be located and designed to take account of the identified Protected Views, preserving, conserving and, where practicable, enhancing such views and/or providing greater accessibility to them.

Development proposals that would interrupt, obscure or otherwise detract significantly from views and vistas identified on Map X (and described in the accompanying schedule) will not be supported.

Any development that has the potential to impact on those views and vistas will be expected to respond positively to them and to respect them in terms of location, siting, scale, form and massing.

Note:
The Map and Schedule referred to should be based on the contents of this report.



8. Community Consultation on Assessment of Protected Views



On 15th May 2025, an open community consultation was held at Beckington Memorial Hall. This was led by Steve Kemp of OpenPlan who has conducted this Protected Views Assessment. The findings and recommendations from the assessments of potential Protected Views and Local Green Spaces were displayed and explained, and comments were invited – both verbally and in writing. 19 feedback forms were completed (several couples submitted a single form for both partners), from which some representative comments have been quoted below:

"The consultant and his presentations were also excellent. It was interesting to hear his outsider, professional analysis. It all made perfect sense. I agree with all his findings on the views and local green spaces to be protected"

"Thank you so much for such an interesting and informative evening. Thank you for doing such an outstanding job for the community. We thought that everything presented was well-researched and accurate. The consultant who gave presentations was really good. Clearly very experienced and professional. We endorse all the points on views and green space. Let's hope it all works, the planners listen and the special, unique character of our wonderful rural village can be preserved whilst providing homes for future generations. Please protect the amazing views and green spaces that make living here so special and worthwhile. Please protect the conservation area and its green, agricultural setting. As the consultant said this is the link to the reason the village is here".

"Please protect the amazing views and green spaces that make living here so special and worthwhile. Please protect the conservation area and its green, agricultural setting. As the consultant said this is the link to the reason the village is here."

"Key to the neighbourhood plan is to protect the rural character and green field setting of the Conservation Area. This is fundamental to the unique sense of place. It is these views that are the most important: into and out of the Conservation Area and its setting."

"Please keep our wonderful views and walks south of Mill Lane and to the west of the conservation area!"

Community Consultation on Assessment of Protected Views

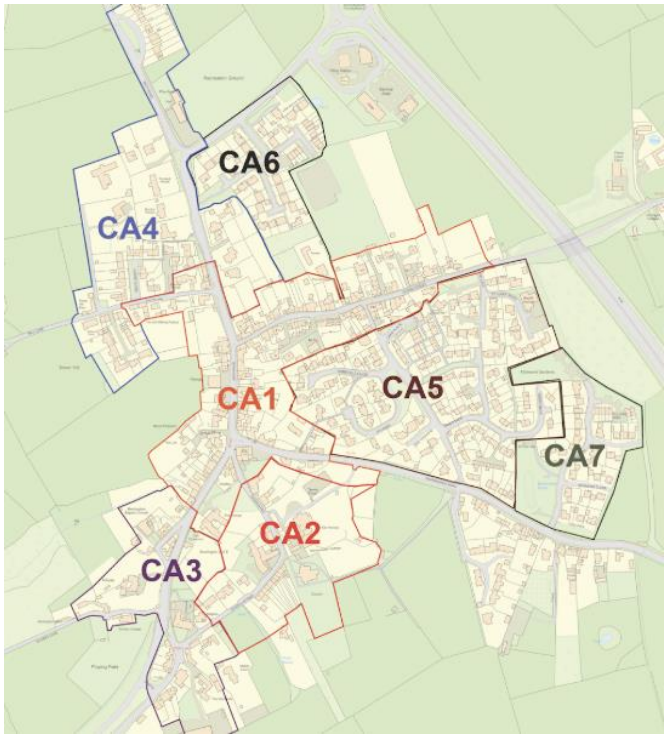
"I agree with the views - but feel that some are a lot more important to protect than some of the others. The main ones are views 3, 4, 2 and 5 as more people see them on a regular basis and have done for decades if not centuries. The most important thing to protect on the character is the green agricultural setting of the conservation area CA1 and CA3 as it is the last of the setting of the conservation area remaining" [see map opposite].

"Steve Kemp was excellent. His independent analysis and presentation was extremely well presented. He really seemed to understand and delve deep into the character, history, culture and physical attributes that have combined over centuries to make Beckington the unique place it is today. As a professional he was able to identify what is important and why. Key to the neighbourhood plan is to protect the rural character and green field setting of the Conservation Area. This is fundamental to the unique sense of place. It is these views that are the most important: into and out of the Conservation Area and its setting."

Please protect the stunning views to the west and if you can secure green belt level (space) protection for the area south of Mill Lane that would be a true gift for our grandchildren".

"Please keep our wonderful views and walks south of Mill Lane and to the west of the conservation area! Well done on presentations and all work gone into this. Thank you!"

"All edging views of the character are important in determining the nature of our villages".



APPENDICES



A: Background to this Assessment (page 51)

B1: Neighbourhood Plan Launch Consultation Exercises (page 59)

B2: Community Survey and Consultation Results (page 64)

C1: How the assessment criteria were chosen (page 74)

C2: Assessment Forms (Separate document)

Appendix A: Background to this assessment

1. Launch consultation

On March 14, 2024 the Beckington Neighbourhood Plan Steering group (NPSG) launched the Beckington Neighbourhood Plan process at a residents' event in the Beckington Memorial Hall. There were 82 attendees at the time a headcount was taken but at that point some had already left and others subsequently arrived.

