Beckington Neighbourhood Plan
Local Green Space Assessment Report

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1. This Report – Background and Purpose

This report assesses open areas in Beckington for potential designation as Local Green Spaces (LGS) in the Beckington Neighbourhood Plan, in accordance with guidance and criteria set out in the National Planning Policy Framework (NPPF, 2024). Each site has been evaluated against national criteria, local context, and evidence of community value. The report also describes the community consultation process and outcomes.

In the 2024 Neighbourhood Plan survey's question regarding the main priority the Neighbourhood Plan should include for the natural environment and green spaces in the parish, the top response from 62.3% of respondents was 'the protection and improvement of existing green spaces and recreational area'. The survey then included the question: "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 people answered this open-ended question, most identifying areas they would like to see protected. This was the second highest number of open ended comments of all questions in the survey which shows 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

In total, 20 spaces were nominated, many by only one or two respondents. The spaces that the highest number of respondents identified are listed below, under two broad two categories (together with the percentages of respondents identifying each):

1. Green spaces within Beckington village:
• Recreation Ground at Memorial Hall (49; 32%) - LGS1
• Tennis courts and adjacent fields (18, 12%) - LGS2 and LGS3
• Fields on both sides of Sue's Walk (15, 10%) - LGS4
• Fields next to St George's church (10, 7%) - LGS5

2. Surrounding countryside:
• Fields south of Mill Lane / Beckington Loop (46, 30%) - LGS6
• All the farmland/fields around Beckington and Rudge (19, 12%) - LGS7
• Fields to the west of Beckington village (6, 4%) - LGS8

These were strong percentages for open ended questions, which inevitably have lower response rates than those for multichoice tick-list questions.

From the written feedback forms completed at the public consultation on the draft objectives on February 17th 2025, the LGS draft objective was placed joint second in importance by parishioners.
Spaces identified by the survey respondents have been assessed against the criteria that have to be met to qualify for designation as Local Green Space, and the "LGS#" references in the list above correspond to those used in the subsequent assessment to which this report relates.

The initial LGS site surveys and assessments were carried out by members of the Neighbourhood Plan working group, with findings and preliminary conclusions being recorded on the LGS Site Assessment Forms that are presented in full in Appendix 1. For consistency all spaces were assessed using identical site assessment forms. Available published factual data and Neighbourhood Plan survey and consultation feedback and reports produced by independent consultants for the Beckington Neighbourhood Plan were used in these site assessment forms to ensure a robust and transparent process.

The form used in the initial assessment of each potential LGS, required the following information:

- Current Use
- Clearly defined boundaries?
- Designations (Conservation Area/ Significant Gap etc.)
- Is the green space in reasonably close proximity (walking distance) to the community it serves?
- How does it relate to the settlement?
- Is the proposed site "local in character"?
- Is the green space demonstrably special to the local community and holds a particular local significance?
- Are there significant public views from the local area into or across the site?
- Does the site afford the public with significant views out into the wider countryside?
- How is the proposed space of particular importance in respect of its historic significance?
- How is the proposed space of particular local significance in respect of its recreational value?
- How is the proposed space of particular local significance, in respect of its tranquility?
- How is the proposed space of particular local significance, in respects of its wildlife value?
- Does the site have ecological value, trees, wildlife or habitat?
- Does the site form a significant green break within the settlement?
- Are there other reasons that make the site special to local people?
- Is there evidence demonstrating that the site is special to local people?
- Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty?

- Does the green space make an important contribution to the physical form and layout of the settlement?
- Does the green space contribute to the landscape, character or setting of the settlement?
- Does the green space contribute to the sense of place / local identity?
- Is the green area an extensive tract of land?
- Is there public access to the site?
- Would the site provide the public with amenity value without public access?
- Is the owner of the site aware of the potential designation? Do they support the designation?
- Do you know if there is currently a planning application or permission for this site?
- Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?
- Is the site already protected from development and would designation provide no further protection?

The information set out in the Site Assessment Forms has then been considered by OpenPlan, as an independent consultant appointed to provide professional advice on the assessment of Protected Views and Local Green Spaces, to support the preparation of the Neighbourhood Plan for Beckington. All the sites were visited by the consultant before recommendations were made, as set out in Section 4, below.

OpenPlan specialises in providing plan-making and placemaking advice and support to governments, local authorities, parish and town councils, and community organisations, both in the UK and in the Caribbean. This report has been prepared by Steve Kemp BA, DipTP, MRTPI, Executive Director of OpenPlan.

Steve is a chartered Town Planner with over 40 years' professional experience, working as a planner in the public, private and community sectors. He has directly supported and/or supervised the preparation of more than 25 neighbourhood plans, most of which have required assessment of Local Green Spaces, Green/Blue Infrastructure and Significant Views.

OpenPlan*
The Terrace
Grantham Street
Lincoln
LN2 1BD

Website: https://thinkopenplan.com
email: enquiries @thinkopenplan.com
Tel: +44(0)1522 262829
Mob: +44(0)7974 399985

* OpenPlan is a trading name of Open Plan Consultants Limited (Registered Company No. 5591097)

2. Purpose of Local Green Space in the Planning Process

Local Green Space (LGS) designation enables communities to protect certain green areas of particular importance to them. It affords protection similar in weight to that afforded to Green Belt land, preventing development other than in very special circumstances. Protection of Local Green Space should be treated as an integral part of planning locally for sustainable development and, as such, it is intended to complement investment in sufficient homes, jobs, and other services. Recognising the weight attached to it, every Local Green Space that is designated in either a local plan or a neighbourhood plan is required to meet specified criteria that are set out in the National Planning Policy Framework.

National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

Paragraph 106 of the NPPF allows local communities to identify, in local and neighbourhood plans, areas of Local Green Space which are important to them and which should be provided special protection. It makes it clear that:

- identifying land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services; and
- Local Green Space should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Paragraph 107 of the NPPF sets out the criteria that green space must meet in order to be designated as 'Local Green Space', it makes it clear that it will not be appropriate to designate most green areas or open space - "The designation should only be used:

a) where the green space is in reasonably close proximity to the community it serves;
b) where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) where the green area concerned is local in character and is not an extensive tract of land."

Paragraph 108 of the NPPF states that "Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts..."
Additional guidance on Local Green Space designation is provided in Planning Practice Guidance (PPG) ID: 37 Paragraphs 005-022. Of particular relevance to the Beckington Neighbourhood Plan are the following paragraphs.

- *"Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning".*

Paragraph: 006 Reference ID: 37-006-20140306

- *"Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet*

identified development needs, and the Local Green Space designation should not be used in a way that undermines this aim of plan making."

[Reference ID: 37-007-20140306].

- "*Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented*".

[Reference ID: 37-008-20140306].

- "*If land is already protected by designation… (e.g. AONB, conservation area), then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.*"

[Reference ID: 37-011-20140306].

- "*The green area will need to meet the criteria set out in paragraph 100* [now paragraph 107] *of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.*"

[Reference ID: 37-013-20140306].

- "*The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.*"

[Reference ID: 37-014-20140306].

- "*There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100* [now paragraph 107] *of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.*"

[Reference ID: 37-015-20140306].

- "*Provided land can meet the criteria at paragraph 100* [now paragraph 107] *of the National Planning Policy Framework there is no lower size limit for a Local Green Space.*"

[Reference ID: 37-016-20140306].

- "*Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).*"

[Reference ID: 37-017-20140306].

- "*Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.*"

[Reference ID: 37-018-20140306].

- "*A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.*"

[Reference ID: 37-019-20140306].

- "*Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.*"

[Reference ID: 37-020-20140306].

Note: The extracts quoted above are from the Government's Planning Practice Guidance on *Open space, sports and recreation facilities, public rights of way and local green space* , which was published in 2014. References to particular paragraph numbers in the National Planning Policy Framework (NPPF) therefore refer to an older version of the NPPF than that which is current, so, for ease of reference, the most recent numbering has been shown too, e.g. [now paragraph 107].

3. Local Planning Context

Supporting policy and guidance includes the Mendip Local Plan (2006–2029) and Mendip Open Space Audit (2021). These emphasise the value of open spaces for recreation, heritage, visual amenity, and community wellbeing.

The Mendip Local Plan Part I (2006–2029) and its supporting documents, include policies relevant to the protection and assessment of green spaces. In particular, Policy DP16: Open Space and Green Infrastructure – supports the protection and enhancement of open spaces and recreational areas, reading as follows:

In essence, then, Local Plan Policy DP16, identifies 3 typologies of open space that should be considered for protection:

> *1 Development resulting in the loss of existing open, sport or recreational space, including allotments will not be permitted unless:*
> *i. It can be demonstrated that there is an excess of recreational or open space in the settlement and the proposed loss would not result in a current or likely shortfall during the plan period; or*
> *ii. Suitable alternative recreational or open space, which is adjudged to be of equal or greater benefit to the community as compared with the space which is to be lost, is provided in an accessible location. If acceptable, such alternative provision will be required to be made available prior to the commencement of development .*
> *2 All new residential development will make a contribution towards the provision of new open space, including accessible natural greenspace, to meet the needs of the growing population.*
> *3 Where appropriate, the required open space contribution will take the form of on-site provision. Such on-site provision will require appropriate long term management arrangements to be agreed between the Council and the developer. Where on-site provision is not appropriate, or deemed to be more suitably provided elsewhere, a financial contribution toward off-site provision or enhancements will be required. The level of contributions for off-site provision and management arrangements will be calculated in accordance with a guidance note which will be produced by the Council.*
> *Expenditure of financial contributions will be prioritised in line with Green Infrastructure Strategies for each 'town' and equivalent arrangements put in place by rural parish councils within Parish Plans or other formal mechanisms.*

- Typology 1: Leisure and structured recreation – applied to playgrounds and formal spaces.
- Typology 2: Outdoor sport – applied to areas like the Recreation Field (LGS1).
- Typology 3: Green infrastructure – relevant to spaces like Glebe Field (LGS4) as contributing to local recreational and ecological networks.

While some spaces are acknowledged in the Local Plan through typologies or functional categories, these do not offer the same protection as formal designation. Therefore, Local Green Space designation within the Neighbourhood Plan provides a robust policy mechanism to protect sites of demonstrable local significance.

The following paragraphs from the Mendip Local Plan summarise the overall approach taken to Open Space and Green Infrastructure:

> *6.140 Open spaces are important parts of our everyday community infrastructure offering a range of social, environmental and health benefits as well as making areas more physically and aesthetically attractive. Creating, protecting and enhancing these spaces is a vital part of making neighbourhoods more attractive and more enjoyable places in which to live.*
>
> *6.141 The term 'open space' can incorporate many different types of areas, ranging from formal recreation spaces like sports pitches and play areas; civic spaces like parks and ornamental gardens; functional areas like allotments, cemeteries and churchyards; linear routes such as footpaths, cycle paths, and river corridors; as well as incidental spaces like railway embankments, verges and landscaped areas within developments.*

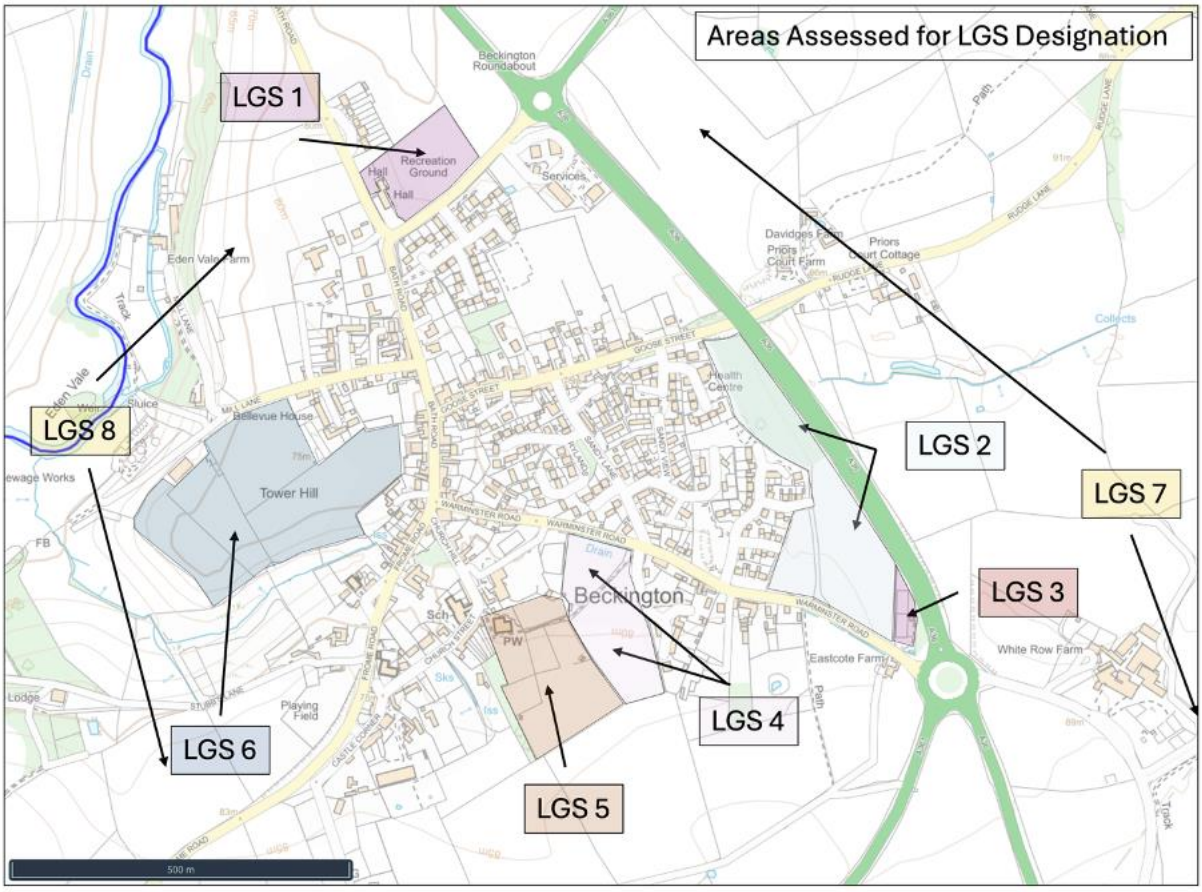
Designation of Local Green Spaces in the Beckington Neighbourhood Plan seeks to apply that approach site-specifically to Beckington.

4. Site Assessments and Recommendations

The full Site Assessment Forms for all the areas identified for possible designation as LGS are included in Appendix 1. Each of the open areas has been assessed against the criteria described in 2, above, i.e. that designation should only be used:

a) *where the green space is in reasonably close proximity to the community it serves;*
b) *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
c) *where the green area concerned is local in character and is not an extensive tract of land.*

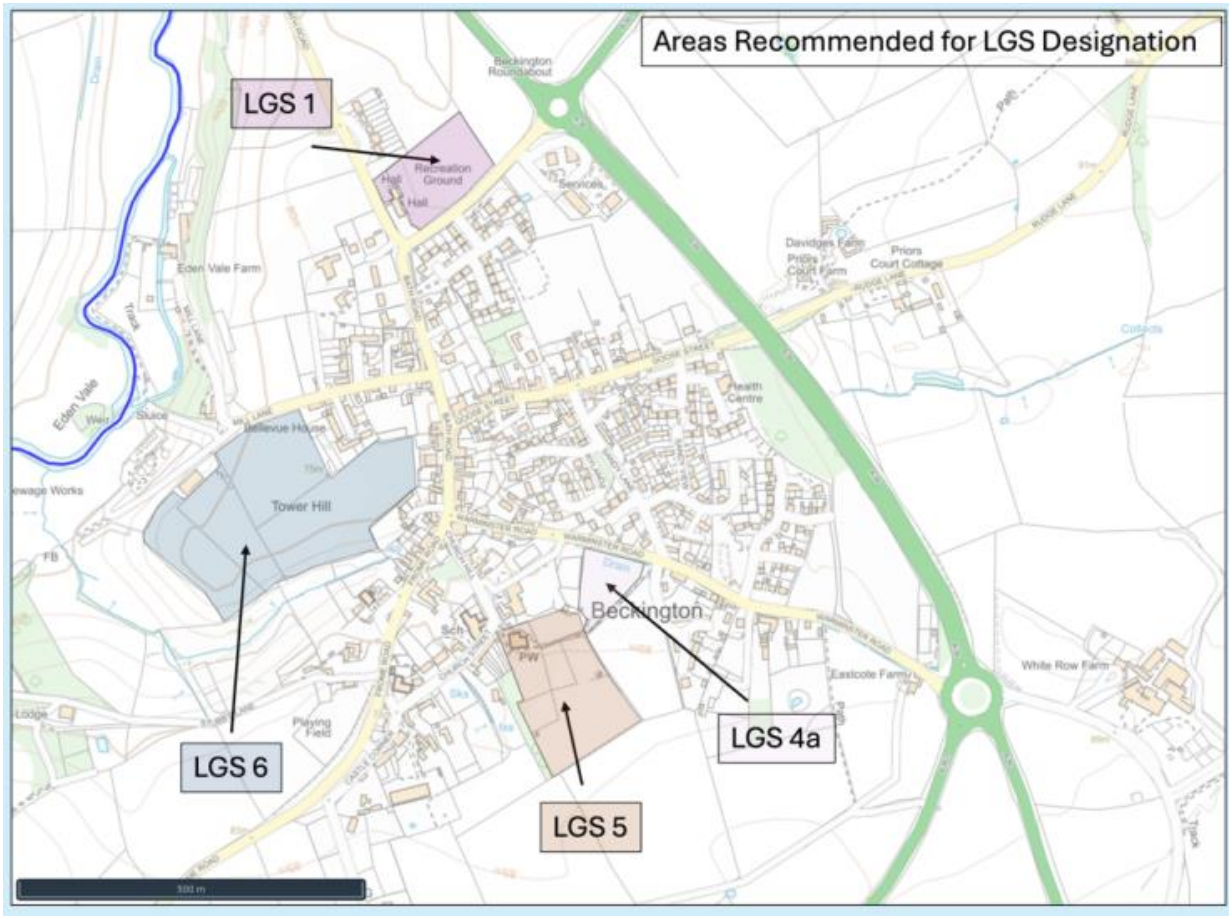
Each of the landowners of the six sites that were shortlisted was sent a letter (hand-delivered) notifying them of the proposed designation of their land as Local Green Space in the emerging Beckington Parish Neighbourhood Plan. Please see the letter sent in Appendix 2.



The recommendations resulting from the independent assessment by OpenPlan are set out in the table below.

Green Space	Meets NPPF Criteria?	Recommendation
LGS1: Recreation Field	**Yes** – strong recreational, historic, and community value.	Meets the relevant criteria. Designate as Local Green Space
LGS2: Fields North of Warminster Rd	**No** – low community use, not demonstrably special.	Does not meet the relevant criteria. Do not designate

Green Space	Meets NPPF Criteria?	Recommendation
LGS3: Tennis Association	**No** – hard surface, not green space; important community facility.	Does not meet the relevant criteria. Consider as Asset of Community Value
LGS4: Sue's Walk Fields	**Partially** – Glebe Field portion meets criteria due to history, setting and use.	Part of site meets the relevant criteria. Designate Glebe Field only as Local Green Space
LGS5: Fields Adjacent to St George's Church	**Yes** – close to community, important for setting of historic St George's Church.	Meets the relevant criteria. Designate as Local Green Space
LGS6: Fields South of Mill Lane / Beckington Loop	**Yes** – high community value and historic/heritage significance, within walking distance, and well-used public footpath.	Meets the relevant criteria. Designate as Local Green Space
LGS7: Fields around Beckington and Rudge	**No** – extensive tract of land (400+ ha), not local in character.	Does not meet the relevant criteria. Do not designate
LGS8: Fields West of Beckington	**No** – extensive area (57 ha), not local in character or well-defined.	Does not meet the relevant criteria. Do not designate



The Parish Network magazine, hand delivered to every household in the Parish on May 1st 2025 included an article informing everyone about a consultation on Local Green Space methodology and allocations to be held on May 15th, and between May 7th and 10th, invitations to the LGS consultation event were hand delivered to all households.

The public consultation event then held on May 15th 2025 covered the work done on the LGS. Feedback from the NP 2024 survey and public consultations was displayed on notice boards as well as maps and photos of the six shortlisted LGS. Steve Kemp of Open Plan gave a presentation that explained the LGS methodology, recommendations and proposed LGS areas. Written feedback forms on May 15th all supported the LGS methodology and four proposed LGS spaces.
Representative feedback comments included:

Local Green Space
"I agree with the 4 local green spaces. The most important local green space is the field south of Mill Lane. Indeed I would extend that further west than the area on the slides as it is an area of panoramic views from footpaths seen by all and valued by all - both residents and visitors/ tourists".

"Yes the Recreation Ground must be protected but using local green space designation to protect the setting of the conservation area is critical (LGS6 given scale and LGS 5 and LGS4)".
"Thank you for all your hard work. Agree with all this evening. The views and green spaces are so important to the character of the village. The green field setting of the conservation area on the west is so important. The consultant - excellent. Agreed with all he said".

"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".

"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 for a very interesting evening. I liked the guest speaker (Steve?) and it was useful to hear an independent expert's point of view. Good luck!"

"Very informative evening. Excellent presentation on green spaces and important views.
"Steve Kemp was excellent. His independent analysis and presentation was extremely well presented.

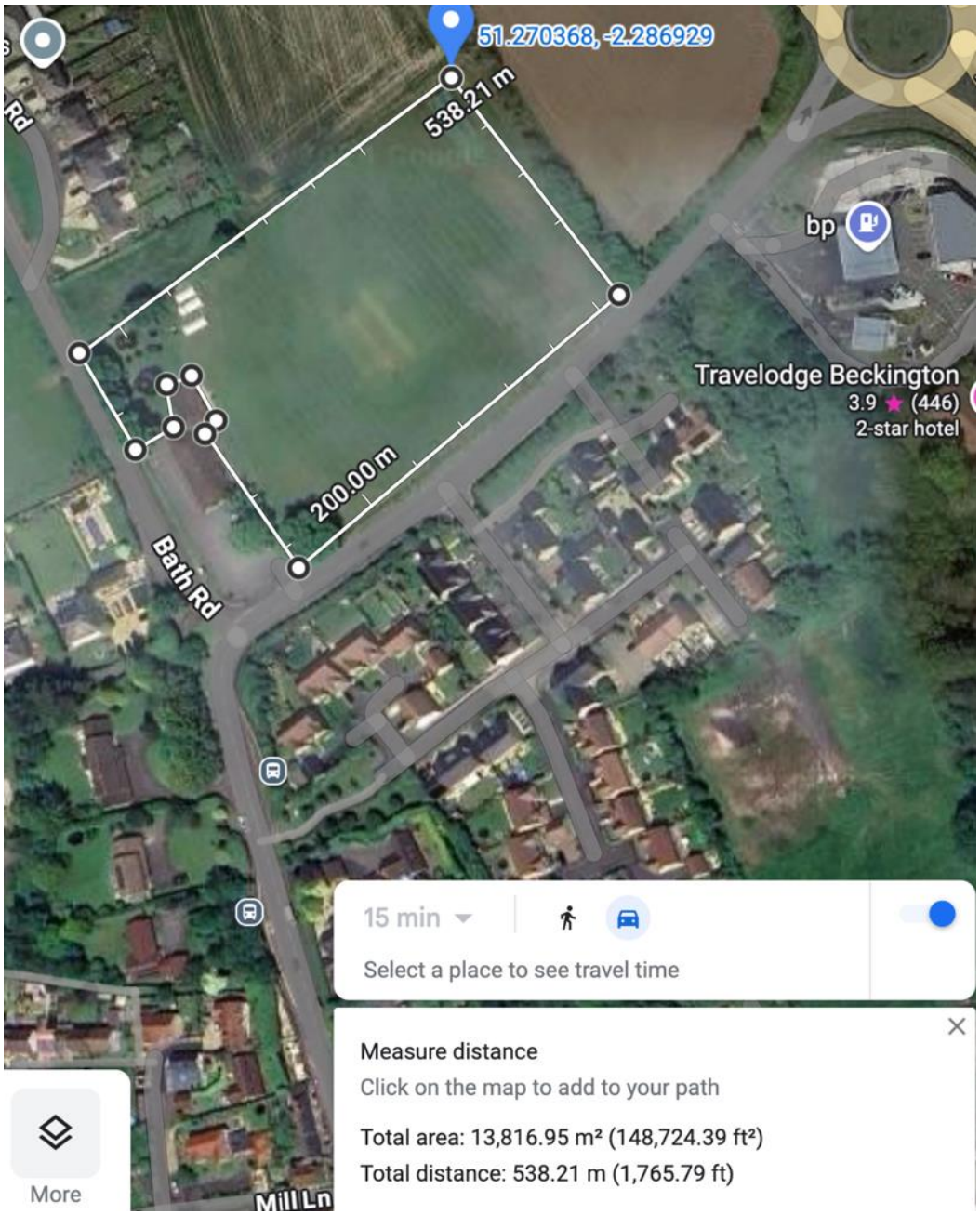
"The consultation evening was excellent. It was clear that a lot of hard and detailed work had gone into preparing the event - both by the consultant and the neighbourhood planning team.

APPENDIX 1: Local Green Space Site Assessment Forms

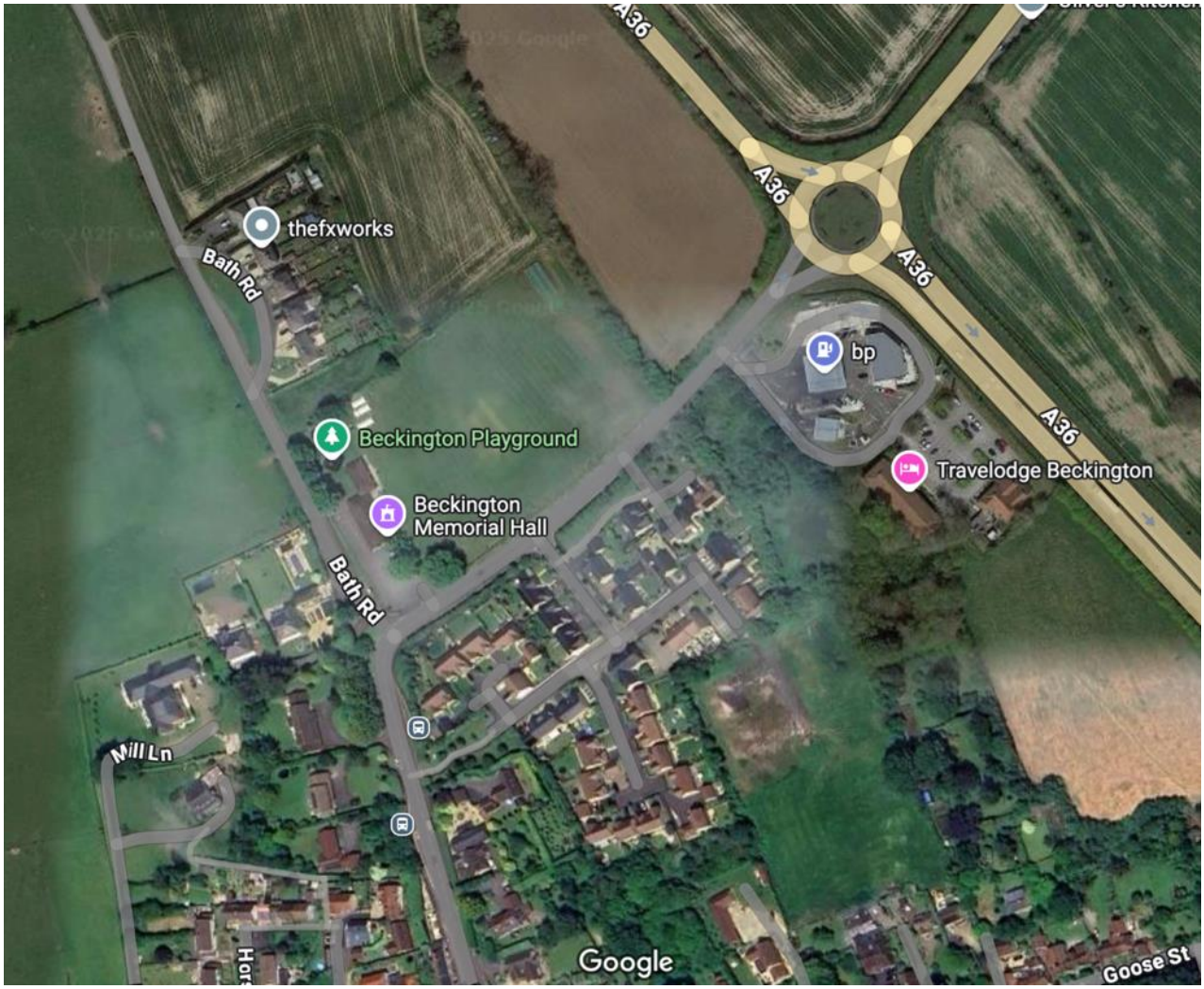
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LGS6 Fields south of Mill Lane / Beckington Loop 87
LGS7 All the farmland/fields around Beckington and Rudge 124

LGS8 Fields to the west of Beckington village 129

LGS1 Recreation Field

Site Assessment Form (Green Space)
Site Name / Ref: LGS1 Recreation field
Site Address: Beckington Memorial Hall, Bath Road, Beckington BA11 6SH
Site Area: Using Google Maps Area Measurement Tool: 1.38 hectares 

Description/ Overview











Current Use:

Community use, village fete days, village school sports days, village prep school sports days, local cricket team base, fitness activities, nursery school play area, dog walking and footpath PROW FR 1/1.

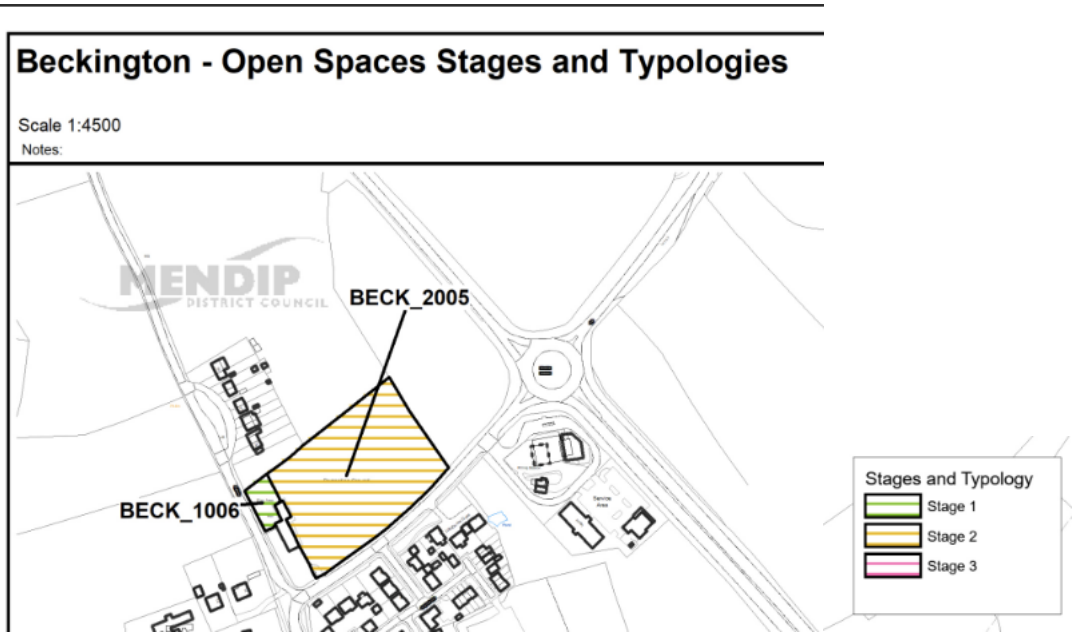
Clearly defined boundaries? ***Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?***

Yes. Hedging and fencing.



Designations (Conservation Area/ Significant Gap etc.):

In the Mendip Open Space Audit (2021) and Mendip Local Plan 2006 to 2029 this site was given a Local Plan Policy DP16 notation. The recreation field was in Typology 2 of the Open Space Audit: Recreation and sporting (enabling a lifestyle choice). Typology 2.1 is for spaces with opportunities for outdoor sport. The playground to the west of the site is Typology 1 for spaces with facilities providing for leisure and structured recreation. These are not designations but are intended to help describe and characterise the spaces.



In the Mendip Local Plan policy map this is protected under Policy DP16 as formal and informal recreation spaces:



The NPPF 2024 Open Space and recreation, paragraph 104 states:

'Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;

b) or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;

c) or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'.

Criteria and reason for protection

Is the green space in reasonably close proximity (walking distance) to the community it serves?

Yes. From on the doorstep to within 1/10 mile.

How does it relate to surrounding settlement?

It is the recreational hub for the residents of the settlement.

Is the proposed site "local in character"?

Yes because of location and village use.

Is the green space demonstrably special to the local community, holding particular local significance? (describe below)

a) **Are there significant public views from the local area into or across the site?**
Yes. Looking from the Old Bath Road into the field and from the Bath Road into the field and over to the fields on the other side. These are not Protected Views however.

b) **Does the site afford the public with significant views out into the wider countryside?**
Yes. Views from the site out over the adjacent agricultural fields. These are not Protected Views however.

c) **How is the proposed space of particular importance in respect of its historic significance?** ***Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?***

The Beckington Story book (2024) records that: "In March 1923, at the Annual Parish Meeting, Mr. W.E.Keevil introduced a proposal for a recreation ground, as the village was becoming unsafe for children due to the increased volume of traffic passing through the village. His fears were justified in later years as there were several fatal accidents near "Castle Corner" on the old Frome Road. After voluntary contributions were made by local people, the piece of ground which is now the playing field was acquired in 1927.

This has been the community recreation field since the 1920s – over 90 years. Used as a village facility hosting community events, balls, pantomime, weddings, village school sports days, jubilee events. The land was originally donated by a local family. Hall built using local grants as well as much fundraising from the village itself.

As the Beckington History Book A Remarkable Village (2024) states: "The Memorial Hall has seen countless events held there since its construction, including yearly Music Hall events organised by the Beckington Players, Beckington Choir Concerts, Church events, Lunch Club, Exhibitions, Parties, Parish Council Meetings and Pantomimes. Nearby, the thriving Cricket Club uses the hall facilities to hold matches and events on the Playing Field".

d) **How is the proposed space of particular local significance in respect of its recreational value*? Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal recreation such as dog walking? How long has it been used, and who has access?***
Very important village recreational asset open to all for dog walking, village school sports days by two village primary schools and one nursery school. Used for fitness and yoga sessions. Football goals used for games.

In the March/April 2024 Neighbourhood Plan Resident Survey 58.3% of respondents said that they Regularly use the Memorial Hall. The playing fields were used by 36.4%. This was the top recreation facility in the Parish with the tennis club 2nd at 19.8% and the cricket club at 9.1%.

e) **How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil*? In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?***
N/A

f) **How is the proposed space of particular local significance, in respects of its wildlife value? Does the site have ecological value, trees, wildlife or habitat**? ***Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?***
It does have mature trees, hedging and a large drainage ditch surrounding it.

Bat Consultation Zone Mells Valley SAC – Band B.

Vallis Vale (SSSI) Impact Risk Zone.

g) **Does the site form a significant green break within the settlement?**
No

h) **Are there other reasons that make the site special to local people? *Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.***
No

i) **Is there evidence demonstrating that the site is special to local people?**
Yes. This is an important community facility as evidenced by the results of the March/April 2024 Neighbourhood Plan Survey. Respondents were asked '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"

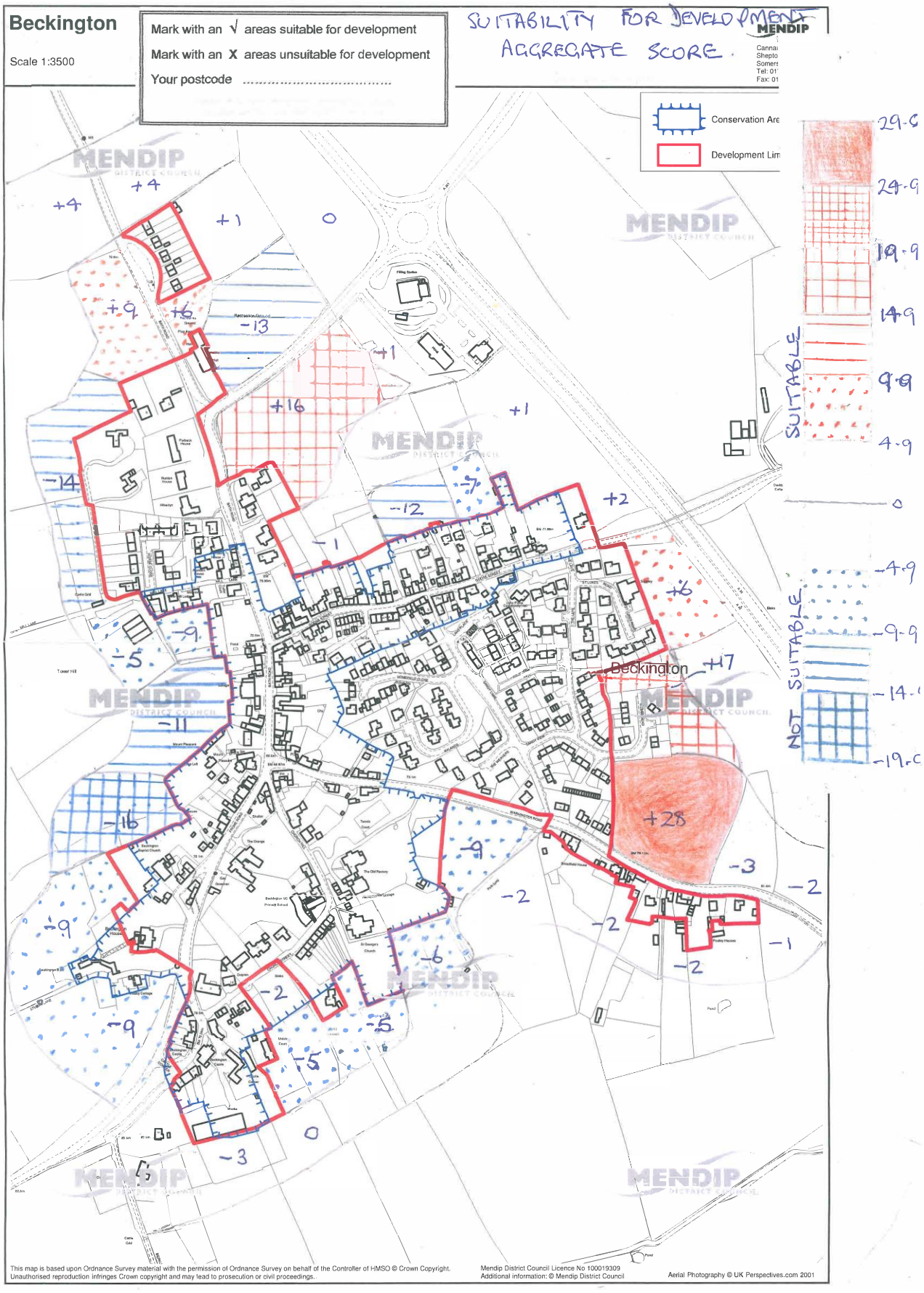
This site was the top one specified as a green space to be protected by 32% of respondents. This was one of two Local Green Spaces supported by significantly more parishioners than the other nominated local green spaces:

- **Recreation Ground: 32%**
- Fields south of Mill Lane / Beckington Loop: 30%
- Tennis courts and adjacent fields: 12%
- Fields both sides of Sue's Walk: 10%;
- Fields next to St George's Church: 7%.
- All the farmland/fields around Beckington and Rudge (12%)

- Fields to the west of Beckington village (4%)

  The open-ended comments included: “Would wish to preserve open views of St George's”.