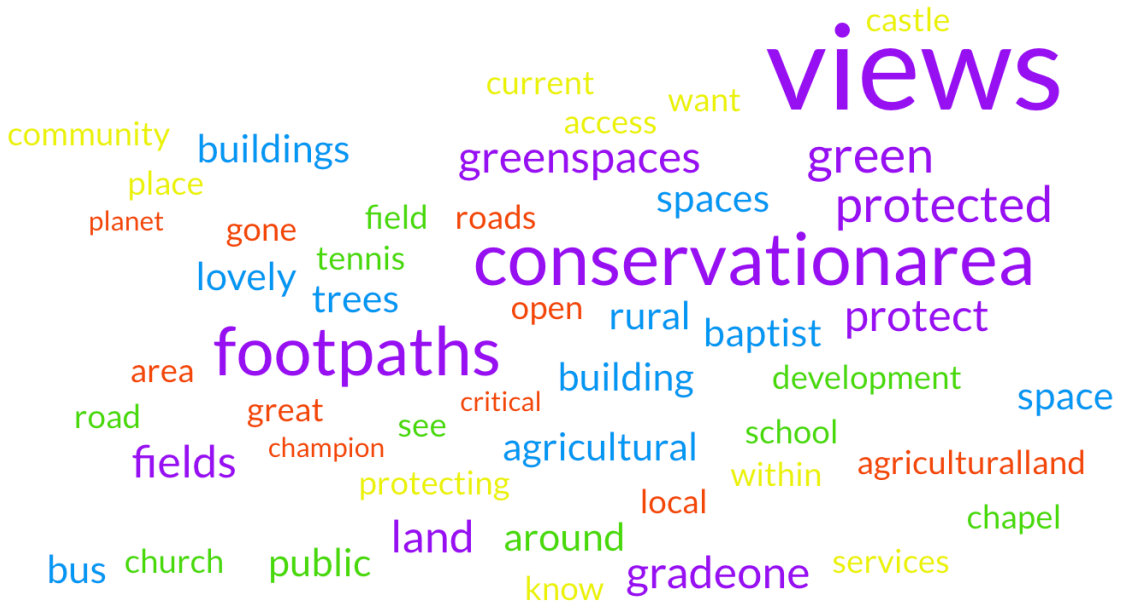
At this event there were various consultation exercises based on the advice of the AECOM Design Code team.

What would you most like to protect in the parish?

One consultation exercise was to identify what people would most like to protect in the parish. Respondents were asked to write on a postcard as if they were writing to the government or to the council, what they would most like to see protected in the Neighbourhood Plan. Once they had written on their postcard they posted it into a letterbox on a table in the hall. People could write whatever they wanted on their postcards - it was totally unprompted and open ended. There were 50 responses (most couples at the event discussed and filled in their responses together rather than as individuals). 42% of respondents stated that views were the thing they most wanted to be protected. This was the highest item people wanted to be protected in the Neighbourhood Plan, followed by the Conservation Area in second place with 20%, and footpaths third with 18%. This word cloud of the responses shows visually, by the size of the words, what things local people most want to protect:

What would you most like to protect in the parish?

Views	42%
Conservation Area	20%
Footpaths	18%
Agricultural land	14%



Background to this assessment (continued)

What gives the parish its unique sense of place?

Another consultation exercise on March 14 2024, again advised by the AECOM team, asked parishioners what gave the parish its unique sense of place. Respondents were asked to write their responses on a large jigsaw piece. Once they had written their responses they posted their jigsaw piece into another letterbox on another table. There were 57 responses (most couples at the event discussed and filled in their responses together rather than as individuals). People could write whatever they wanted and this was unprompted and open ended. The highest response was for views giving the parish its unique sense of place, with 38.6% of respondents mentioning these. This word cloud of the responses shows visually, by the size of the words, what things local people feel give the parish its unique sense of place:



Background to this assessment (continued)

What is your favourite view?
In another consultation exercise, on March 14 2024, people were asked to put a sticker on maps and photographs to identify their favourite view. The Neighbourhood Plan Steering Group was advised that it was better to consult on views in a face-to-face consultation with a map and stickers, rather than in a questionnaire. The photographs on the board were randomly selected by the photographer and randomly positioned on the board - none were adjacent to their actual physical location on the map. To aid visual analysis the dots put on photographs were transposed onto the map.
The dot stickers that people put on the photos and map (reproduced below) to indicate their view in the parish were recorded in the table opposite.



NP launch favourite views stats	Map dot	Photo dot	Total dots	Per view
Beckington				
North Stubbs Lane / Beckington Loop / South Mill Lane	8	19	27	40.91%
Church / churchyard		15	15	22.73%
Frome Road to west	1	7	8	12.12%
West Bath Road	2	4	6	9.09%
Church Street drive		4	4	6.06%
North Mill Lane	2		2	3.03%
Along Bath Road looking north		2	2	3.03%
Daffodils		2	2	*3.03%*
North of Rudge Lane	**1**		1	1.52%
Tennis club	**1**		1	1.52%
Beckington total responses			**68**	
delete daffodils as not relevant			**66**	100%
Rudge				
Rudge west of Rudge Lane	**1**		1	
Rudge Hill near Scotland Lane		3	3	
Rudge over gate		4	4	
Rudge total responses			**8**	
NB: sample too small to use percentages				
Standerwick				
Standerwick none in parish			0	

Background to this assessment (continued)

2. Resident survey

Question 1: What three things do you value most about living in the parish? Please tick from the examples or specify others

In the 2024 neighbourhood plan survey, residents reported that the things they valued most about living in the parish (from a tick list of multichoice responses) were:

- the rural setting of the settlement (41.8%); and
- access to the open countryside (40.2%).