  In the 2015 Beckington Parish Council Development Site Survey this site was the 3rd least favoured by parishioners to be developed. Please see the results of the 2015 Site Survey below in a map on the following page:


Beckington
Scale 1:3500
Mark with an √ areas suitable for development
Mark with an X areas unsuitable for development
Your postcode .....
SUITABILITY FOR DEVELOPMENT
AGGREGATE SCORE.
MENDIP
Conservation Are
Development Lim
SUITABLE
NOT SUITABLE
Beckington
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Additional information: © Mendip District Council
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j) **Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty**? ***Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.***
No

k) **Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?**
No

l) **Does the green space contribute to the sense of place / local identity?**
No

Is the green area:

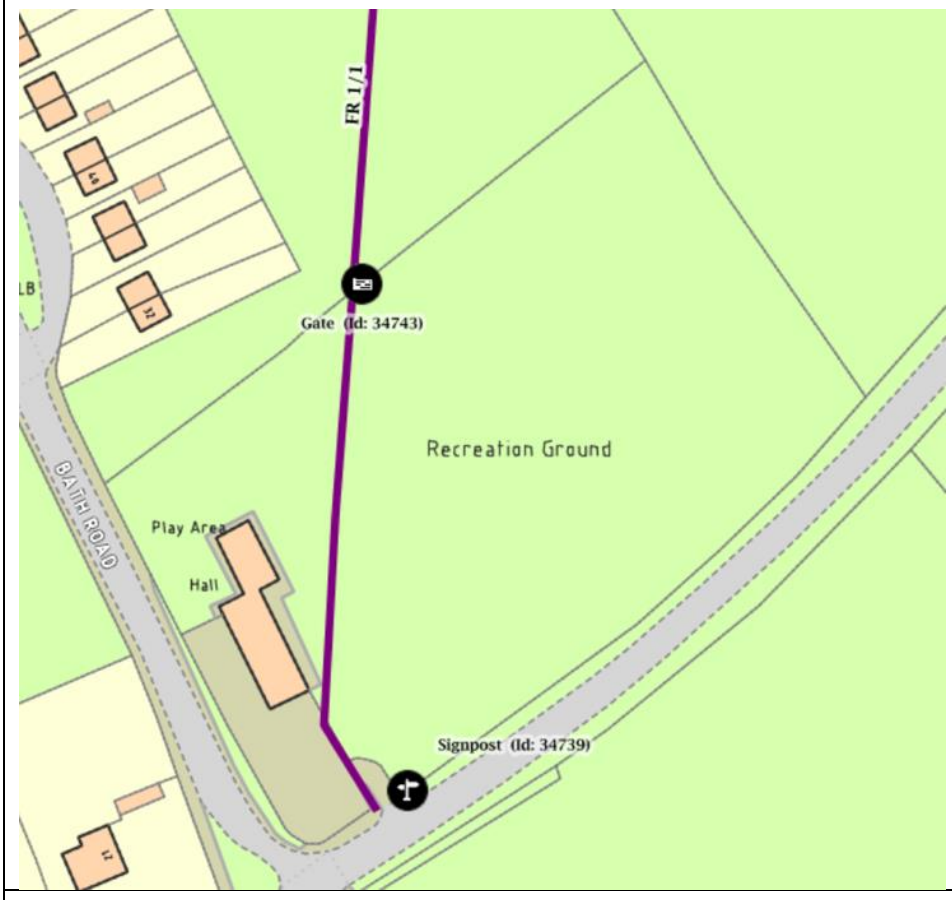
a) **local in character?** Yes. Site of village hall. Forms a gateway to the village.

b) **an extensive tract of land?** No

Is there public access to the site?

Yes

Also public footpath PROW FR 1/1 crosses the site



Would the site provide the public with amenity value without public access?

N/A

Ownership

There is a management committee with charitable status and the Parish Council are custodian trustees.

Do you know if there is currently a planning application or permission for this site?

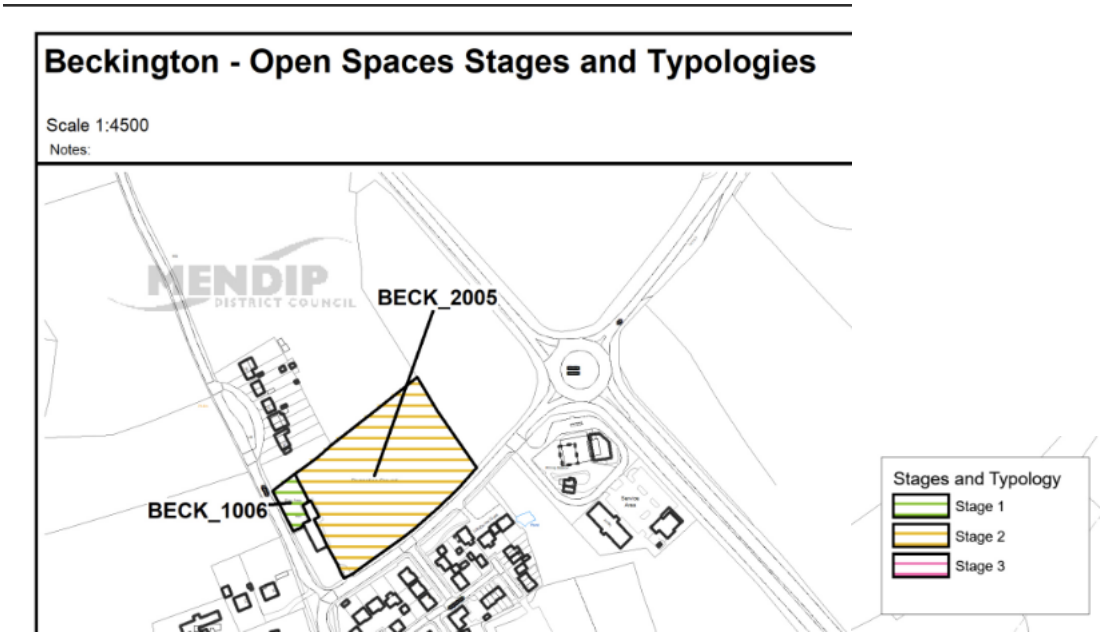
None

Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?

No

Is the site already protected from development AND would designation provide no further protection?

In the Mendip Open Space Audit (2021) and Mendip Local Plan 2006 to 2029 this site was given a Local Plan Policy DP16 notation. The recreation field was in Typology 2 of the Open Space Audit: Recreation and sporting (enabling a lifestyle choice). Typology 2.1 is for spaces with opportunities for outdoor sport. The playground to the west of the site is Typology 1 for spaces with facilities providing for leisure and structured recreation. These are not designations but are intended to help describe and characterise the spaces.



NPPF 2024 Open Space and recreation. Paragraph 104:

'Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;

or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;

or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'.

Also this site is mentioned in Mendip Local Plan Part 11 Section 5 Open Space LPP1 Policy 1b.

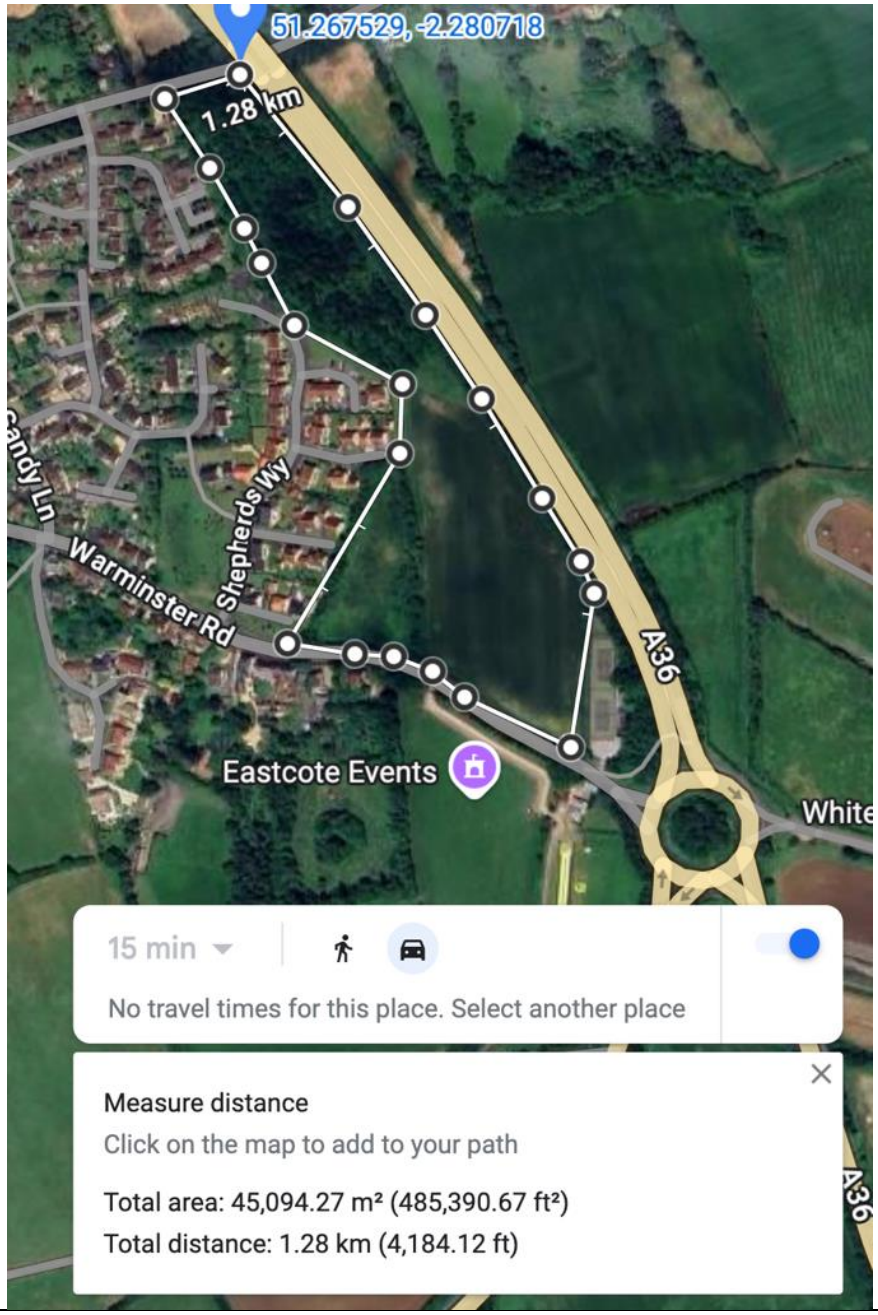
However given there are circumstances in the NPPF which would mean might be able to happen the community are keen that this has Local Green Space designation in the Neighbourhood Plan.

As the Mendip typology is not a formal designation and the in the NPPF there are circumstances which would mean development might happen the community are keen that this has Local Green Space designation in the Neighbourhood Plan.

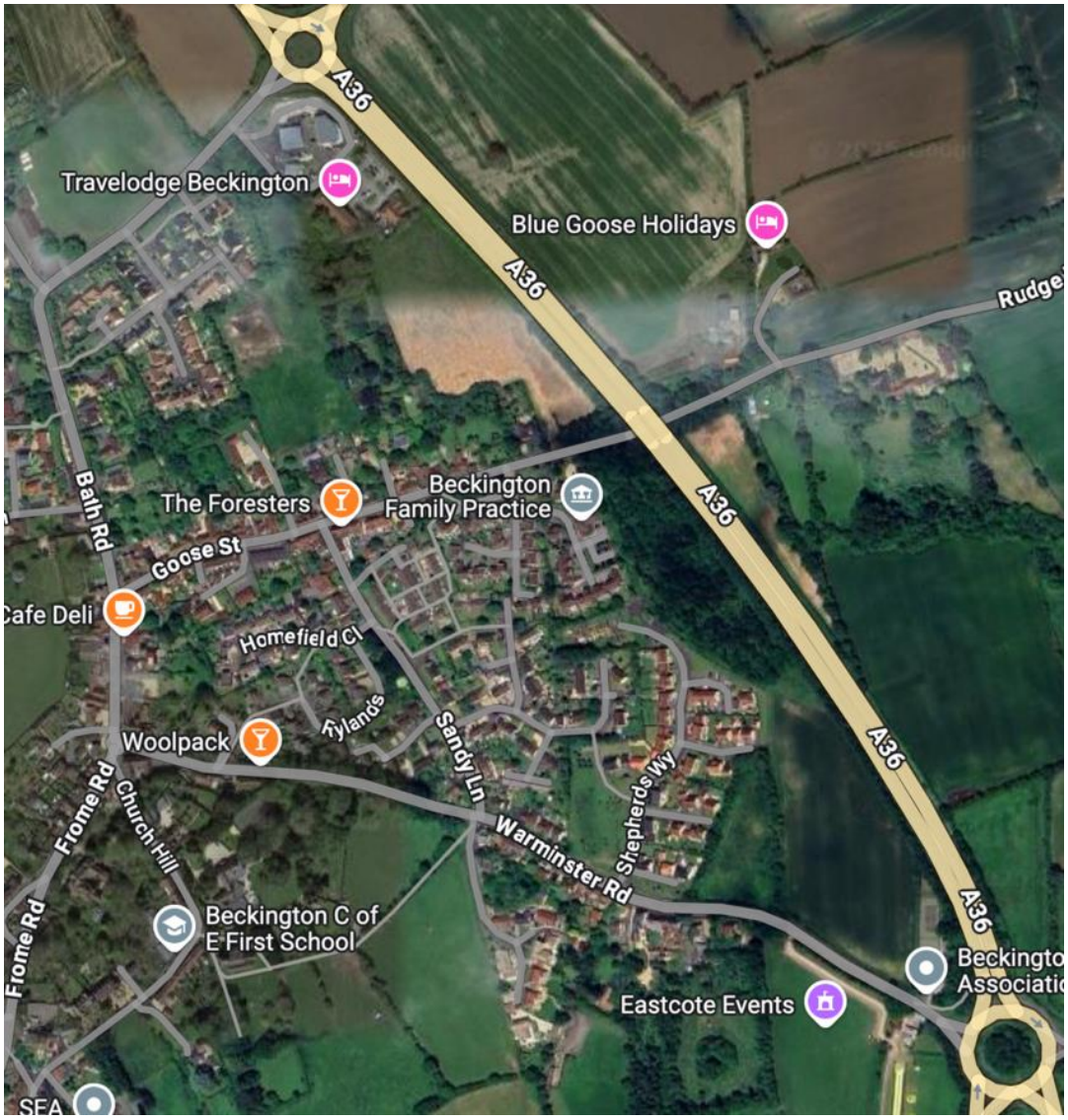
Summary and recommendations:

This meets the criteria for a NPPF Local Green Space designation.

LGS2 Fields north of Warminster Road

Site Assessment Form (Green Space)
Site Name / Ref: LGS2 Fields north of Warminster Road
Site Address: Shepherd's Way (David Wilson Homes) up to the Tennis Club boundary. Warminster Road, Beckington BA11 6TR
Site Area: Using Google Maps Area Measurement Tool: 4 hectares. In the 2023 SHELAA 505 Call for Sites and the 2024 Neighbourhood Plan Call for Sites the site area was given as 3.88 hectares. 

Description/ Overview









Current Use: Agriculture and footpath PROW FR 1/12. The Mendip June 2024 SHELAA site assessment states that it is "BMV agricultural land" and the 2024 Neighbourhood Plan Site Assessments states that this "is currently used for agricultural purposes"

Clearly defined boundaries: ***Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?***

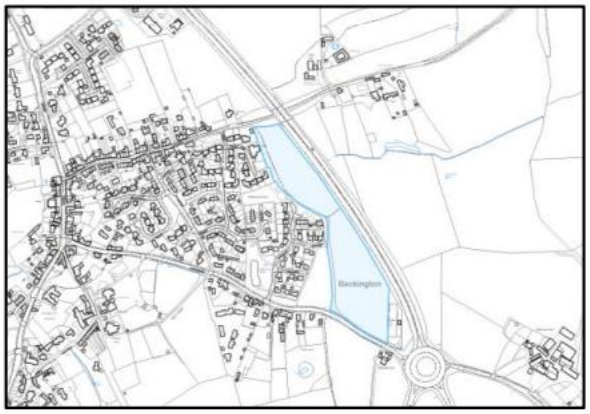
Yes. Mature hedging surrounding site and across middle. Small woodland at north end of site:



Designations (Conservation Area/ Significant Gap etc.):

Yes significant gap between settlement and tennis club.

In the June 2024 Mendip Local Plan Part II Limited Update Sites Assessment Mendip District Council assessed the site to be adjacent to Areas of High Archaeological Potential (AHAP). In their Site Assessments this site is referred to as BECK024:



The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for Villages Sustainability Appraisal Appendix 2b states that: "There is an AHAP adjacent to the site which would require protection".

The Mendip Local Plan Part II Limited Update June 2024 site assessment states that this is designated "Landscape Character Area B3: Lower Frome Valley".

Criteria and reason for protection

Is the green space in reasonably close proximity (walking distance) to the community it serves?

Yes

How does it relate to surrounding settlement?

Provides a visual and physical buffer from Warminster Road towards the A36 bypass**.**

Is the proposed site "local in character"?

Yes. Agricultural fields. Arable.

Is the green space demonstrably special to the local community, holding particular local significance? (describe below)

e) Are there significant public views from the local area into or across the site?
No.
The 2024 Neighbourhood Plan Site Assessments states that this site BNDP SA7: "Visible to user of the public footpath and views from the adjacent highway: existing field gate entrance".

f) Does the site afford the public with significant views out into the wider countryside?
No.
The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for villages Sustainability Appraisal Appendix 2b states that:
"It is on the flatter area to the east of the river and does not benefit from views. Any harm to the wider landscape would be limited".

g) **How is the proposed space of particular importance in respect of its historic significance?** ***Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?***

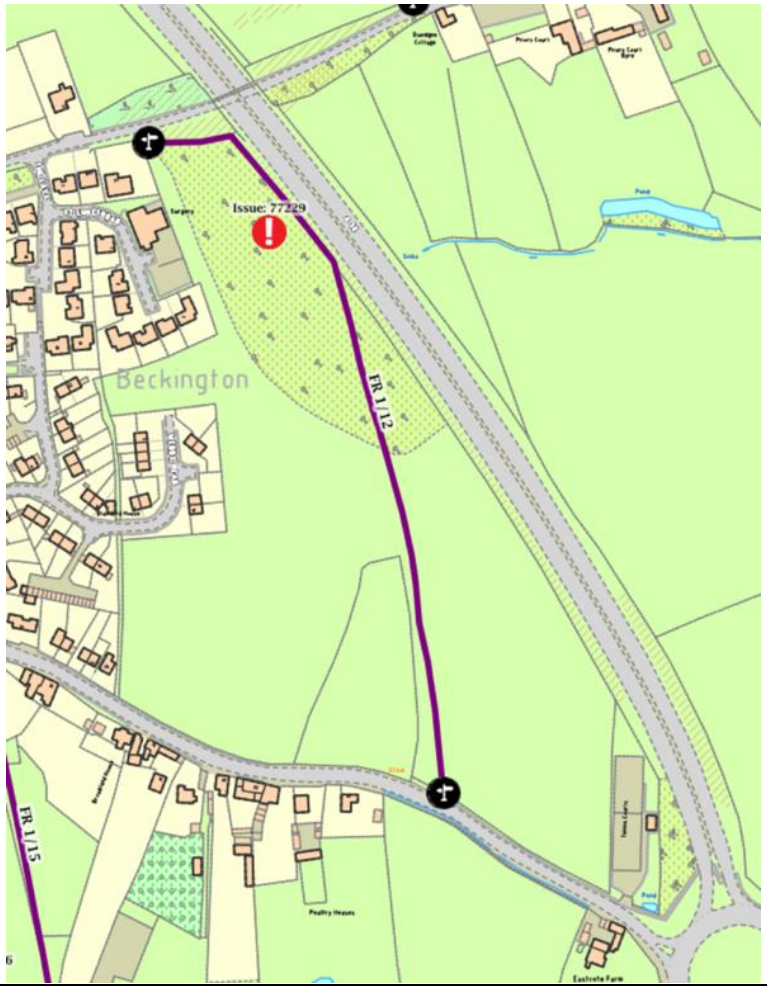
No.

h) **How is the proposed space of particular local significance in respect of its recreational value*? Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal recreation such as dog walking? How long has it been used, and who has access?***

Footpath PROW FR 1/12 is used for walking and dog walking. Possibility of woodland/recreation.