Of 30 open comments received, 13 (43.4%) mentioned views, with representative comments as follows:

"I value most the spectacular views of the open countryside that we are so lucky to have in the Parish. So views above all the above"

"Views across the beautiful countryside and walks"

"MOST value? The views of fields with livestock. Views are the thing I most value. Far more than the things in this list. Seeing and enjoying the views is far more valuable than 'access to the countryside"

"*Beautiful views of countryside"*
"Most value landscape views of green fields. The beautiful conservation area"

"Verdant views. conservation area"

"Agricultural views. The conservation area"

"Amazing agricultural views from footpaths"

The word cloud below illustrates the written open comments to the survey question 'what three things do you value most about living in the parish?'. This shows visually, by the size of the words, what things local people value the most about living in the Parish:



Background to this assessment (continued)

What priorities should the Neighbourhood Plan include for the natural environment and green spaces in the Parish? Or please specify others

In the 2024 Neighbourhood Plan survey residents were also asked what priorities the Neighbourhood Plan should include for the natural environment and green spaces in the parish. Comments were provided by 43 respondents. Many of these were not focussed on the natural environment. Of the 35 that were, the call for views to be protected was reiterated by 16 respondents. Representative open comments were:

"Key priority that is more important than the above options is to protect the views from our village from being lost forever to new housing. Build the new houses on land that does not play such an important role in the setting of the village life and the quality of life for our community the beauty of these is an essential part of what Beckington is and has been for decades"

"The main priority should be protecting the fields that are the main views loved and enjoyed by everyone. Plan any new housing near the A36 and to the east that is already mainly modern not heritage homes and non conservation area"

"The most important thing to prioritise is missing from this list - protecting and preserving the views of the fields. This should be the main priority of the Neighbourhood Plan,...The main natural environment green space in Beckington are the fields that are the views we all enjoy every day"

"Protection of green views and grade 1 agricultural land"

"Please prioritise most of all protection of green fields and views from village"

"Not building on the green views of countryside, the green landscape - the green fields"

"Views of the countryside"

"Protect green field views out of village"

"The priority should be to protect the bucolic views provided by the fields that the landowners want to build on, The fields outside the building line not space in it".

The word cloud below illustrates the written open comments to the survey question 'what priorities should the Neighbourhood Plan include for the natural environment and green spaces in the parish?'. This shows visually, by the size of the words, what things local people value the most about living in the Parish:



Background to this assessment (continued)

Beckington Design Codes and Guidance
The Beckington Design Codes and Guidance produced by AECOM in August 2024 includes a section on "Views and Vistas" in which it states that: *"There are a variety of important views in the Parish, a selection of which are displayed in figures 19-25. These views are considered valuable because they contain distinctive buildings or land features"*

In a section called 'Respect Views and Vistas' AECOM states that "*Views and vistas towards the countryside from the village and landmarks within Beckington are fundamental to the village's landscape and historic setting*".

Commissioning of views assessment
Based on the strong feedback from parishioners wanting the Neighbourhood Plan to protect views, as being the element that contributes most to the parish's sense of place, the NPSG group were advised by the AECOM design code team to commission a specific protected views assessment.

The NPSG group asked several planning consultants to quote to undertake a views assessment. OpenPlan was commissioned to do the work.

The list of 13 views identified in the public consultation on March 14th 2024 was reduced to a shortlist of the six most popular views.

Draft Vision and objectives consultation
On February 17, 2025 the NPSG held a consultation in the Beckington Memorial Hall on the Neighbourhood Plan draft vision and objectives based on all the consultation feedback and consultancy work up to that point. For each objective, detailed information was displayed on a noticeboard about all the feedback from the survey, consultations and technical reports.

For the draft objective *'the valued countryside views from the approaches to, and from within, the settlements should be protected and not adversely affected by development*', the information, findings and specific comments written on the postcards, jigsaw pieces and from the survey were on the notice board.

Attendees of the consultation event were invited to write down written feedback on a form and post it in a box on their exit. Responses all supported the vision and all the objectives. 73% of respondents wrote down comments about specific objectives or topics being of particular importance to them. The views objective was one of two that were equal "top" as the most supported objectives, the other being the rural character objective: 'development, whether traditional or contemporary, should protect and enhance the traditional rural character of the parish'.

This reinforced the findings from the two consultation exercises 11 months earlier, on March 14th, 2024, that views were the most important thing that parishioners wanted the Neighbourhood Plan to protect.

Background to this assessment (continued)
How Local People Feel About Beckington

These are representative open-ended comments from the 2024 Neighbourhood Plan Resident Survey and the 2024 Neighbourhood Plan Launch Event Consultation Exercises:

Please provide any comments that you feel are relevant and important for this survey:
"The most important thing that makes Beckington stand out and makes it a beautiful place to live are the panoramic views of open fields and countryside visible. These lift spirits and even when busy going about your life these views they are what you see all the time. It is the views that visitors mention every time. I really fear that if housing is built to the west of the village that the character of the village will be list forever. Even those who can't afford a large garden or a house with a view themselves, they just need to walk out their front door to see the amazing views of open fields, sheep and nature"

"Please do all you can to protect the green views of the fields and the agricultural setting of Beckington. Yes I get we need new houses in the future but please can they be built in non sensitive areas such as on the A36 side where there are already a lot of modern homes and estates? Please can they not be built on the fields that are the views we all love and enjoy so much"

What would encourage you to walk more within the Parish?
"Protection in the future of the views from the footpaths. Don't let these views that are the main reason we all use the footpaths be built on and lost forever "

What three things (if any) do you dislike about living in the parish?
"Worry that views of sheep and fields will be lost to housing estates. this would impact the quality of life in our beautiful village"

What would you most like to protect in the parish?
"Amazing views of rural countryside near and from the conservation area"

"Beautiful field and livestock views from the conservation area and footpaths"

"Wonderful views and open spaces"

"Amazing agricultural views from footpaths"

What gives the parish its unique sense of place?
"Dog walking. Macmillan Way and Beckington Loop. Beauty of agricultural views"

"Walks. Open views of countryside"

"Beautiful views of open countryside"

"Walking the footpaths and seeing the sheep in the fields"

"Seeing the new lambs and the countryside unspoilt"

"Uninterrupted views"

Are there any green spaces in or around Beckington, Rudge or Standerwick that you feel should be protected?
"The most spectacular and beautiful views for many miles!! Loads of visitors with cameras, especially for brilliant sunsets in summer!"