Walking is the activity that the highest proportion of the parishioners regularly participate in.
In the 2024 Neighbourhood Plan Survey the highest proportion of parishioners regularly participate in these leisure and community activities:

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



m) **How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil*? In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?***

By its very nature being fields and a small area of woodland it has a degree of tranquility. The woodlands to the north (adjoining bypass) provides a sound barrier to the houses on Goose Street, Shepherd's Way and in The Lays. The footpath is used for dog walking and recreation.

n) **How is the proposed space of particular local significance, in respects of its wildlife value? Does the site have ecological value, trees, wildlife or habitat*? Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?***

The Rowan trees at the north end woodland provide a lot of food for many bird species. A lot of mature hedging in the middle and on edges. There are mature trees and hedging.
Bat Consultation Zone Mells Valley SAC – Band B.

Vallis Vale (SSSI) Impact Risk Zone.

The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for villages Sustainability Appraisal Appendix 2b states that:
"Site is in band C of a bat SAC. There are no ecological network sites nearby".

o) **Does the site form a significant green break within the settlement?**
No

p) **Are there other reasons that make the site special to local people*? Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.***
No

q) **Is there evidence demonstrating that the site is special to local people?**
Yes. This is important to the community as evidenced by the results of the March/April 2024 Neighbourhood Plan Survey. Respondents were asked '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".

This site was part of the 3rd of the spaces specified as a green space to be protected by 12% of respondents. This site on its own was voted for by 9% of respondents.

r) **Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty*? Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.**
No

s) Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?

Yes. It is the green buffer between the A36 bypass and village settlement.

The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for villages Sustainability Appraisal Appendix 2b states that:

"It is defined as lower quality landscape and is influenced by disturbance created by the main road A36. The site is on the edge of the built-up area of the village, between the village edge and the by-pass. It is on the flatter area to the east of the river and does not benefit from views. Any harm to the wider landscape would be limited"…" The site is located between the built-up area of the village and the by-pass. There would be limited harm to local distinctiveness. There is an AHAP adjacent to the site which would require protection".

The 2024 Neighbourhood Plan Site Assessments states that this site BNDP SA7: "Previously under application ref 2020/2298/OTS, the LPA have opined that developing this site would result in an urban encroachment of housing into the countryside in a location whereby development of this nature is strictly controlled. At appeal, the inspector raised similar concerns…Further, the Inspector opined "The proposal would also result in harm to the character and appearance of the area and the countryside setting of Beckington" and that ""The site is located outside the designated development boundaries, and as noted in a previous refusal, the Local Planning Authority (LPA) considered development at this location to constitute urban encroachment of housing into the countryside. Additionally, concerns were raised regarding the visual impact and the effect on the character of the landscape"

t) Does the green space contribute to the sense of place / local identity?

No

Is the green area:

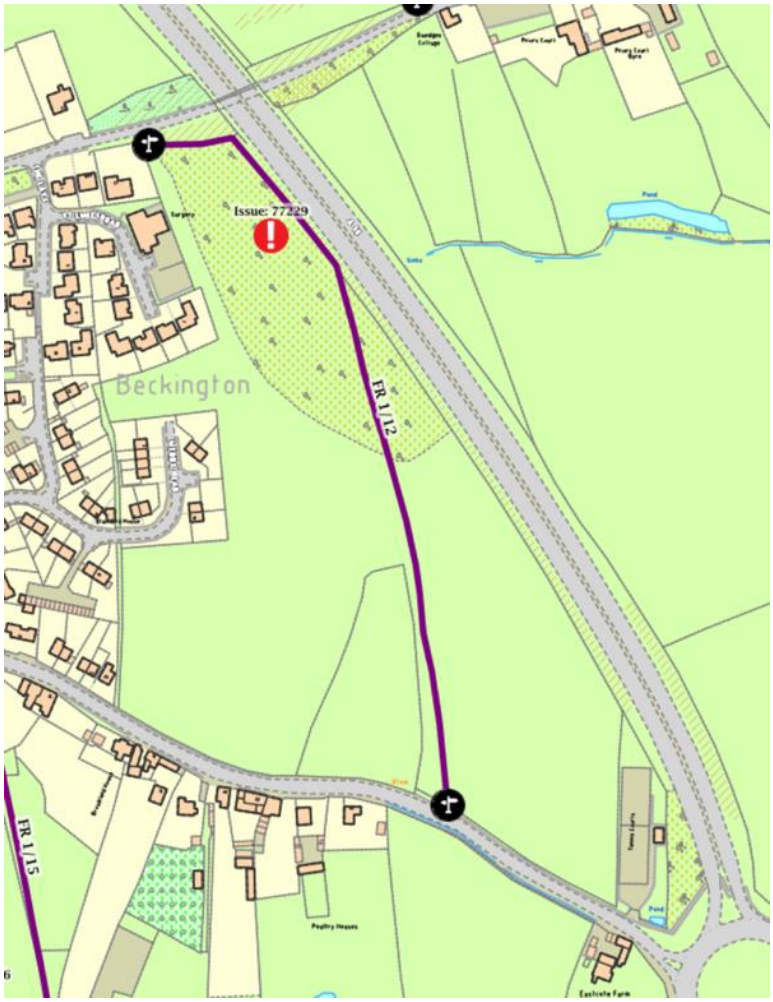
c) local in character? Yes. Agricultural fields, arable.

d) an extensive tract of land? No

Is there public access to the site?

No.

Access to public footpath FR 1/12 that crosses the site connecting Goose Street with Warminster Road.



Would the site provide the public with amenity value without public access?

No

Ownership

Local farming family

Do you know if there is currently a planning application or permission for this site?

None

Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?

No. The site was put forward in the 2024 Neighbourhood Plan Call for Sites. Brodie Planning conducted a detailed site assessment as site SA7 and assessed it to be potentially suitable and achievable and to have significant constraints. Brodie Planning shortlisted this site to be put in the Household Site Preferences Survey.

Is the site already protected from development AND would designation provide no further protection?

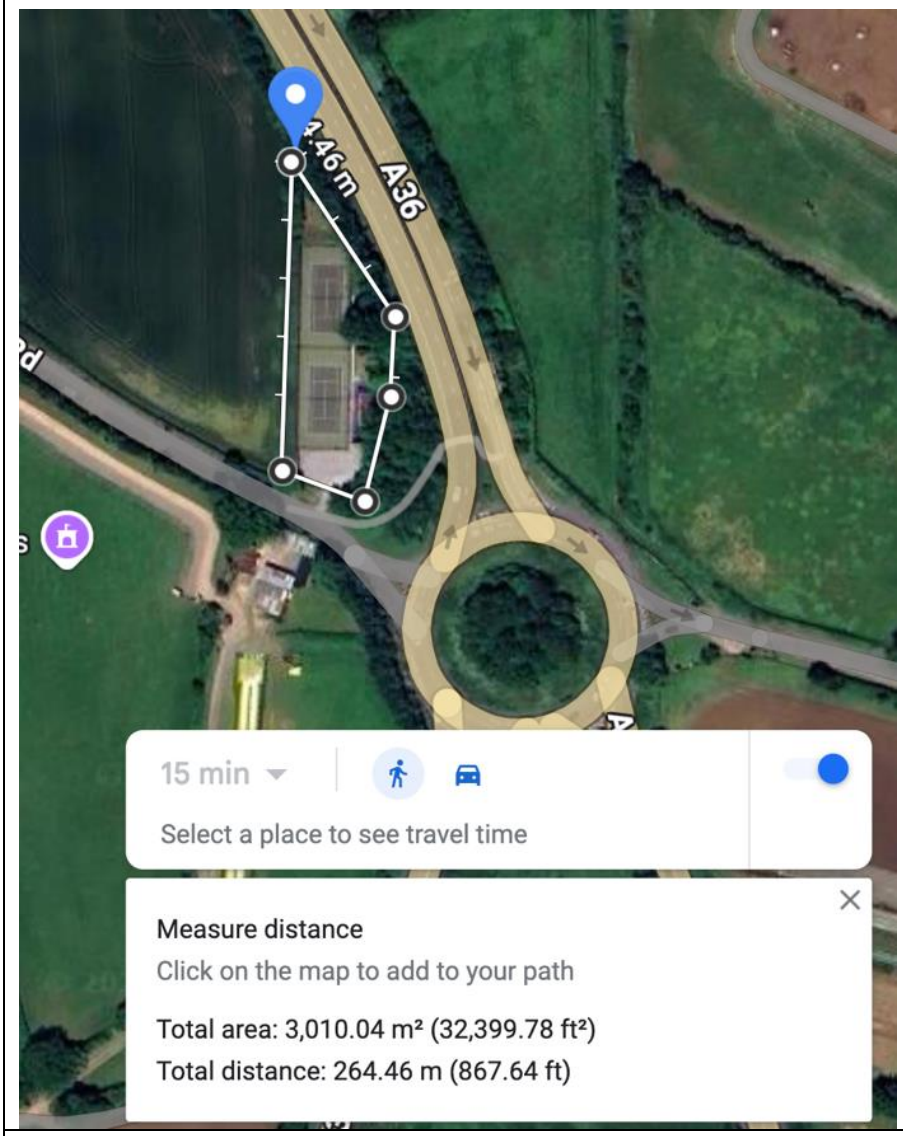
No

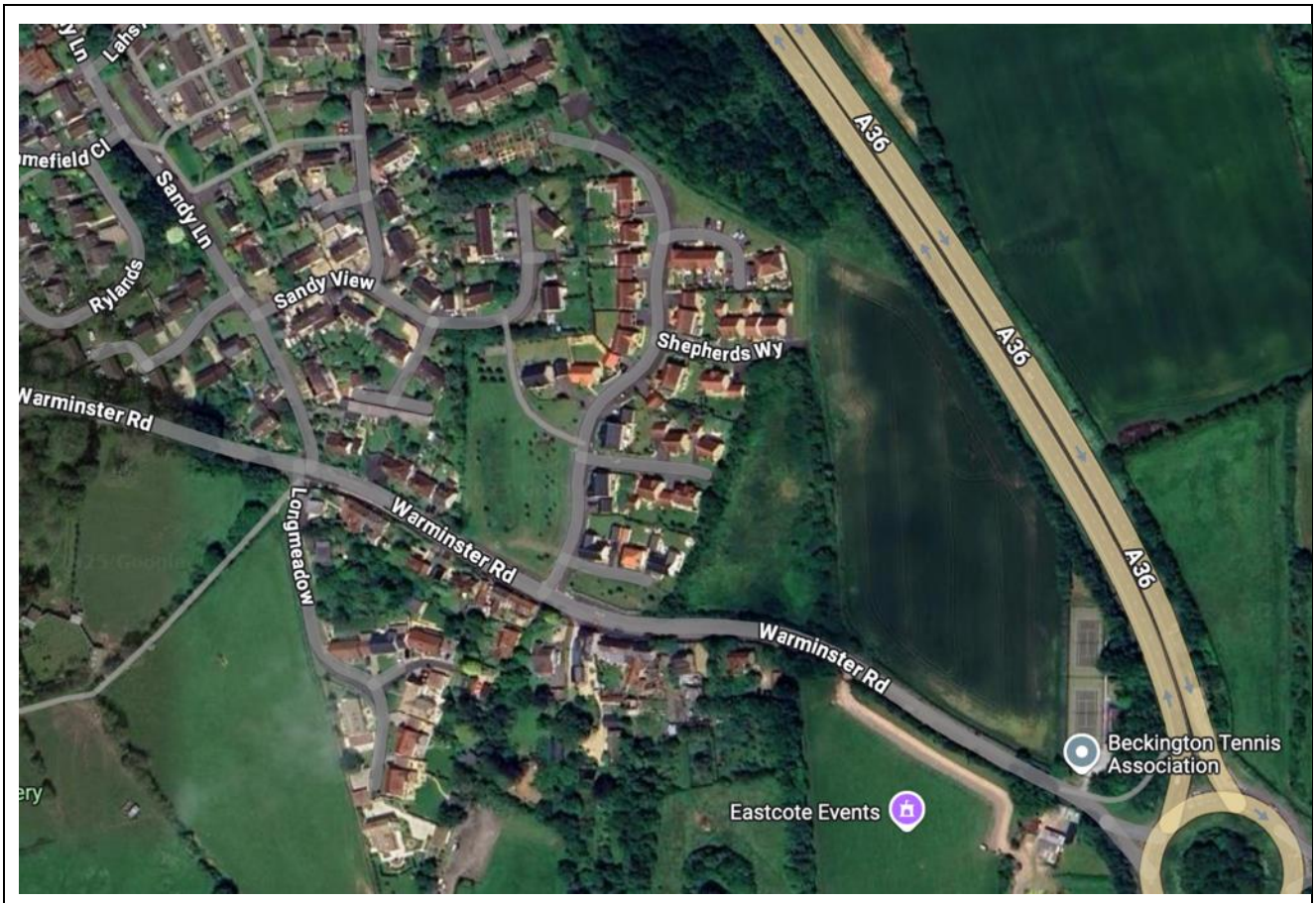
Summary and recommendations:

This does not meet the NPPF criteria of Local Green Space designation.

It does provide a green agricultural entrance to the village from the bypass. It provides an agricultural edge to the setting of the settlement.

LGS3 Beckington Tennis Association (BTA)

Site Assessment Form (Green Space)
Site Name / Ref: LGS3 Beckington Tennis Association (BTA)
Site Address: Beckington Tennis Association, Warminster Road BA11 6TR
Site Area: Using Google Maps Area Measurement Tool: 0.3 hectares 
Description/ Overview


A36
A36
A36
Sandy Ln
Sandy View
Rylands
Shepherds Wy
Warminster Rd
Warminster Rd
Warminster Rd
Longmeadow
Beckington Tennis Association
Eastcote Events




Tennis





Current Use:

Tennis association

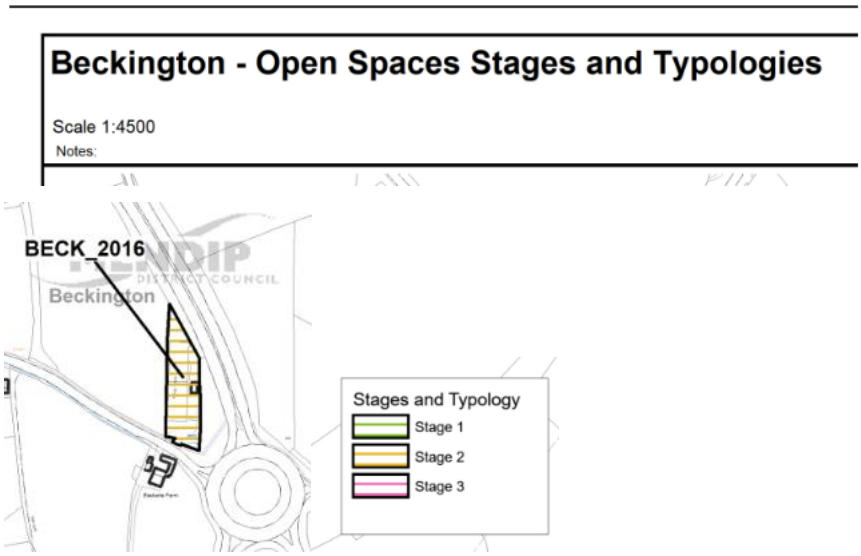
Clearly defined boundaries? ***Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?***

Yes. Hedges, fences and trees.

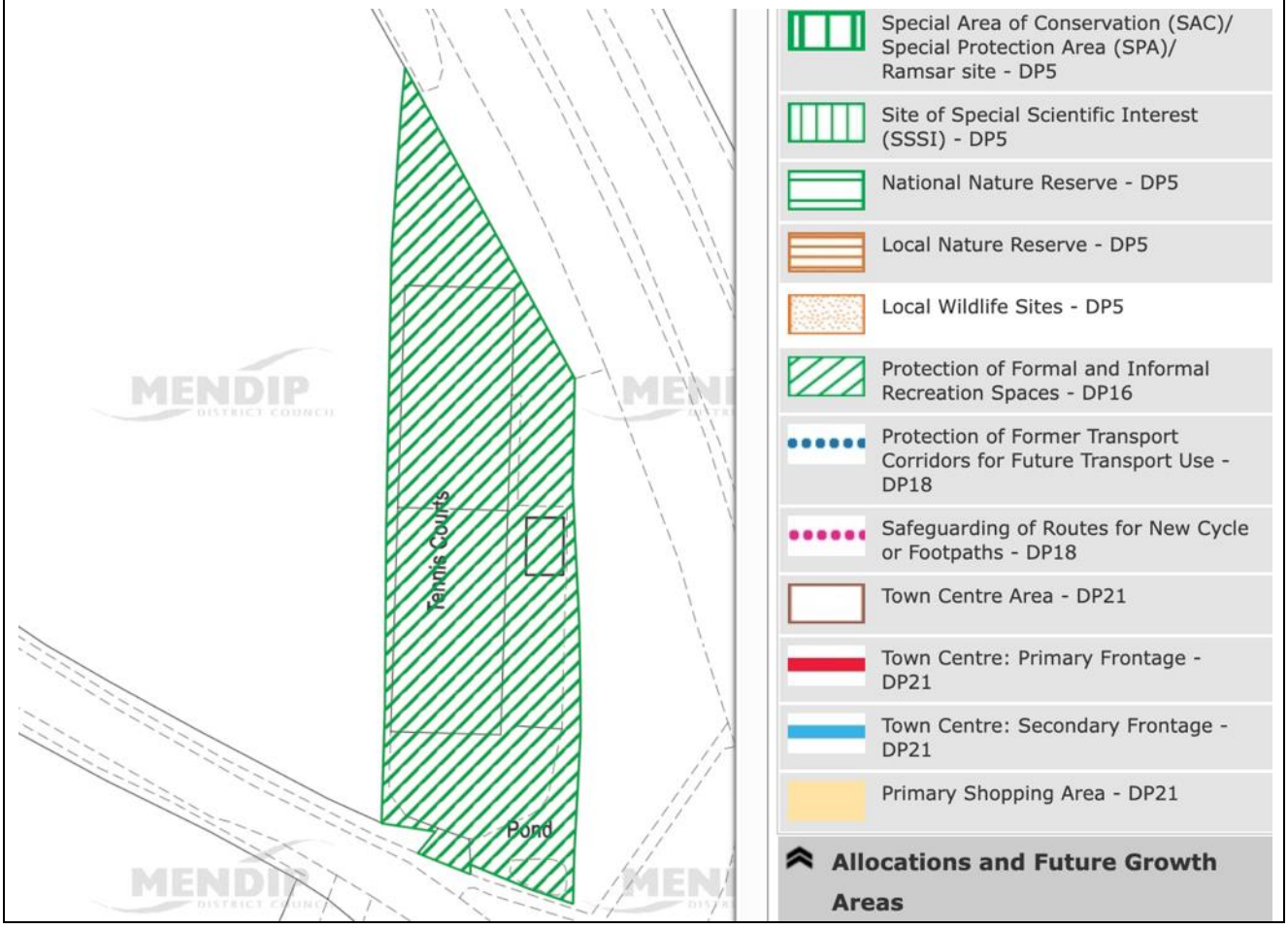


Designations (Conservation Area/ Significant Gap etc.):

In the Mendip Open Space Audit (2021) and Mendip Local Plan 2006 to 2029 this site was given a Local Plan Policy DP16 notation. The recreation field was in Typology 2 of the Open Space Audit: Recreation and sporting (enabling a lifestyle choice). Typology 2.1 is for spaces with opportunities for outdoor sport. These Typologies are not designations but are intended to help describe and characterise the spaces.



In the Mendip Local Plan policy map this is protected under Policy DP16 as formal and informal recreation spaces:



The NPPF 2024 Open Space and recreation, paragraph 104 states:

'Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

d) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;

e) or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;

f) or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'.

Criteria and reason for protection

Is the green space in reasonably close proximity (walking distance) to the community it serves?

Yes

How does it relate to surrounding settlement?

N/A

Is the proposed site "local in character"?