"The stunning vistas of the fields from and adjacent to the Conservation Area"

Background to this assessment (continued)
How Local People Feel About Beckington continued

Appreciation of the views and other connections to the landscape in which Beckington is set have featured strongly in residents' responses to consultations, as above. The footpath network has emerged as being of particular community value. Representative written comments included:

What do you value most about living in the parish?
"Amazing agricultural view from footpaths"
"Love the walks and views"

What gives the parish its unique sense of place?
"Superb number and variety of footpaths. My favourites are Stubbs Lane to Orchardleigh and the Beckington Loop: the kids and dogs love them"
"Dog walking. Macmillan Way and Beckington Loop. Beauty of agricultural views"
"Walking the footpaths and seeing the sheep in the fields"

What would encourage you to walk more within the Parish?
"Protection in the future of the views from the footpaths. Don't let these views that are the main reason we all use the footpaths be built on and lost forever "
"Footpath maintenance, overgrown impacts on enjoyment of views of sheep and fields"

In which leisure and community activities do you and members of your household regularly participate within the parish?

Walking	85% respondents
Gardening / Allotment	54% respondents
Dog Walking	51% respondents

Source: The 2024 Neighbourhood Plan Survey.

Please see Appendix B for more detail on public consultation.

Appendix B1

Neighbourhood Plan Launch Consultation Exercises

Consultation Exercise: What Would You Most Like To Be Protected in the Parish in the Neighbourhood Plan?

Methodology:
Different coloured plain postcards for each of Beckington, Rudge and Standerwick.

Question: What would you most like to be protected?

Activity: Respondents invited to write on a postcard and post in the box provided.

Open ended.

Sample:
52 respondents: 50 Beckington; 1 Rudge; 1 Standerwick.
96 comments: 91 Beckington; 3 Rudge; 3 Standerwick.

Key findings
The main things respondents would most like to protect are:

- **Views: 42% of respondents**
- **Conservation area: 20% of respondents**
- **Footpaths: 18% of respondents**
- **Agricultural land:14% of respondents**

Consultation What Would You Most Like To Be Protected in the Parish in the Neighbourhood Plan?

Consultation Exercise: Representative comments:
"Footpaths and the agricultural views from them"

"Beautiful field and livestock views from the conservation area and footpaths"

"Amazing views of rural countryside near and from the conservation area"

"Conservation area. Agricultural views from footpaths"

"Rural, countryside, agricultural views out of and into the conservation area"

"Footpaths and the agricultural views from them"

"Lovely buildings in the centre. Footpaths and walks and views. Conservation area"

'Conservation area: beauty and sense of place"

"Wonderful views and open spaces. Excellent access"

"Protect green margins/space around the village including green vistas from incoming roads"

"There is limited top quality Grade One agricultural land in Beckington. This should be protected and, if any land is needed for housing, this should be lower Grade Three land of which there is a lot in Beckington"

"Don't develop Grade 1 fields to future proof against the climate crisis. Once they are gone they are gone"

"Grade A fields. Increase local food + agriculture production. If developed lost forever"

"Grade 1 farming land"

"Protecting all the existing agricultural land as such please"!

Consultation Exercise: What is unique about the Parish?

Questions:
- What makes the place we love beautiful?
- What gives it its unique sense of place?
- What is your favourite thing to do or see in our beautiful setting?

Activity:
Respondents invited to write on a jigsaw piece and post in the box provided.

Open ended.

Sample
57 respondents
101 comments: 94 Beckington; 4 Rudge; 3 Standerwick.

Key findings
The main things that make the parish unique, beautiful and give it its unique sense of place are:

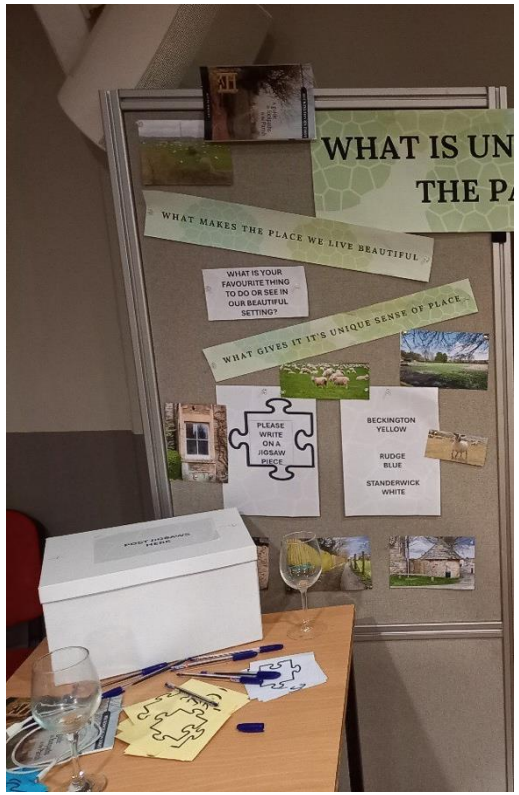
- Views - 38.60% of respondents

- Footpaths - 24.6% of respondents

- Historic Buildings - 17.5% of respondents

- Community spirit - 14% of respondents

- Conservation Area - 14% of respondents



Appendix B1 (continued)

Consultation Exercise: What is unique about the Parish?

Representative Comments from Consultation Exercise: What Is Unique About The Parish?

"Walks. Open views of countryside"

"Agricultural views and footpaths"

"Dog walking. Macmillan Way and Beckington Loop. Beauty of agricultural views"

"Superb number and variety of footpaths. My favourites are Stubbs Lane to Orchardleigh and the Beckington

Loop: the kids and dogs love them"

"Walking the footpaths and seeing the sheep in the fields"

"Seeing the new lambs and the countryside unspoilt"

"Walking along Sue's Walk to the church. Walking through the fields to Lullington"

"Agricultural history and setting and conservation area give the sense of place"

"Beautiful views of open countryside"

"Walks. Open views of countryside"

"The view out of the Baptist Church Hall windows to sheep (or cattle) grazing on sloping field behind (where the pre-school

were based"

"Unique = local community"

"A living village with a lot of history"

"Beautiful walks. The friendly folk. The church community"



Appendix B1 (continued)

What Is Your Favourite View?





Methodology:
Satellite maps of Beckington village, Rudge and the small part of Standerwick that is in Beckington Parish on display board.

17 photos of views on the display board.

The photos were randomly placed on the display board and not adjacent to their location on the maps. The photos were randomly selected on the night by the main photographer.

Activity: Please put a dot sticker to indicate your favourite view.

Sample: 76 dots. Some respondents just put a dot on the maps, some only on the photos and a few on both:

Beckington village:	*Rudge:*	*Standerwick:*
•Photos: 53 dots	•Photos: 7 dots	•Map: 3 dots
•Map: 15 dots	•Map: 1 dot	•Photos: none provided.

Key findings
On both photos and maps:

- 65% of respondents showed their favourite view to be of fields to the west of Beckington village with 53% of respondents specifying the fields to the south of Mill Lane/ west of Frome Road;
- 23% identified the church or churchyard as their favourite view;
- 8% of respondents showed their favourite view to be to the east of Beckington village.

Appendix B2: Community Survey and Consultation Results

The 2024 Neighbourhood Plan Survey

Question 1: What three things do you value most about living in the Parish? Please tick from the examples below or specify others.

239 respondents answered this question; 4 skipped.

Both quantitative multi choice tick list and open-ended comments.

Highest quantitative tick list responses were:
Rural setting - 41.8%
Access to open countryside - 40.2%

The word cloud opposite summarises all 31 open ended comments.

Of 30 open comments received, 13 (43.4%) mentioned views - a high percentage for open ended questions which inevitably have lower response rates than for multichoice tick list questions.
At 43.4% the “views” response was higher than for the top quantitative multichoice question (41.8%).



Appendix B2 (continued)

Representative comments on things most valued about living in the Parish:

"MOST value? The views of fields with livestock. Views are the thing I most value. Far more than the things in this list. Seeing and enjoying the views is far more valuable than 'access to the countryside'."

"I value most the spectacular views of the open countryside that we are so lucky to have in the Parish. So views above all the above"

"Views across the beautiful countryside and walks"

"Views of countryside"

"Most value landscape views of green fields. The beautiful conservation area"

"Verdant views. conservation area"

"Agricultural views. The conservation area"

"I value more than the above:1. Conservation area. 2. Amazing agricultural views from footpaths"

"Conservation Area. Views of agricultural fields"

"Love the walks and views. Conservation area"

"1.Conservation Area. 2.Agriculture field views"

Criticism of multichoice list in question 1 of the survey

There were a few comments querying the multichoice questions and why 'views to open countryside' was not in the list rather than "access to open countryside".

"VIEWS!!! Why aren't the VIEWS of the beautiful countryside that make our village of Beckington so stunning NOT in the list above???? Who put this list together??????"

"The 'access' to the countryside does not cover this as people in Frome can access the countryside by car but we can see it!"

"Seeing and enjoying the views is far more valuable than 'access to the countryside'."

Question 23: What priorities should the Neighbourhood Plan include for the natural environment and green spaces in the Parish?

234 answered this question; 9 skipped.
The highest quantitative tick list response was:

Protection and improvement of existing green spaces and recreational areas 63.2%

A word cloud of the 43 comments demonstrate the priorities for the Neighbourhood Plan for the natural environment and green spaces:

Open ended comments were provided by 43 respondents. 16 were not about the natural environment. Of the 27 that were, 16 respondents asked for views to be protected as a priority. We can discuss the statistical accuracy of using percentages but this is a high proportion for open ended questions which inevitably have lower response rates than for multichoice closed ended questions. This is a strong directional finding.



Appendix B2 (continued)

Representative comments on priorities the Neighbourhood Plan should include for the natural environment and green spaces:

"The most important thing to prioritise is missing from this list - protecting and preserving the views of the fields. This should be the main priority of the Neighbourhood Plan. This was discussed at the meeting in the hall last year yet does not feature in this questionnaire. The main natural environment green space in Beckington are the fields that are the views we all enjoy every day"

"The main priority should be protecting the fields that are the main views loved and enjoyed by everyone. Plan any new housing near the A36 and to the east that is already mainly modern not heritage homes and non conservation area"

"Protection of green views and grade 1 agricultural land"

"Please prioritise most of all protection of green fields and views from village"

"Views of the countryside"

"Not building on the green views of countryside, the green landscape - the green fields"

"Protect green field views out of village"

"Key priority that is more important than the above options is to protect the views from our village from being lost forever to new housing. Build the new houses on land that does not play such an important role in the setting of the village life and the quality of life for our community the beauty of these is an essential part of what Beckington is and has been for decades".

"Not sure the list means the fields that surround the village or just the recreation ground and the glebe field? The priority should be to protect the bucolic views provided by the fields that the landowners want to build on, The fields outside the building line not space in it"

"Many years ago there was areas for with magnificent views. Selfish landowners then planted forest of tall fir trees blocking the view and redirecting footpaths. Such a pity."

"Views of countryside. Does 'Green Spaces' include fields and views? Have assumed so in my response. Unsure what 'manage the... energy installations' mean? Is this promoting or restricting them?"

Respondents who did not mention the word views referred to the same green spaces i.e. the fields and open countryside:

"All farmland to the west of the village in the direction of Orchardleigh and Frome"

"Keeping all grade 1 farming land for agriculture" (typo in paper to online)
"Visibility of open countryside for walkers"

"Protect grade 1 agricultural fields. Between Stubbs lane and Mill Lane. Green space between Orchardleigh and Mill Lane".

Representative comments on priorities the Neighbourhood Plan should include for the natural environment and green spaces:

Criticism of multichoice list
There was criticism of the items in the list of multichoice questions for this question. It was felt that views of the countryside/fields should have been included:

"Why are the VIEWS of the countryside not included in list? These are THE GREEN SPACES to prioritise."