N/A

Is the green space demonstrably special to the local community, holding particular local significance? (describe below)

i) Are there significant public views from the local area into or across the site?
No

j) Does the site afford the public with significant views out into the wider countryside?
No

k) How is the proposed space of particular importance in respect of its historic significance? ***Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?***
No

l) How is the proposed space of particular local significance in respect of its recreational value***? Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal***

recreation such as dog walking? How long has it been used, and who has access?
Tennis open to all ages. Classes provided. Well supported, regularly used. Part of the Lawn Tennis Association (LTA). Pavillion with changing rooms, loo and kitchenette. Two all-weather courts. Both courts have flood lighting to enable extended play into the evening and during the winter months. Junior court with hitting wall. Parking facility. An important community facility used by all ages. Established 1996. Opened in 2005. The land was donated by a local family for use by the community.

Funding for the two courts and pavilion came from the Foundation for Sport and the Arts, Mendip District Council, Beckington Parish Council and Awards for All. In addition to this funding were the generous upfront donations of £250 from many families in the local area. Although the donation allowed Lifetime Associateship of the BTA, many of the people who donated were not tennis players but simply wanted to support a great community project. Volunteer run. Village funded tennis club.

BTA continues to grow and improve its services thanks to the dedication, time and generosity of so many people both now and over the years.

In the March/April 2024 Neighbourhood Plan Resident Survey 19.8% of respondents said that they regularly use the tennis club. It was the 2nd most used recreation facility in the parish after the recreation field. 19.2% of respondents said that they and their household regularly participate in tennis. This was the 8th leisure and community activity.

A respondent commented that: “The cricket club and tennis club create a villagelike atmosphere around here”. Another wrote: “The tennis courts and playing fields should be protected as vital leisure facilities to the village”.

u) **How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil*? In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?***
N/A

v) **How is the proposed space of particular local significance, in respects of its wildlife value? Does the site have ecological value, trees, wildlife or habitat**? ***Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?***
N/A

Bat Consultation Zone Mells Valley SAC – Band B.

w) **Does the site form a significant green break within the settlement?**
No

x) **Are there other reasons that make the site special to local people? *Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.***
This is not a Local Green Space as it is hard courts and parking and is not green. However, it was highlighted by the parishioners as part of a larger a Local Green Space 12% wanted to be protected in the Neighbourhood Plan. This site on its own was voted for by 3% of respondents. The appropriate protection is as an Asset of Community Value.

y) **Is there evidence demonstrating that the site is special to local people?**
Recreation sport facility. Well used by community.

Yes. This is important to the community as evidenced by the results of the March/April 2024 Neighbourhood Plan Survey. Respondents were asked 'Are there any green spaces in or around Beckington. This site formed part of the 3rd of the spaces specified as a green space to be protected by 12% of respondents: tennis courts and adjacent fields. This site on its own was voted for by 3% of respondents.

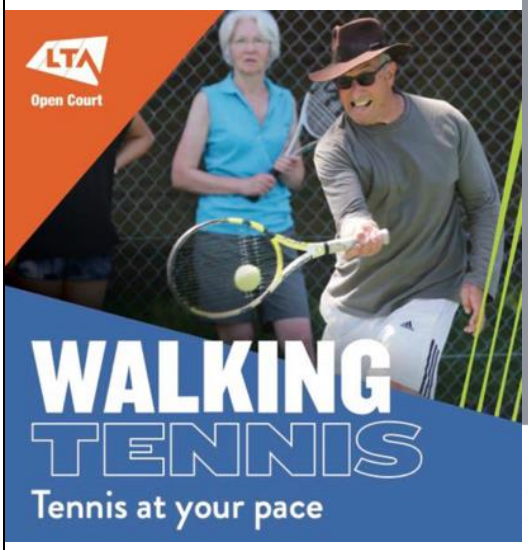
z) **Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty**? **Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.**
No

aa) **Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?**
No

bb) Does the green space contribute to the sense of place / local identity?

Yes. Beckington Tennis Club. A village community facility. In the March/April 2024 Neighbourhood Plan Resident Survey a respondent commented that: “The cricket club and tennis club create a villagelike atmosphere around here”.







Beckington Tennis Association
6 February 2019 ·

Tennis for Kids is back at Beckington, led by Donna West our Level 3 coach

There are three courses on offer this Spring for all ages.

Is the green area:

e) local in character? N/A

f) an extensive tract of land? No

Is there public access to the site?

Yes

Would the site provide the public with amenity value without public access?

No

Ownership

Beckington Tennis Association affiliated to the LTA with its own constitution.

Do you know if there is currently a planning application or permission for this site?

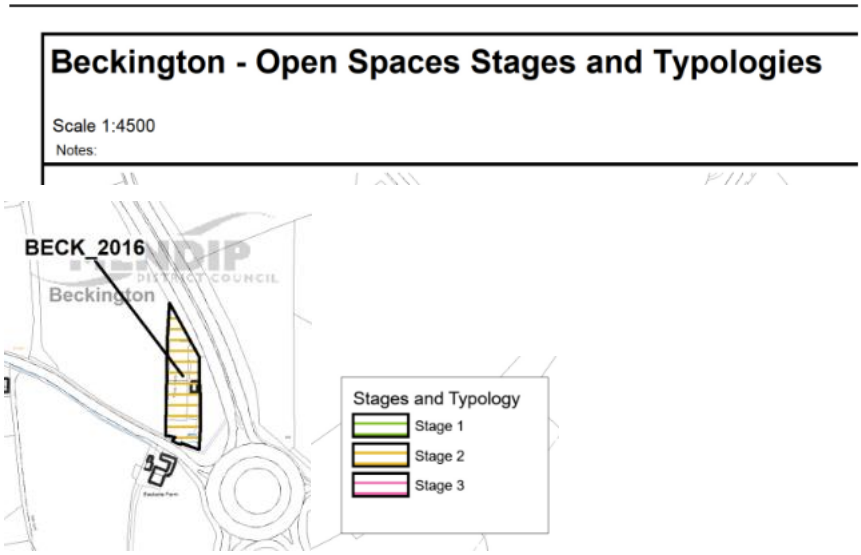
N/A

Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?

No

Is the site already protected from development AND would designation provide no further protection?

In the Mendip Open Space Audit (2021) and Mendip Local Plan 2006 to 2029 this site was given a Local Plan Policy DP16 notation. The recreation field was in Typology 2 of the Open Space Audit: Recreation and sporting (enabling a lifestyle choice). Typology 2.1 is for spaces with opportunities for outdoor sport. These Typologies are not designations but are intended to help describe and characterise the spaces.



NPPF 2024 Open Space and recreation. Paragraph 104:

‘Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;

or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;

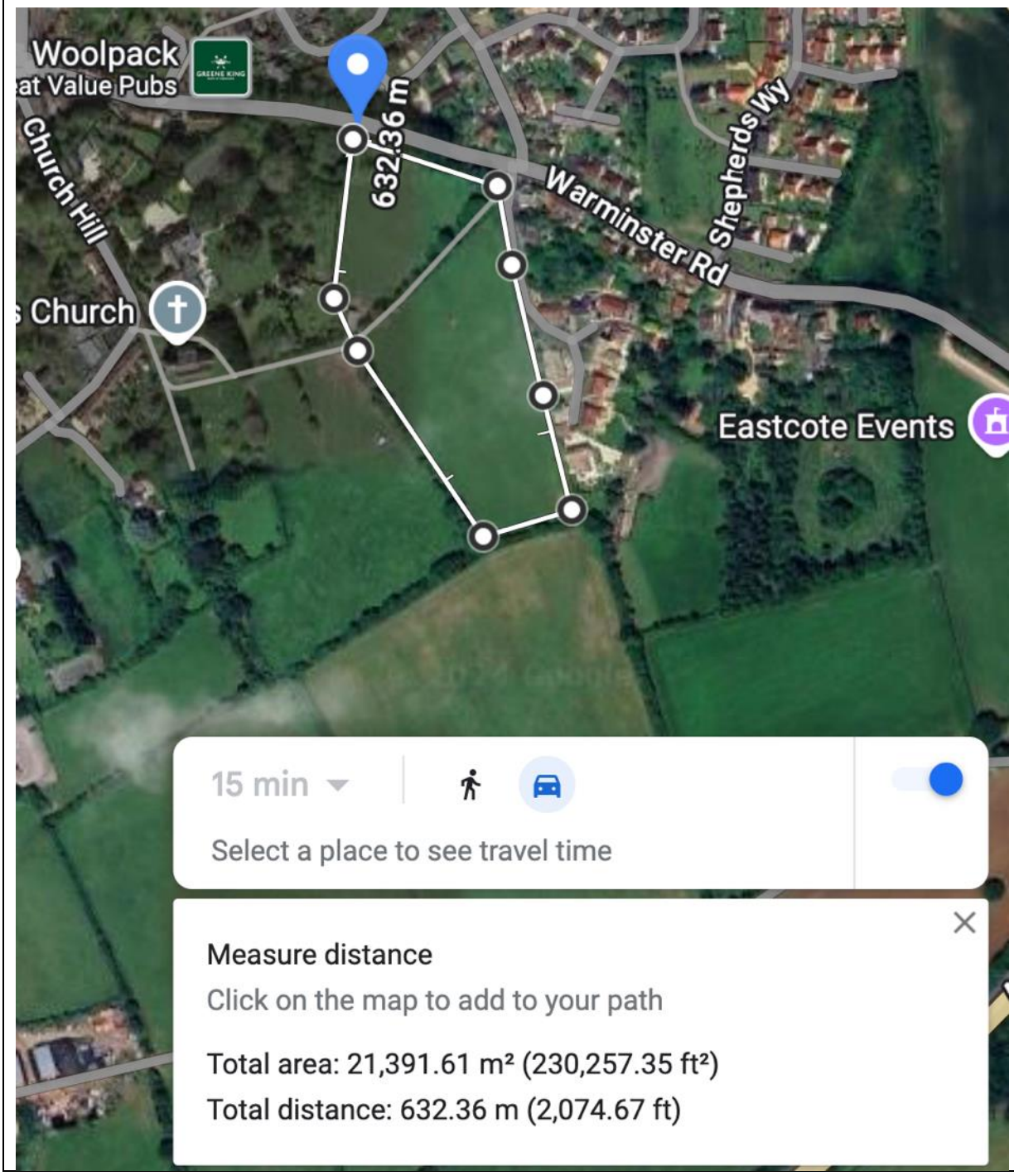
or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use’.

Summary and recommendations:

Does not fit the NPPF criteria for designation as a LGS as it is hard courts and parking. It may be considered as an Asset of Community Value.

LGS4 Fields to both sides of Sue's Walk

Site Assessment Form (Green Space)
Site Name / Ref: LGS4 Fields to both sides of Sue's Walk
Site Address: Warminster Road, Beckington BA11 6BA
Site Area: Using Google Maps Area Measurement Tool: 2.14 hectares



Description/ Overview















Current Use:

1. Field to the east of Sue's Walk - agricultural.
2. Glebe Field – to west of Sue's Walk - sheep.
3. Footpath PROW FR 1/13.

Clearly defined boundaries? ***Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?***

Yes. Hedges and mature trees, ditches and roadway

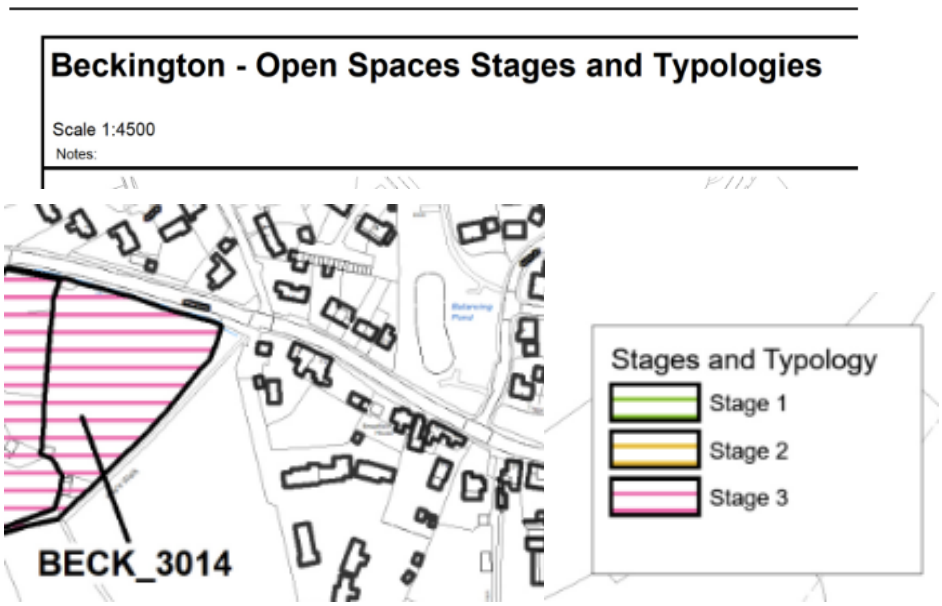


Designations (Conservation Area/ Significant Gap etc.):

Not in the Conservation Area however the Glebe Field (to west of PROW FR 1/13) has a contact strip adjoining the Conservation Area:



In the Mendip Open Space Audit (2021) and Mendip Local Plan 2006 to 2029 part of this site was given a Local Plan Policy DP2 notation as an Open Areas of Local Significance. The area noted is the Glebe Field which is to the west of Sue's Walk. The Glebe Field was in Typology 3 of the Open Space Audit: Green infrastructure. Typology 3.1 is for open and green spaces which contribute to local green infrastructure. These Typologies are not designations but are intended to help describe and characterise the spaces.



NB: The Mendip Local Plan (2021) does not designate Local Green Spaces.

Criteria and reason for protection

Is the green space in reasonably close proximity (walking distance) to the community it serves?

Yes

How does it relate to surrounding settlement?

There is a public footpath FR 1/13 from Warminster Road to the Church and school. Provides a visual relationship and physical buffer from the old village and Warminster Road.

The sheep that, today, graze the grass on the Glebe Field are the successors of those whose wool was the source of products on which Beckington's historic importance as a centre of the woollen trade was founded, from at least the 12-1300s. 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.

Is the proposed site "local in character"?

Yes

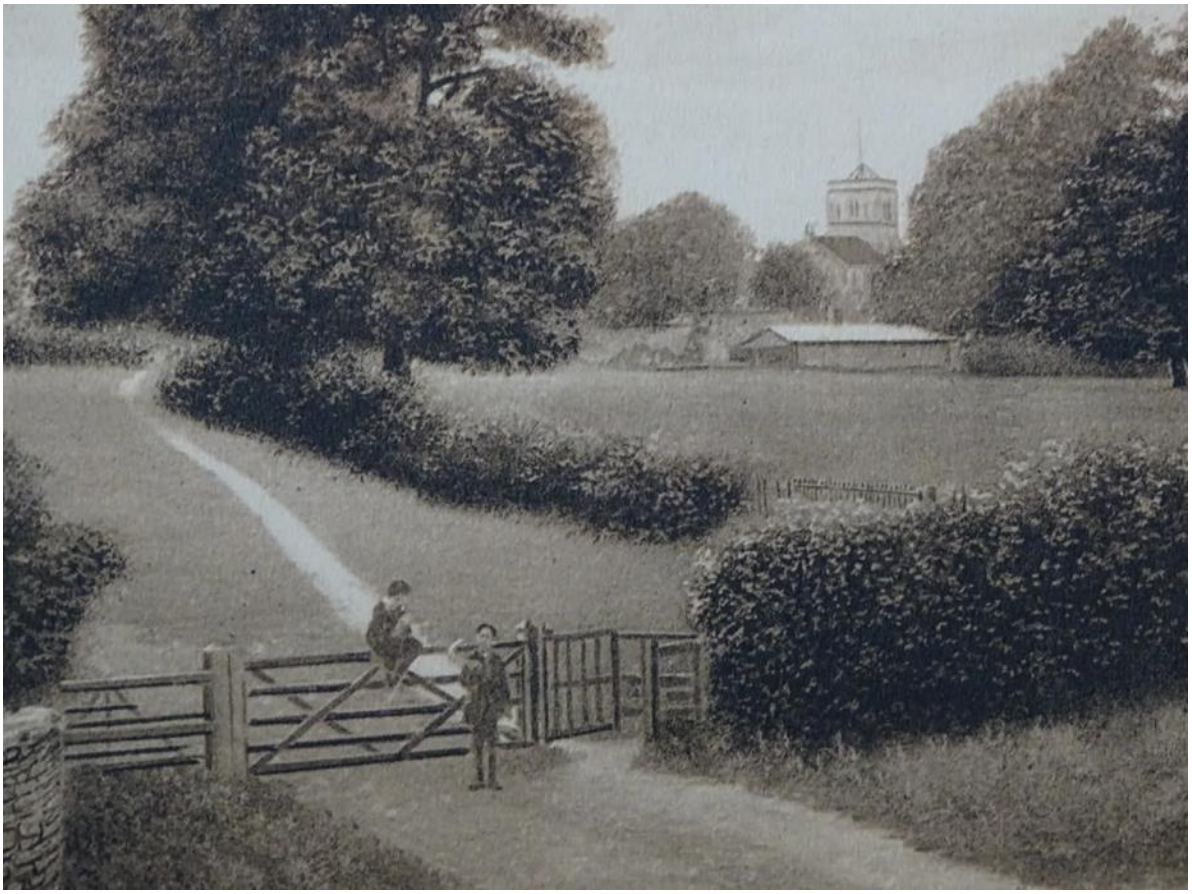
Is the green space demonstrably special to the local community, holding particular local significance? (describe below)

m) Are there significant public views from the local area into or across the site?
No

n) Does the site afford the public with significant views out into the wider countryside?
No

o) How is the proposed space of particular importance in respect of its historic significance? ***Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?***

The Glebe Field used to be owned by the Church. As in the 2024 Beckington History Book: "Glebe is an ancient term meaning belonging to the Church authorities". The History Book also states that: "the ancient footpath leading to St. George's Church across what used to be Glebe Land is still a major artery of the village. For many years, children from the village made their way along this path to Ravenscroft School in The Castle and Beckington School, and, prior to that, the path would probably have been a route for worshippers from Goose Street attending services in the Church. This continues today. Interestingly, all the Glebe Land in this part of the village has now been acquired by the owner of The Old Rectory, M. Benoit Bouchard".



Source: The Beckington History Book 2024

p) How is the proposed space of particular local significance in respect of its recreational value*? Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal recreation such as dog walking? How long has it been used, and who has access?*

Footpath FR 1/13 for recreation and dog walking. Further along the footpath access to the Church since the 12th century and the school since 1852.

A historic footpath to and from the village school dating from 1852 and the Norman Church from the 12th century. Local people, children and school groups can visit the shire horses in the field from the footpath FR 1/13.

The 2024 Beckington History states that: “the ancient footpath leading to St. George’s Church across what used to be Glebe Land is still a major artery of the village. For many years, children from the village made their way along this path to Ravenscroft School in The Castle and Beckington School, and, prior to that, the path would probably have been a route for worshippers from Goose Street attending services in the Church. This continues today”.

Walking is the activity that the highest proportion of the parishioners regularly participate in.
In the 2024 Neighbourhood Plan Survey the highest proportion of parishioners regularly participate in these leisure and community activities:

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

cc) **How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil?** ***In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?***
It is a tranquil walk between two fields leaving the Warminster Road behind you.

dd) **How is the proposed space of particular local significance, in respect of its wildlife value? Does the site have ecological value, trees, wildlife or habitat**? ***Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?***
Bat Consultation Zone Mells Valley SAC – Band B.

Vallis Vale (SSSI) Impact Risk Zone.

ee) **Does the site form a significant green break within the settlement?**
Yes. A break between the Conservation Area and historic buildings and the new builds to the south of Warminster Road.

ff) **Are there other reasons that make the site special to local people?** ***Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.***
No

gg)

Is there evidence demonstrating that the site is special to local people?
Yes. This is important to the community as evidenced by the results of the March/April 2024 Neighbourhood Plan Survey. Respondents were asked '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"

This site was the 5th of the spaces specified as a green space to be protected by 10% of respondents.

At the Neighbourhood Plan launch consultation parishioners were asked to write down "What is unique about the parish and gives it its sense of place?". One respondent wrote: "Walking along Sue's Walk to the Church" and another: "The chickens and the shire horses".

At a packed Public Meeting on December 8th 2015 the parishioners voted for this site to be included in Beckington Parish Council's Formal response to the Mendip Local Plan Part 11 to be designated as a Local Green Space.

Mendip Local Plan Part II: Sites & Policies – Issues and Options Consultation

Issues and Options Response Form

This form accompanies the Issues and Options Consultation documents, available at www.mendip.gov.uk/localplanpart2 or on request from the Council.

Responses must be received by no later than 5pm on **Wednesday 16th December 2015.**

You can photocopy this form, collect additional ones from Council Access Points and District Council Offices or download copies from www.mendip.gov.uk/localplanpart2.

For further information or advice, or if you require this document in another format such as Braille, large print or another language then please contact the Planning Policy Team by email: planningpolicy@mendip.gov.uk or telephone: (0300) 303 8588.

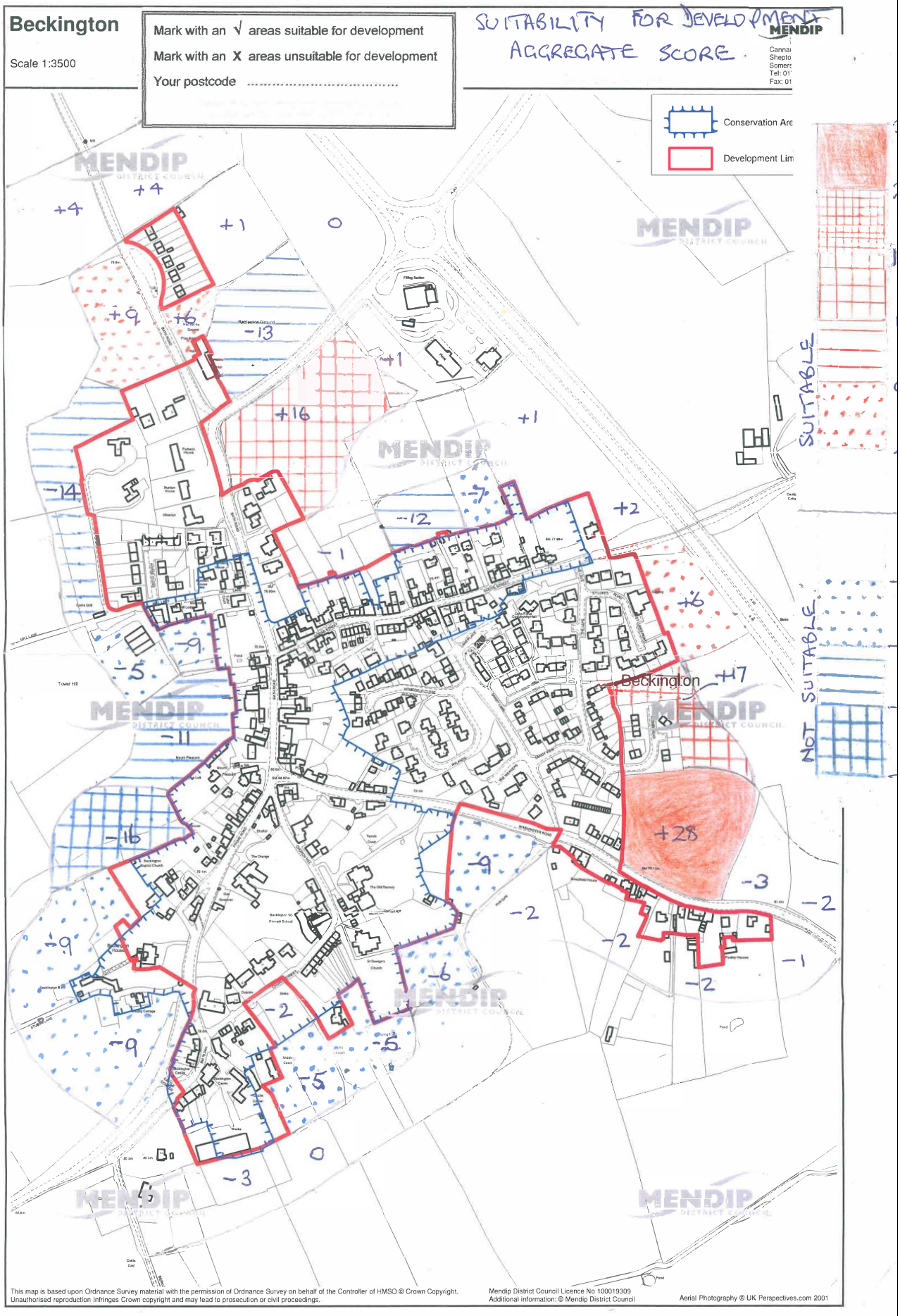
Contact Details	
Name: Beckington Parish Council **Organisation** *(if applicable)*: **Address: 5 The Cooperage, Frome** **Postcode: BA11 1JX** **Email: parishcouncils.frome@gmail.com** **Tel: 07704 584953**	*If you have appointed somebody to act as your agent, please give their contact details. All correspondence will be sent to the agent:* **Agent Name:** **Company Name:** **Address:** **Postcode:** **Email:** **Tel:**
Signature: Joy Book, Clerk to Beckington Parish Council	**Date: 14.12.15**

The specific question and Beckington Parish Council response about Local Green Space that was voted for in the Public Meeting I copied below. This site in referred to in point 2.3 (please see on next page):

Question Reference	Response
BECK Q13 Are there any new areas of land that you feel merit designation? If so please provide details of where and why.	There are many. **1 Within the current development limit** 1.1 The mound alongside Rylands and Sandy Lane which makes a valuable visual contribution to the street scene. **2 Outside the current development limit** 2.1. In the pre plan submission draft for the Local Plan Part I, a piece of land in Church Street was put forward. This was recognised in 2014 but does not appear on the map provided for this consultation. We would wish this to be designated and included on the map now. It is used as grazing land. The designation should be made in order to preserve the open nature of this part of the street scene in the Conservation area. 2.2 The Glebe Field. As its name tells us this field has had a special significance for the village for a considerable time and is still used by the village today for fetes and should be given a designation so that it can remain as a green space. 2.3 All fields inside the footpath between Warminster Road and the western tip of the Glebe field and from there to the edge of the land occupied by SEA in order to protect ancient views of the Grade 1 listed church of St. George. 2.4 The fields between Mill Lane, Stubbs Lane and the Conservation Area, to protect ancient views in and out of the village.

Please see here the full Beckington Parish Council submission to the Mendip Local Plan Part 11 Issues & Options Consultation that was voted for by the Public Meeting on December 8th 2015:
http://www.beckingtonparishcouncil.org.uk/old_site/docs/2015/PART_II.pdf

In the 2015 Beckington Parish Council Development Site Survey this site was the 6th least favoured by parishioners to be developed. Please see the results of the 2015 Site Survey below in a map (please see on next page):


Beckington
Scale 1:3500
Mark with an √ areas suitable for development
Mark with an X areas unsuitable for development
Your postcode .....
SUITABILITY FOR DEVELOPMENT
AGGREGATE SCORE
MENDIP
Conservation Are
Development Lim
SUITABLE
NOT SUITABLE
Beckington
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Additional information: © Mendip District Council
Aerial Photography © UK Perspectives.com 2001

hh) **Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty**? **Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.**
The Glebe Field has mature trees.

ii) **Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?**
Yes. A break between the Conservation Area and historic buildings and the new builds to the south of Warminster Road.

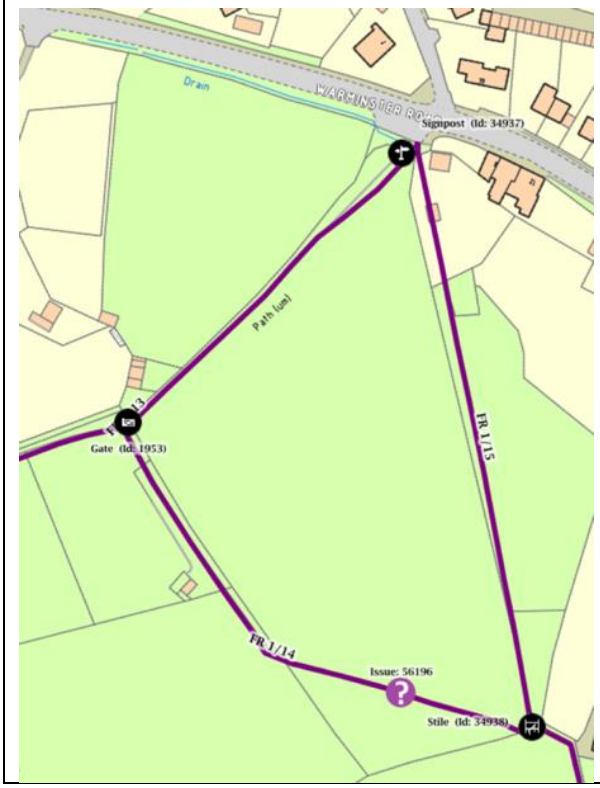
jj) **Does the green space contribute to the sense of place / local identity?**
The sheep that, today, graze the grass in the Glebe Field are the successors of those whose wool was the source of products on which Beckington's historic importance as a centre of the woollen trade was founded, from at least the 12-1300s. 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.

Is the green area:

g) **local in character?** Yes

h) **an extensive tract of land?** No

Is there public access to the site?
No. Access to public footpaths FR 1/13 and FR 1/15. Please see footpath map on next page:



Would the site provide the public with amenity value without public access?

No

Ownership

Private (local resident).

Do you know if there is currently a planning application or permission for this site?

None

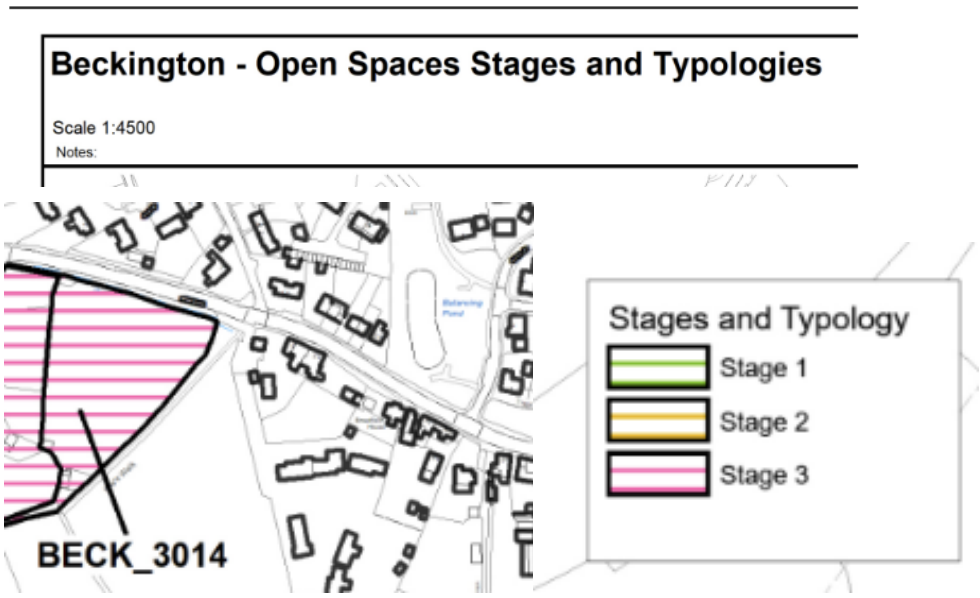
Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?

No

Is the site already protected from development AND would designation provide no further protection?

No.

In the Mendip Open Space Audit (2021) and Mendip Local Plan 2006 to 2029 part of this site was given a Local Plan Policy DP2 notation as an Open Areas of Local Significance. The area noted is the Glebe Field which is to the west of Sue's Walk. The Glebe Field was in Typology 3 of the Open Space Audit: Green infrastructure. Typology 3.1 is for open and green spaces which contribute to local green infrastructure. These Typologies are not designations but are intended to help describe and characterise the spaces.



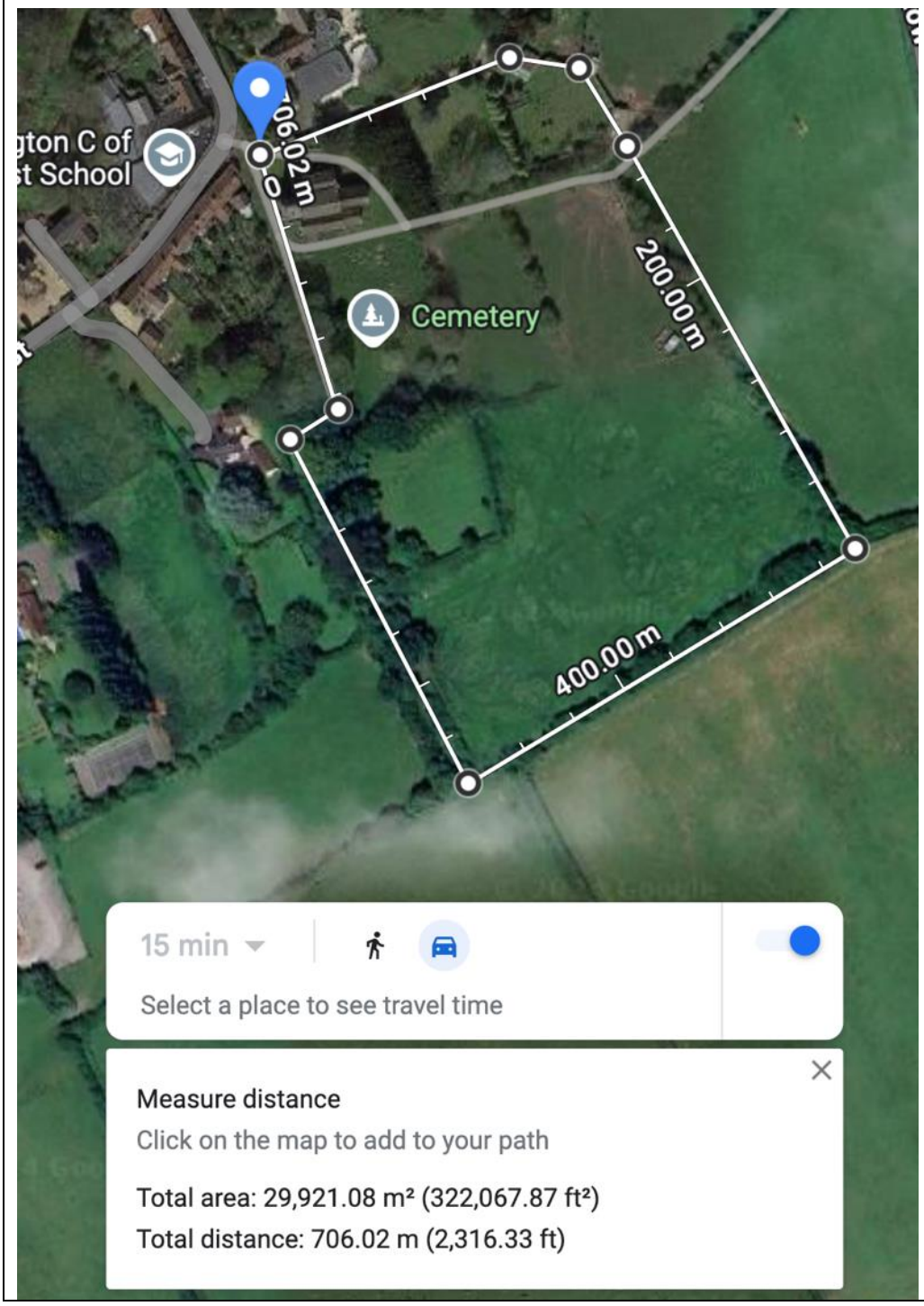
NB: The Mendip Local Plan (2021) does not designate Local Green Spaces.

Summary and recommendations:

The Glebe Field meets the NPPF requirements of Local Green Space designation. The rest of the area TBC..

LGS5 Fields next to St George's Church

Site Assessment Form (Green Space)
Site Name / Ref: LGS5 Fields next to St George's Church
Site Address: Fields next to St George's Church, Beckington BA11 6TH
Site Area: Using Google Maps Area Measurement Tool: 2.99 hectares



Description/ Overview











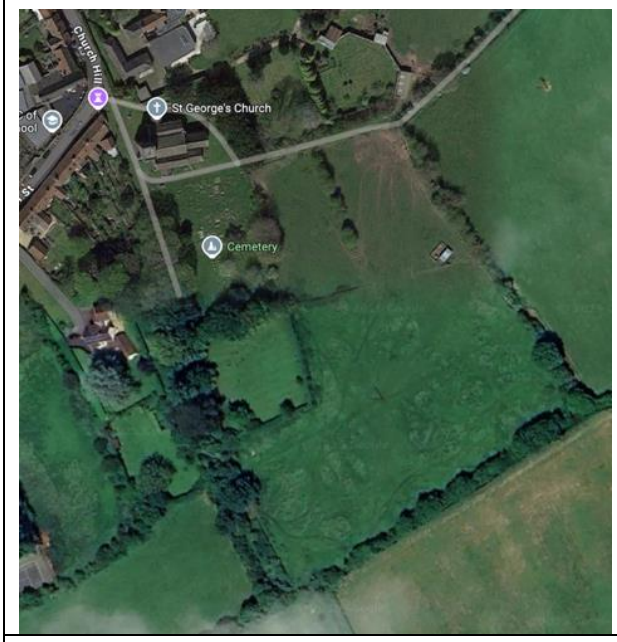


Current Use:

Community church, grave yard, playing field for local school adjoining. Shire horses in field and rare breed sheep.

Clearly defined boundaries? ***Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?***

Yes. Very mature hedging including yew trees, trees and fencing.



Designations (Conservation Area/ Significant Gap etc.):

Grade 1 listed St George's Church, grave yard and Old Rectory (Grade 2) garden are within the Conservation Area and other parts adjoin the Conservation Area providing the setting for the Conservation Area.