"Key priority that is more important than the above options is to protect the views from our village from being lost forever to new housing"

"The most important thing to prioritise is missing from this list - protecting and preserving the views of the fields. This should be the main priority of the Neighbourhood Plan. This was discussed at the meeting in the hall last year yet does not feature in this questionnaire."

Confusion about what the question meant
There was also confusion about what this question meant and was asking:

"Not sure the list means the fields that surround the village or just the recreation ground and the glebe field? The priority should be to protect the bucolic views provided by the fields that the landowners want to build on, The fields outside the building line not space in it."

"Does 'Green Spaces' include fields and views? Have assumed so in my response."

Question 24: Are there any green spaces in or around Beckington, Rudge or Standerwick that you feel should be protected? Please indicate any areas below by location.

153 answered this open-ended question; skipped by 90

No quantitative options. Only open-ended answers.

This was the second highest number of open-ended comments of all questions in the survey which shows that there was significant engagement with this topic. Only Question 2 about dislikes of living in the Parish secured a higher response rate of 178 respondents. It could be argued that this is the highest level of engagement for open ended comments to a topic that is relevant to the Neighbourhood Plan.

Views were mentioned by several respondents.

There was some confusion about what the question was asking:
"My definition of Green space is fields but it may not be that of others. Is this question correctly phrased?"

Comments can be divided into two categories:

1. Green spaces within Beckington village:
- Recreation Ground at Memorial Hall (49; 32%)
- Tennis courts and adjacent fields (18, 12%)
- Fields on both sides of Sue's Walk (15, 10%)
- Fields next to St George's church (10, 7%)

2. Surrounding countryside:
- Fields south of Mill Lane / Beckington Loop (46, 30%)
- All the farmland/fields around Beckington and Rudge (19, 12%)
- Fields to the west of Beckington village (6, 4%)

Appendix B2 (continued)

Comments about views relevant for the Views Assessment:

"The fields south of Mill Lane that form the main view"

"Retain fields for agriculture giving a range of beautiful views around many parts of the village"

"Would wish to preserve open views of St George's
Would wish to safeguard views by river frome especially new footpath/bridge to Lullington"

"1. Bath Road from the village hall toward Rode - beautiful countryside with lovely views.
2. Frome Road - out of the village towards Frome. Beautiful countryside and views"

"Fields south of Mill Lane as is the main view enjoyed by everyone. This is the main panoramic view"

"The fields around the village that offer views across the valley"

"In Beckington the green fields. The views. Specifically the views from the main road driving into Beckington from Frome Rd., from Stubbs Lane. The BEckington Loop and Mill Lane"

"YES! Frome Road and Bath Road Beckington: The whole valley overlooking Lullington and Orchardleigh golf course! The most spectacular and beautiful views for many miles!! Loads of visitors with cameras, especially for brilliant sunsets in summer!"

"All the rural views of agricultural fields around the village of Beckington. The green space views to the west of the village of Beckington between River Frome and Mill Lane"

"Views coming into the village & leaving - immediate fields surrounding the village make it a village otherwise it is a suburb"

"The views from the Beckington Loop. They are located between Mill Lane and the southern leg of the River Frome. The fields to the south of Mill Lane"

"Views. West out past Mill Lane and to the left driving into the village along Bath Road from Frome. All the fields & views West and South are important to the village character and atmosphere."

"1. The views of valley view looking over to Lullington 2. The green fields out in the Frome Road with the views across the village 3. Views/landscape from recreational ground"

"Views of agricultural fields from village, roads, footpaths. On a map the fields south of Mill Lane to the River Frome"

Appendix B2 (continued)

Question 35: Please provide any comments that you feel are relevant and important for this survey

93 commented, 150 skipped.

Relevant comments were:

"Please, please protect the main views that contribute so much to daily life in the village of Beckington. This is not a NIMBY appeal but rather a call for balanced development."

"Any new housing can be on non-view land - land that does not contribute to the health and well being of the community. Take the views away and the sheep and lambs on them and it will be much harder to persuade kids to come out on walks and to tempt the elderly to go outside and walk as part of their mental and physical well being."

"I contest that these views make Beckington the place it is. Both historically and in the present day. We need to protect them.
The conservation area is not mentioned in this survey which I find most surprising. Why has it been excluded? It is also a key part of the village and its character."

"Combining the two points above: the views of the fields from the conservation area should be a top priority. Together they make the village the place that it is both today and historically"

"*The most important thing that makes Beckington stand out and makes it a beautiful place to live are the panoramic views of open fields and countryside visible. These lift spirits and even when busy going about your life these views they are what you see all the time. It is the views that visitors mention every time. I really fear that if housing is built to the west of the village that the character of the village will be lost forever. Even those who can't afford a large garden or a house with a view themselves, they just need to walk out their front door to see the amazing views of open fields, sheep and nature"*

"Please do all you can to protect the green views of the fields and the agricultural setting of Beckington. Yes I get we need new houses in the future but please can they be built in non sensitive areas such as on the A36 side where there are already a lot of modern homes and estates? Please can they not be built on the fields that are the views we all love and enjoy so much"
Wthat views of sheep and fields will be lost to housing estates. this would impact the quality of life in our beautiful village"

"No mention of the conservation area in the questions above. Why not? The lists of options of answers above miss views out. 'Access' to the countryside' is not views. Might people misunderstand 'green spaces' to mean the crickets ground and not views?"

"The threat to those fields that are fundamental to the character of Beckington"

Appendix B2: Beckington Footpath Consultation Results

FOOTPATHS
Parish Council survey to improve the Parish 2016

167 respondents
Beckington Parish Council (BPC) 2016 survey Bettering Beckington focused on proposing ways to improve the Parish and facilities available to Parishioners. The quantitative survey was based on a brainstorming session with parishioners. Questionnaires were delivered to every household.