Key

Conservation Area Boundary

Listed buildings

Grade I

Grade II*

Grade II

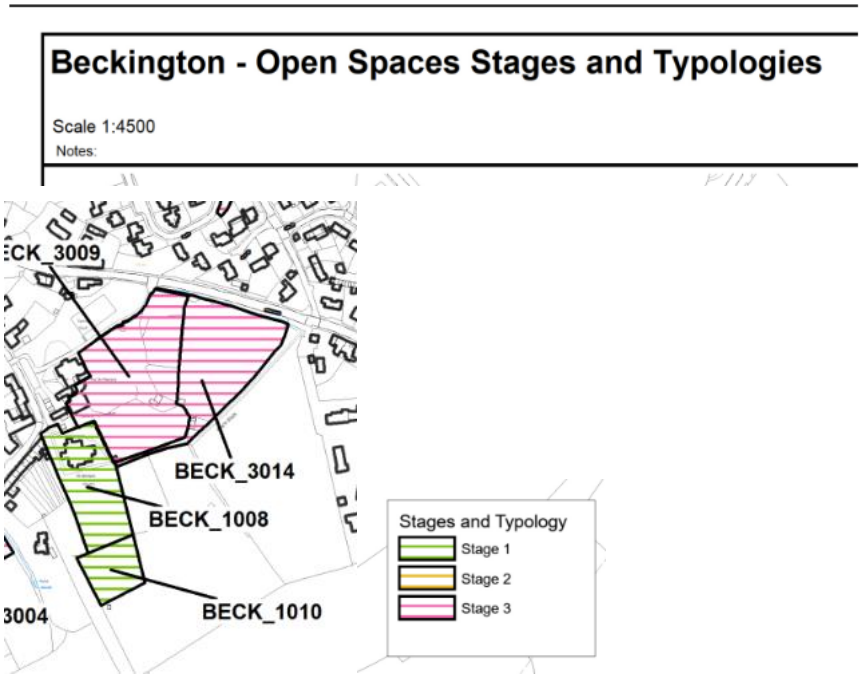
Tree Preservation Order



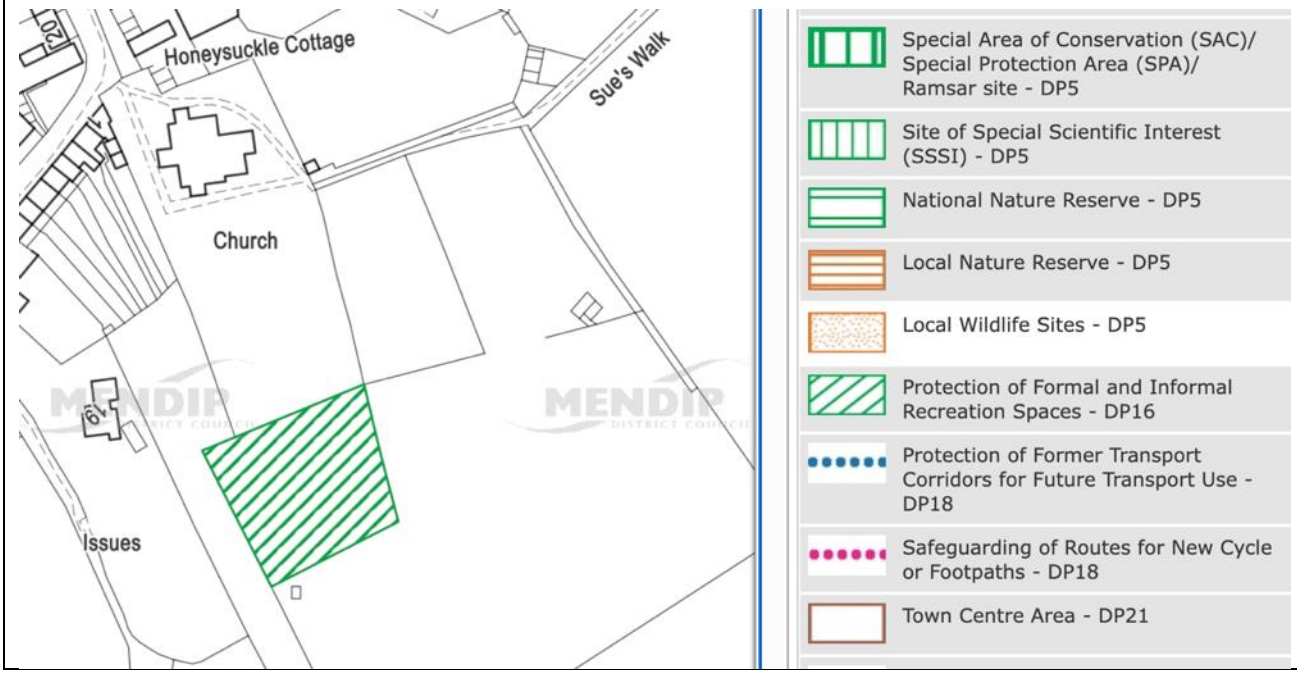
In the Mendip Open Space Audit (2021) and Mendip Local Plan 2006 to 2029 parts of this site were given a Local Plan Policy DP2 notation as an Open Areas of Local Significance. The areas noted are:

- land surrounding St George's Church to the north of Sue's Walk that is private gardens and grounds. This was in Typology 3 of the Open Space Audit: Green infrastructure. Typology 3.1 is for open and green spaces which contribute to local green infrastructure;
- St George's Church, Churchyard and cemetery and the paddock to the south of St George's cemetery. This was in Typology 1.1 of the Open Space Audit: Spaces providing for informal leisure and recreation.

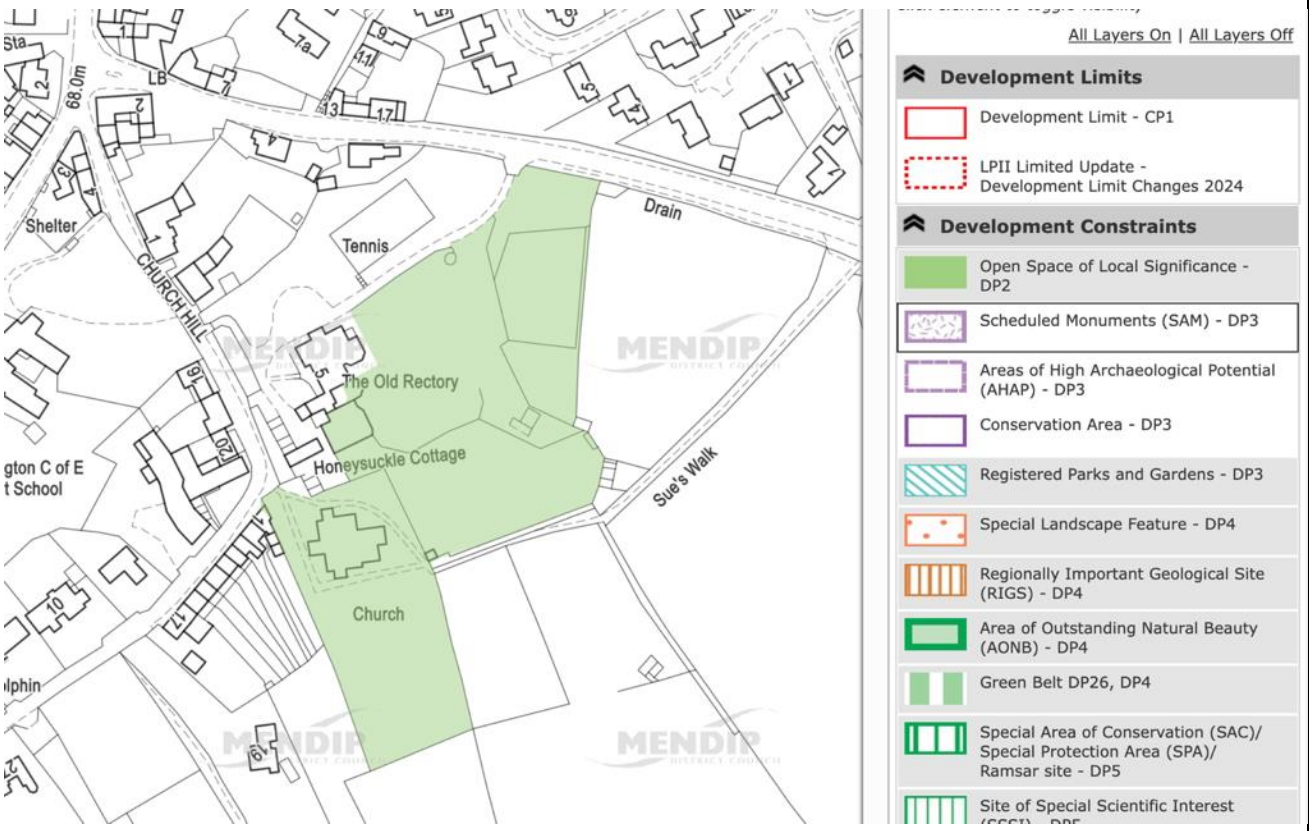
These Typologies are not designations but are intended to help describe and characterise the spaces.



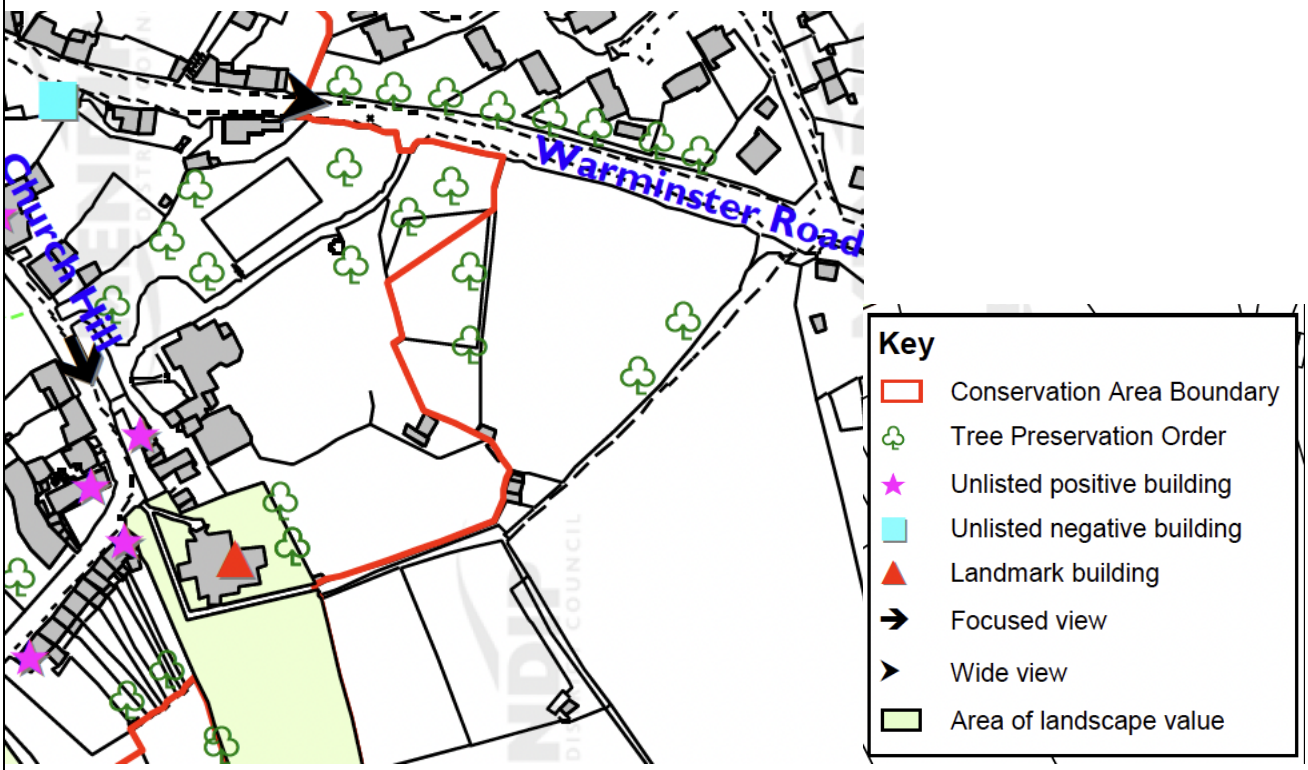
In the Mendip Local Plan policy map part of this site that is used as the school playing field is protected under Policy DP16 as formal and informal recreation spaces:



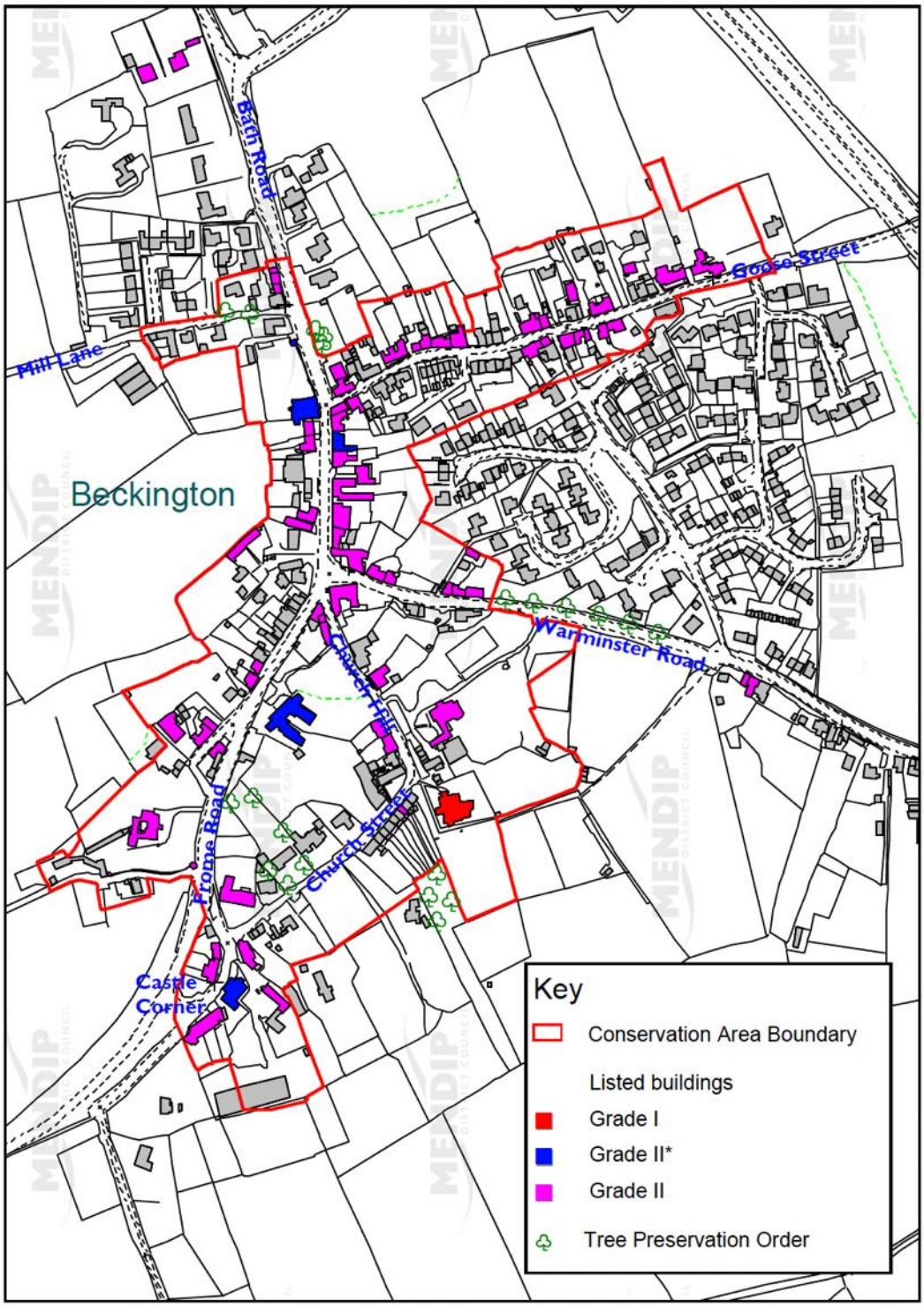
The map below shows that part of this site is an Open Space of Local Significance under Memdip policy DP2:



The Beckington Conservation Area Appraisal (2010 Mendip District Council) identifies the Church as a landmark building:



In the Beckington Conservation Area Appraisal (2010 Mendip District Council) the church is shown as the only Grade 1 listed building in the village. Grade 1 is in red:



Statutorily Designated Sites and Features

Criteria and reason for protection

Is the green space in reasonably close proximity (walking distance) to the community it serves?
Yes

How does it relate to surrounding settlement?
It is adjacent to the Conservation Area, provides the setting for the Conservation Area and part of the site lies within the Conservation Area. Includes the only Grade 1 listed building in the Parish and is adjacent to a Grade 2 building and includes the grounds of the Grade 2 building.

Is the proposed site "local in character"?
Yes. Includes and adjacent to the Grade 1 Norman Church which is the only Grade 1 listed building in the Parish.

Is the green space demonstrably special to the local community, holding particular local significance? (describe below)

q) Are there significant public views from the local area into or across the site?
Yes. Protected View 1 across the land to the Norman Church. The footpath is on this land.



Protected View 1. Source: The Beckington Protected Views Assessment (2025)

The Beckington Protected Views Assessment (2025) states that:
"Protected View 1: Views of St George's Church across adjacent fields, from

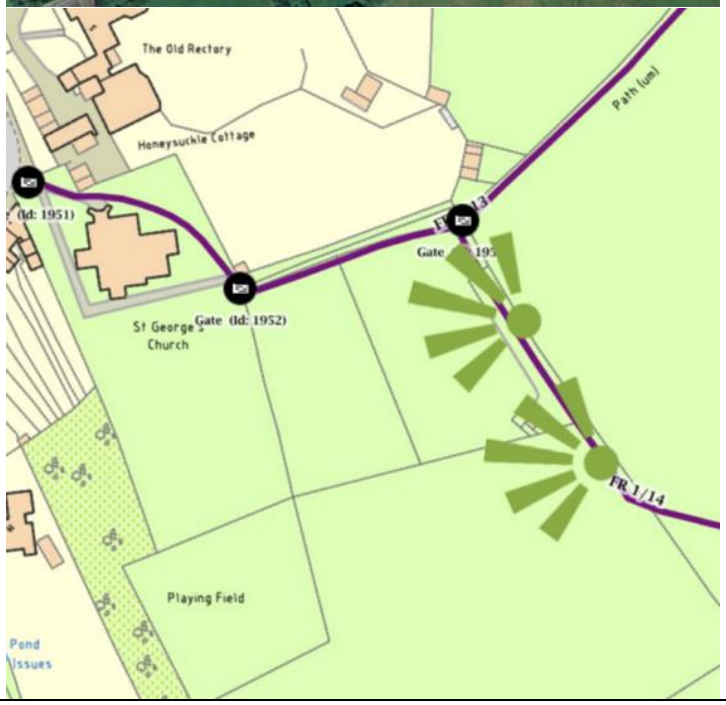
Footpath:
The view of the parish church across fields and framed amongst trees and hedgerows is of historic and cultural importance and significance. Development that would obscure the view or “harden” this soft setting of the church would be harmful. The age of the Norman Church dates back to the 14th 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 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 24% 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”. “

The maps below show the viewpoints from which the Protected View 1 can be seen:





Viewpoints for Protected View 1. Source: The Beckington Protected Views Assessment (2025)

The Beckington Conservation Area Appraisal (Mendip District Council 2010) states that: “8.3 The village has few dramatic views in or out and the Church is largely hidden from within the settlement”. This underlines how important and valued this Protected View of the Church across the fields is to the settlement and its setting.

A representative comment in the 2024 Parish Resident Survey was: “Would wish to preserve the open views of St George’s”.

The 2024 AECOM Beckington Design Guidance and Codes identifies six “important views” and shows photos of these: “2.3.3 VIEWS AND VISTAS 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”. The third of these important views is of the church:



Figure 22: View of St George’s Church and graveyard.

r) Does the site afford the public with significant views out into the wider countryside?
No. Bordered by hedge line as edge of field.

s) How is the proposed space of particular importance in respect of its historic significance?
Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?
Yes.

Grade 1 Norman Church from 12th century which is identified as a Valued Landmark building in the 2010 Conservation Area Appraisal. Also contributes to the setting of the Old Rectory (Grade 2).

The 2024 Beckington History Book states that the Church: "the foundations of which almost certainly date from Anglo-Saxon times" and that the: "Norman building which was constructed around 1140. There may have been a late Anglo-Saxon period (800s-900s) church on the same site. St George's and The Abbey are by far the oldest existing stone-built constructions in the village, although, not surprisingly both have been heavily altered over the last 900 years. Some of the parts of St. George's date from the early 1100s, not long after the Norman Conquest in 1066, in particular parts of the tower and chancel. Throughout the late Middle Ages, wealthy benefactors beautified and enlarged the Church. In earlier times the aristocratic (de) Erlegh family, whose tombs are built into the walls of the chancel, and later the St. Maur (Seymour/ Seyntmaur) dynasty, financed the enlargement and reconstruction of what had originally been a small Norman building.

During the 1400s, the local nobility's control of a large part of the village was taken over by a succession of wealthy clothiers, the first of which, John Compton, built The Chapel of the Blessed Mary (since known as Compton's Aisle) on the South side of the chancel. John went on to become the rector in 1473. He was followed by a succession of other benefactors mentioned earlier, like Thomas Webb, his son Robert in Elizabethan times and John Ashe, all of whom are buried in the Church."



Source: The Beckington History Book A Remarkable Village (2024

The Beckington History Book describes the unique features of St George's: "St.George's still retains a surprising number of early medieval features. The font dates from the 1200s and is very unusual as it is octagonal and is supported by 8 colonettes (small columns) made of Purbeck marble. Above the windows in the aisles are three imaginary lions (people of that time had little idea what they actually looked like), re-used as supports (corbels) for the roofs.

There are three piscinas (stone bowls with shelves) set into the walls for washing the vessels used in the Catholic Mass, as well as an unusual sedilia (seat) which has two levels, the higher for the priest, the lower for his deacon, all of which date from the 1300s. Another fascinating survivor from that period is the now empty housing for a Sanctus Bell, sited externally on the roof of the nave, which used to be rung at the presentation of The Host during the Mass in medieval times. Over many years, the single bell has been replaced by the current magnificent peal of eight bells, which completely fill the tower, still rung by a dedicated team of ringers led by Captain John Ball.