The two elements that secured the highest votes were:

Maintain and improve footpath network: 80%

Document walks: 75%.

This demonstrates the importance of the footpaths to parishioners.

A3ii. Neighbourhood Plan survey 2024
Question 3: In which leisure and community activities do you and members of your household regularly participate within the parish?

239 answered this question; 4 skipped.

List of options provided as a tick list. The highest response rates were:

Walking 85.4%
Gardening / Allotment 54.0%
Dog walking 51.0%

Walking is the activity that the highest proportion of the parishioners regularly participate in.

Appendix B2: Beckington Footpath Consultation Results

FOOTPATHS AND VIEWS
Neighbourhood Plan survey 2024
Question 12: What would encourage you to walk more within the Parish?

Open ended question. 145 responded; 98 skipped.

The largest number of comments (30) concerned the upkeep of footpaths, for accessibility and for seeing the views. There was also considerable demand (18) for better footpath information (e.g. a parish display board or up to date book of walks) and signage.

Comments included:

"Protection in the future of the views from the footpaths. Don't let these views that are the main reason we all use the footpaths be built on and lost forever"

"Footpath maintenance, overgrown impacts on enjoyment of views of sheep and fields"

"Keep hedges trimmed for views"

"The footpaths get very overgrown which makes them less easy and enjoyable to use - and block the views from them of the countryside and fields"

"Better maintenance of footpaths. Cut back hedges and trees as block access and views"

"Better maintenance of footpaths. Lower and cut trees and hedges as blocking access and views as so overgrown"

"Keep the bushes, hedges and trees cut back on the footpaths as they restrict enjoyment and block the views that make the local footpaths so enjoyable."

"Cutting back overgrown hedges etc that block views of open fields as you walk along the footpaths"

"Maintain them cut back. Overgrown hedges impeding access and view of fields"

Appendix C1: How the assessment criteria were chosen

The assessment criteria used in this report have been selected to provide a clear and proportionate chain of reasoning between:

- national planning policy;
- the adopted local planning policy and landscape evidence for the former Mendip District;
- recognised good practice in assessing landscape, visual and heritage value;
- the specific historic, landscape and cultural evidence relating to Beckington; and
- the community evidence collected through the Neighbourhood Plan process.

The criteria are not intended to protect every attractive outlook, nor to prevent appropriate development. Their purpose is to identify those views which make a demonstrably important contribution to Beckington's character, setting, identity and community value, and which therefore merit specific recognition in the Neighbourhood Plan.

The starting point is the role of neighbourhood planning itself. The National Planning Policy Framework allows communities, through non-strategic policies, to set out more detailed policies for specific areas, including design principles, conserving and enhancing the natural and historic environment, and other development management policies. National policy also requires plan policies to be supported by relevant, proportionate and up-to-date evidence.

The criteria used here have therefore been chosen to ensure that any Protected Views policy is locally specific, evidence-based, and capable of being applied consistently when planning applications are considered.

The first group of criteria - scenic quality, historic significance and cultural significance - reflects the main types of planning value that may justify protection of a view. These are directly related to national and local policy. National policy requires planning policies and decisions to be sympathetic to local character and history, including the surrounding built environment and landscape setting; to protect and enhance valued landscapes; and to recognise the intrinsic character and beauty of the countryside. It also requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including the wider social, cultural, economic and environmental benefits that conservation can bring and the contribution made by the historic environment to the character of a place.

This is also consistent with Mendip Local Plan Policy DP4: Mendip's Landscapes, which requires proposals outside designated landscape areas to demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the relevant Landscape Character Area, including cultural and historical associations. The Mendip District Landscape Character Assessment further recognises that the openness and scenic quality of views may influence perceived character, and that visual amenity is related to the public availability and general quality of views, and to the relative importance of those views to the people experiencing them.

The historic and cultural criteria are especially relevant in Beckington. The evidence set out earlier in this report explains that the historic village, its Conservation Area, the slopes falling towards the River Frome, the grazing fields, the river valley and the former wool-based economy are not separate matters. Together, they form a still-readable landscape relationship that helps explain why Beckington developed as it did and why its historic core has the character it retains today. The Conservation Area Appraisal recognises the importance of undeveloped land in maintaining historic boundaries, preserving views into and out of the village and providing a setting for older buildings. The Historic England guidance on the setting of heritage assets is also directly relevant because it recognises that views may be identified and protected by local planning policies and guidance for the part they play in shaping appreciation and understanding of the historic environment.

The criterion requiring a view to make a special contribution to Beckington's unique identity and sense of place has been included because scenic, historic or cultural interest alone is not sufficient for neighbourhood plan protection. A view may be pleasant, historic or rural without being essential to the particular character of Beckington. The assessment therefore asks whether the view contributes in a special way to the village's identity, including its relationship with its countryside setting, its Conservation Area, its listed buildings, its public footpaths, and the historic relationship between the village, fields, slopes and river valley. This criterion links the assessment directly to national design policy, which emphasises local character, history, landscape setting and the creation of well-designed places that respond to their context.

The criterion requiring views to be available from public viewpoints has been included because the planning system is concerned with public, not private, visual amenity. The purpose of this assessment is not to protect private views from individual houses or gardens. It is to identify views which are experienced by the public from roads, lanes, public rights of way, permissive paths and other publicly accessible places. This also reflects the definition of a view used in this report, which recognises three linked components: the viewer, the viewing place, and the landscape in the view. In Beckington, this is particularly important because many of the views identified through the assessment are experienced from the public footpath network, including the Macmillan Way and the Beckington Loop, which have been shown through consultation evidence to be of high community value.

The criterion relating to existing protection has been included to avoid unnecessary duplication of other planning controls. Some elements within or visible from the protected views are already subject to protection, including listed buildings and the Conservation Area. However, those controls do not necessarily protect the whole visual relationship between the village, its rural edge, the valley landscape, the public viewpoint and the wider setting. A specific Protected Views policy is therefore justified where the value of the view depends on this wider relationship and where that value would not be adequately safeguarded by existing heritage, landscape or design policies alone.

The criterion relating to community evidence and vulnerability to development has been included to ensure that the assessment is both locally grounded and planning-relevant. Community support, by itself, is not enough to justify designation of a protected view; the view must also have demonstrable scenic, historic, cultural or sense-of-place value. Equally, professional assessment alone should not ignore the way in which local people experience and value the landscape. The approach used here therefore combines community evidence with professional planning judgement. This is consistent with Landscape Institute guidance, which recognises that landscape value is the relative value or importance attached to different landscapes by society because of their landscape qualities, while also making clear that landscape value is more than popularity and should be assessed through a structured process drawing on stakeholder evidence where available.

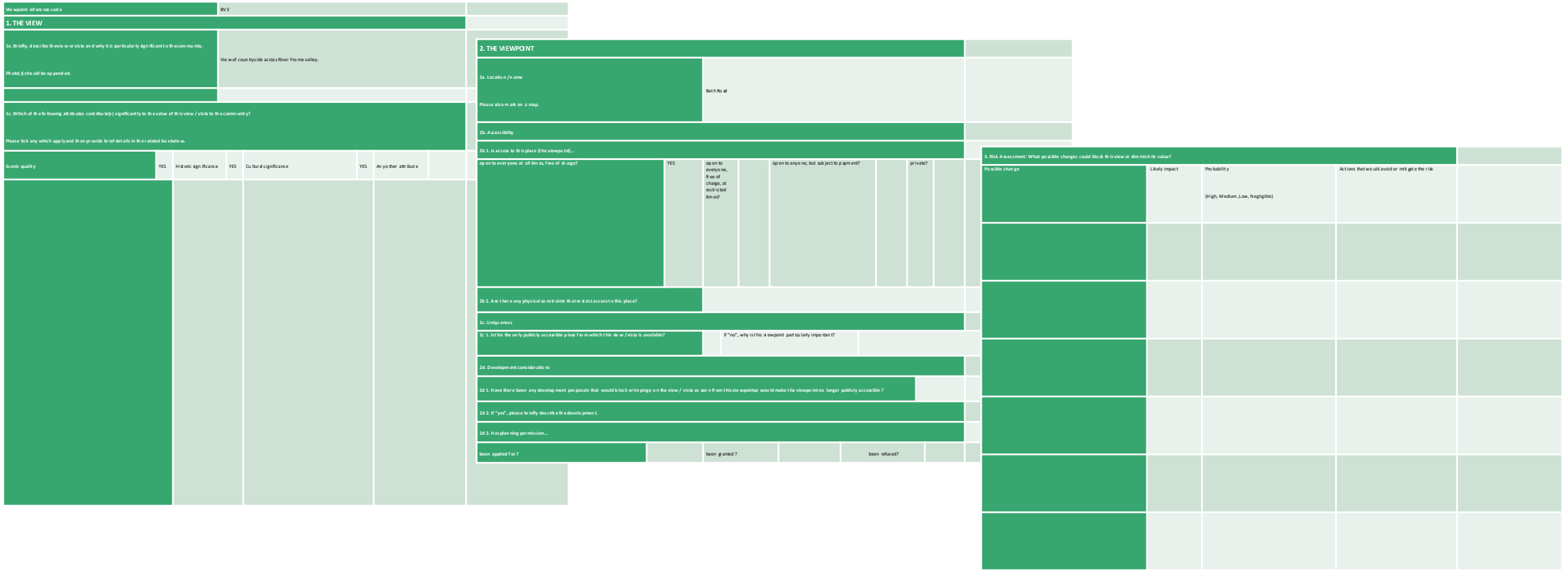
In summary, the criteria were chosen because, taken together, they test whether a view is:

- valued for a planning-relevant reason, such as scenic quality, historic significance or cultural significance;
- locally distinctive, rather than merely attractive;
- publicly experienced, rather than private;
- insufficiently protected by other planning controls; and
- supported by community evidence and vulnerable to harm from inappropriate development.

A view does not need to score equally against every consideration. However, to justify identification as a Protected View in the Neighbourhood Plan, it must pass the overall test of making a special, publicly experienced and evidence-based contribution to Beckington's character, setting, identity and sense of place.

Appendix C2: Assessment Forms (Please see separate document)

Assessment of Important Views



Viewpoint reference code	BV3						
1. THE VIEW							
1a. Briefly, describe the view or vista and why it is particularly significant to the community. Photo(s) should be appended.	View of countryside across River Frome valley.						
1c. Which of the following attributes contribute(s) significantly to the value of this view / vista to the community? Please tick any which apply and then provide brief details in the related box below.							
Scenic quality	YES	Historic significance	YES	Cultural significance	YES	Another attribute	

2. THE VIEWPOINT							
2a. Location / name Please also mark on a map.	Bath Road						
2b. Accessibility							
2b 1. Is access to this place (the viewpoint)...							
open to everyone at all times, free of charge?	YES	open to everyone, free of charge, at restricted times?		open to anyone, but subject to payment?		private?	
2b 2. Are there any physical constraints that restrict access to this place?							
2c. Uniqueness							
2c 1. Is this the only publicly accessible place from which this view / vista is available?		If "no", why is this viewpoint particularly important?					
2d. Development considerations							
2d 1. Have there been any development proposals that would block or impinge on the view / vista as seen from this viewpoint or would make the viewpoint no longer publicly accessible?							
2d 2. If "yes", please briefly describe the development.							
2d 3. Has planning permission...							
been applied for?		been granted?		been refused?			

3. Risk Assessment: What possible changes could block this view or diminish its value?				
Possible change	Likely impact	Probability (High, Medium ,Low, Negligible)	Actions that would avoid or mitigate the risk	



OPEN PLAN

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