One of the glories of St. George's must be the wonderful roof of the nave, constructed around 1425. It replaced the original roof, which was wider. Its outline can still be seen above the tower arch. The 1425 roof was covered by a plaster ceiling during the late 1700s, but was revealed again for all to enjoy in the 1870s, at a time when the Church was mistakenly known as St. Gregory's (the error was not discovered until the early 1900s). This was due to an inaccurate entry made in an official record book in 1794. Although the well meaning Victorian restorers did much to save the ancient building for future generations, they removed all the internal plaster, which must have contained irreplaceable medieval wall paintings".



The Church in the late 1800s when it was known as St. Gregory's

Source: The Beckington History Book A Remarkable Village (2024)

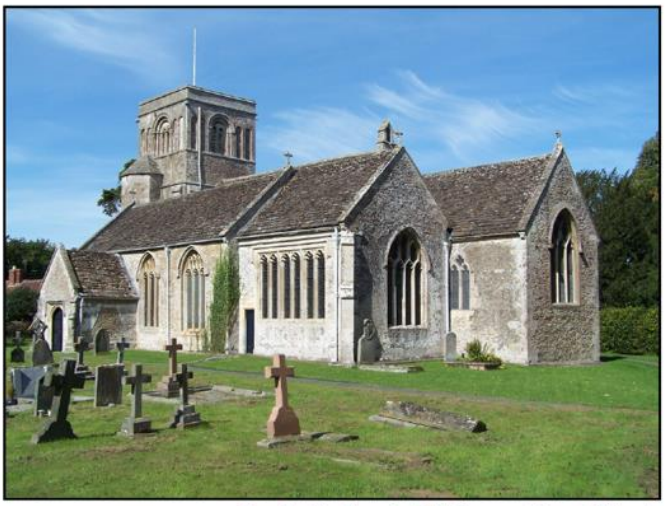
The History Book summarises the importance and significance of the Church: "St. George's remains one of the most fascinating buildings in the village, as it accurately reflects 900 years of local and religious history in its fabric".



Source: The Beckington History Book A Remarkable Village (2024)

The History Book continues that the Old Rectory: “country house was built in the 1600s by the church authorities to suitably house the rectors of St. George’s Church, which itself was one of the largest religious buildings in the area by the late 1400s”.

The Beckington Conservation Area Appraisal (Mendip District Council 2010) states that: “The Parish Church has impressive Norman features in its tower and chancel, suggesting rich Patronage”.

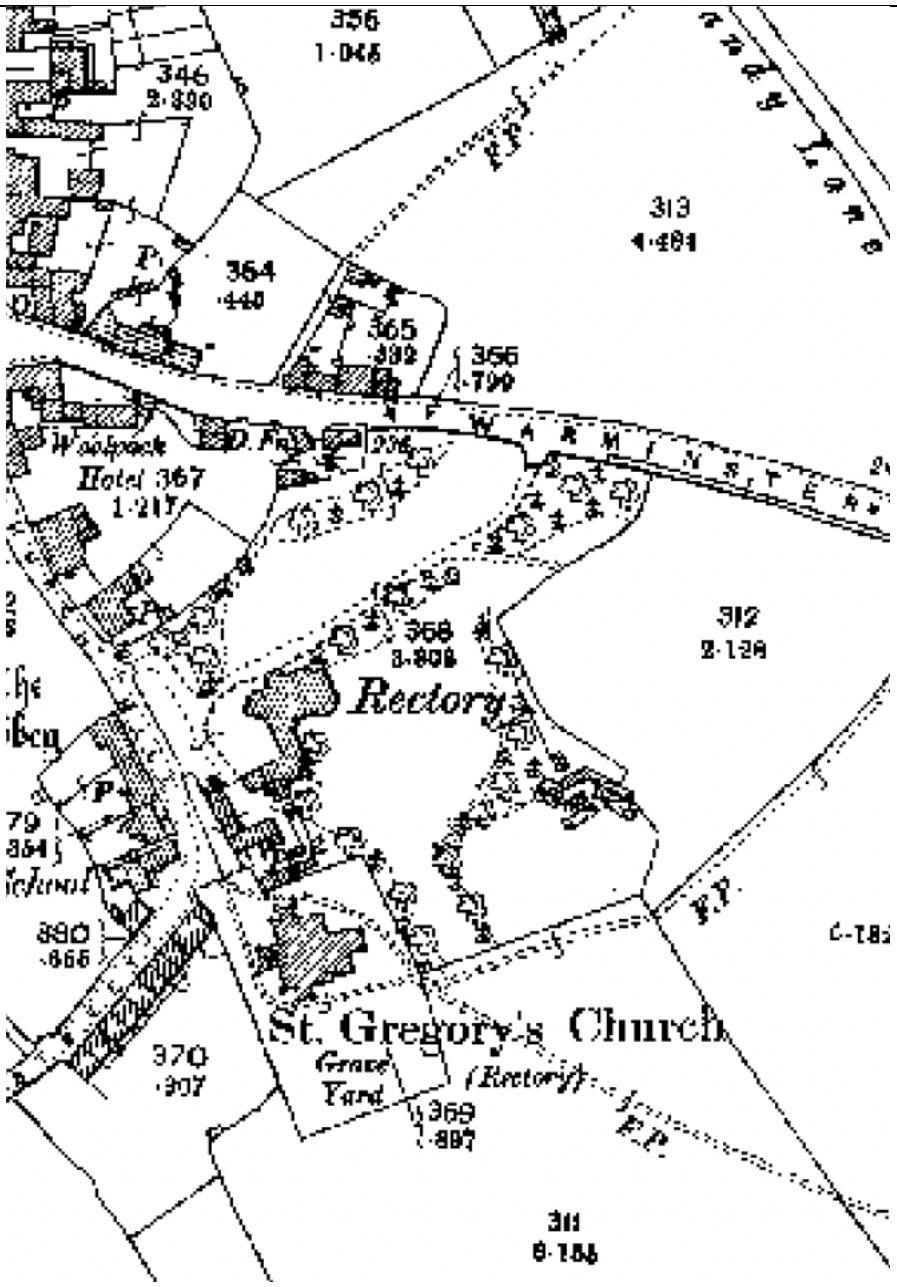


The Parish Church of St George, Church Street

www.mendip.gov.uk

The Beckington Conservation Appraisal (2010 Mendip District Council) states that: "7.1 The Parish Church displays a range of building periods and architectural styles, from the Norman west tower, 14th-century chancel and 15th-century south chapel and mid-15th-century clerestoried nave and aisles. Victorian restoration work by St Aubyn did not alter the basic plan".

The Beckington Conservation Appraisal (2010 Mendip District Council) c.1900 Ordnance Survey map shows the Church and Rectory.



t) How is the proposed space of particular local significance in respect of its recreational value? ***Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal recreation such as dog walking? How long has it been used, and who has access?***

A historic footpath to and from the village school dating from 1852 and the Norman Church from the 12th century. Local people, children and school groups can visit the shire horses in the field from the footpath FR 1/13.

The 2024 Beckington History Book states that: "the ancient footpath leading to St. George's Church across what used to be Glebe Land is still a major artery of the village. For many years, children from the village made their way along this path to Ravenscroft School in The Castle and Beckington School, and, prior to that, the path would probably have been a route for worshippers from Goose Street attending services in the Church. This continues today".



Beckington C of E Elementary School as it was in the late 1800s

Source: The Beckington History Book A Remarkable Village (2024)

Walking is the activity that the highest proportion of the parishioners regularly participate in.
In the 2024 Neighbourhood Plan Survey the highest proportion of parishioners regularly participate in these leisure and community activities:

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

kk) **How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil?** ***In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?***

There is a tranquil area with a Parish Council owned (and maintained) bench and a recessed area to the side of the footpath FR 1/13 for quiet reflection. The church yard is also tranquil for remembering ancestors – seating is available in this tranquil setting.

ll) **How is the proposed space of particular local significance, in respects of its wildlife value? Does the site have ecological value, trees, wildlife or habitat**? ***Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?***

Bat Consultation Zone Mells Valley SAC – Band B.

Vallis Vale (SSSI) Impact Risk Zone.

mm) **Does the site form a significant green break within the settlement?**

Yes

nn) **Are there other reasons that make the site special to local people?** ***Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.***

No

oo) **Is there evidence demonstrating that the site is special to local people?**

Yes. This is important to the community as evidenced by the results of the March/April 2024 Neighbourhood Plan Survey. Respondents were asked '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". This site was the 6th of the spaces specified as a green space to be protected by 7% of respondents.

At the Neighbourhood Plan launch consultation parishioners were asked to write down "What is unique about the parish and gives it its sense of place?". One respondent wrote: "Walking along Sue's Walk to the Church" and another: "The chickens and the shire horses".

At a packed Public Meeting on December 8th 2015 the parishioners voted for part of this site. The Glebe Field to be included in Beckington Parish Council's Formal response to the Mendip Local Plan Part 11 to be designated as a Local Green Space.

Mendip Local Plan Part II: Sites & Policies – Issues and Options Consultation

Issues and Options Response Form

MENDIP DISTRICT COUNCIL

This form accompanies the Issues and Options Consultation documents, available at www.mendip.gov.uk/localplanpart2 or on request from the Council.

Responses must be received by no later than 5pm on **Wednesday 16th December 2015.**

You can photocopy this form, collect additional ones from Council Access Points and District Council Offices or download copies from www.mendip.gov.uk/localplanpart2.

For further information or advice, or if you require this document in another format such as Braille, large print or another language then please contact the Planning Policy Team by email: planningpolicy@mendip.gov.uk or telephone: (0300) 303 8588.

Contact Details	
Name: Beckington Parish Council **Organisation** *(if applicable)*: **Address: 5 The Cooperage, Frome** **Postcode: BA11 1JX** **Email: parishcouncils.frome@gmail.com** **Tel: 07704 584953**	*If you have appointed somebody to act as your agent, please give their contact details. All correspondence will be sent to the agent:* **Agent Name:** **Company Name:** **Address:** **Postcode:** **Email:** **Tel:**
Signature: Joy Book, Clerk to Beckington Parish Council	**Date: 14.12.15**

The specific question and Beckington Parish Council response about Local Green Space that was voted for in the Public Meeting is copied below. This site in referred to in point 2.3:

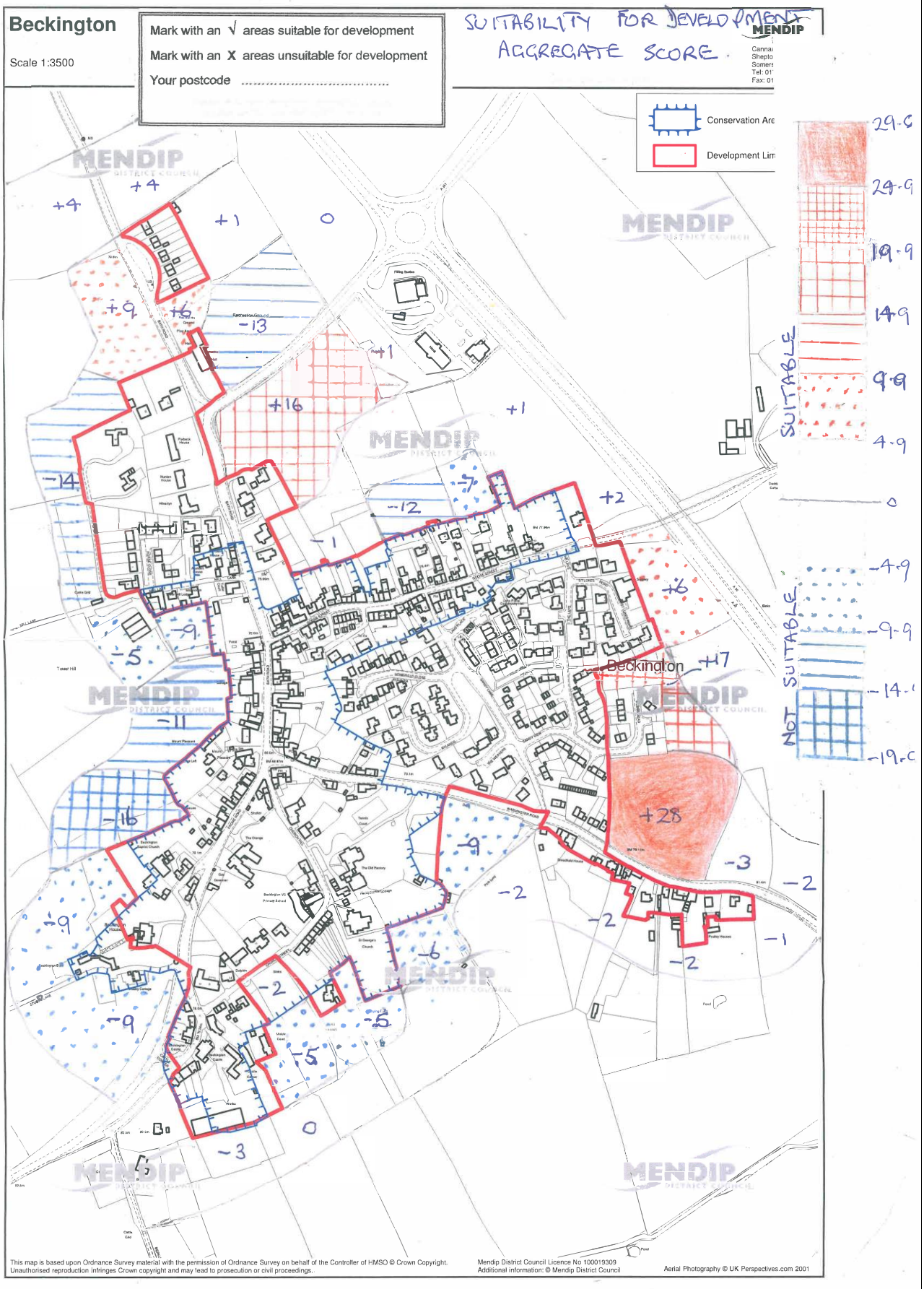
Question Reference	Response
BECK Q13 Are there any new areas of land that you feel merit designation? If so please provide details of where and why.	There are many. **1 Within the current development limit** 1.1 The mound alongside Rylands and Sandy Lane which makes a valuable visual contribution to the street scene. **2 Outside the current development limit** 2.1. In the pre plan submission draft for the Local Plan Part I, a piece of land in Church Street was put forward. This was recognised in 2014 but does not appear on the map provided for this consultation. We would wish this to be designated and included on the map now. It is used as grazing land. The designation should be made in order to preserve the open nature of this part of the street scene in the Conservation area. 2.2 The Glebe Field. As its name tells us this field has had a special significance for the village for a considerable time and is still used by the village today for fetes and should be given a designation so that it can remain as a green space. 2.3 All fields inside the footpath between Warminster Road and the western tip of the Glebe field and from there to the edge of the land occupied by SEA in order to protect ancient views of the Grade 1 listed church of St. George. 2.4 The fields between Mill Lane, Stubbs Lane and the Conservation Area, to protect ancient views in and out of the village.

Please see here the full Beckington Parish Council submission to the Mendip Local Plan Part 11 Issues & Options Consultation that was voted for by the Public Meeting on December 8th 2015:

http://www.beckingtonparishcouncil.org.uk/old_site/docs/2015/PART_II.pdf

In the 2015 Beckington Parish Council Development Site Survey this site was the 9th least favoured by parishioners to be developed. Please see the results of the 2015 Site Survey

below in a map (please see map on next page):



pp) Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty? Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.
Yes. Aesthetic value including a Protected View 1 across the land to the Norman Church.





Viewpoints for Protected View 1. Source: The Beckington Protected Views Assessment (2025)



Protected View 1. Source: The Beckington Protected Views Assessment (2025)

The Beckington Protected Views Assessment (2025) states that:

"Protected View 1Views 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 historic and cultural importance and significance. Development that would obscure the view or "harden" this soft setting of the church would be harmful. The age of 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 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 24% 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".

qq) Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?
Yes. Cultural history of people walking on the footpath to/from the church and school (1852). This is fundamental to the setting of the character and landscape settlement.

rr) Does the green space contribute to the sense of place / local identity?
Yes. Cultural history of people walking on the footpath to/from the church and school (1852). This is fundamental to the setting of the character and landscape settlement.

Is the green area:

i) local in character? Yes

j) an extensive tract of land? No

Is there public access to the site?

Yes to public footpath FR 1/13



Would the site provide the public with amenity value without public access?

No

Ownership

Church of England, a local farming family and local private resident.

Do you know if there is currently a planning application or permission for this site?

No

Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?

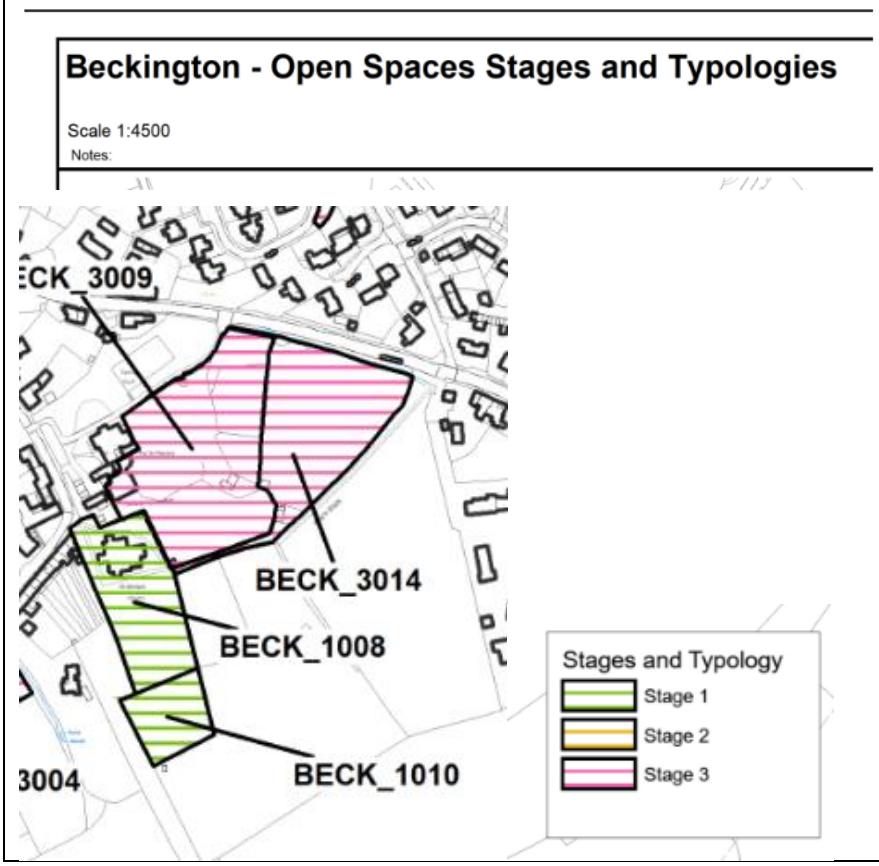
No

Is the site already protected from development AND would designation provide no further protection?

In the Mendip Open Space Audit (2021) and Mendip Local Plan 2006 to 2029 parts of this site were given a Local Plan Policy DP2 notation as an Open Areas of Local Significance. The areas noted are:

- land surrounding St George's Church to the north of Sue's Walk that is private gardens and grounds. This was in Typology 3 of the Open Space Audit: Green infrastructure. Typology 3.1 is for open and green spaces which contribute to local green infrastructure;
- St George's Church, Churchyard and cemetery and the paddock to the south of St George's cemetery. This was in Typology 1.1 of the Open Space Audit: Spaces providing for informal leisure and recreation.

These Typologies are not designations but are intended to help describe and characterise the spaces.



Summary and recommendations:

This meets the criteria for a NPPF Local Green Space designation.

LGS6 Fields south of Mill Lane / Beckington Loop

Site Assessment Form (Green Space)
Site Name / Ref: LGS6 Fields south of Mill Lane / Beckington Loop
Site Address: Fields south of and Mill Lane and and footpath PROW FR 1/3 BA11 6SZ, BA11 6SN
Site Area: Using Google Maps Area Measurement Tool: 6.3 hectares



Description/ Overview








14





Current Use:

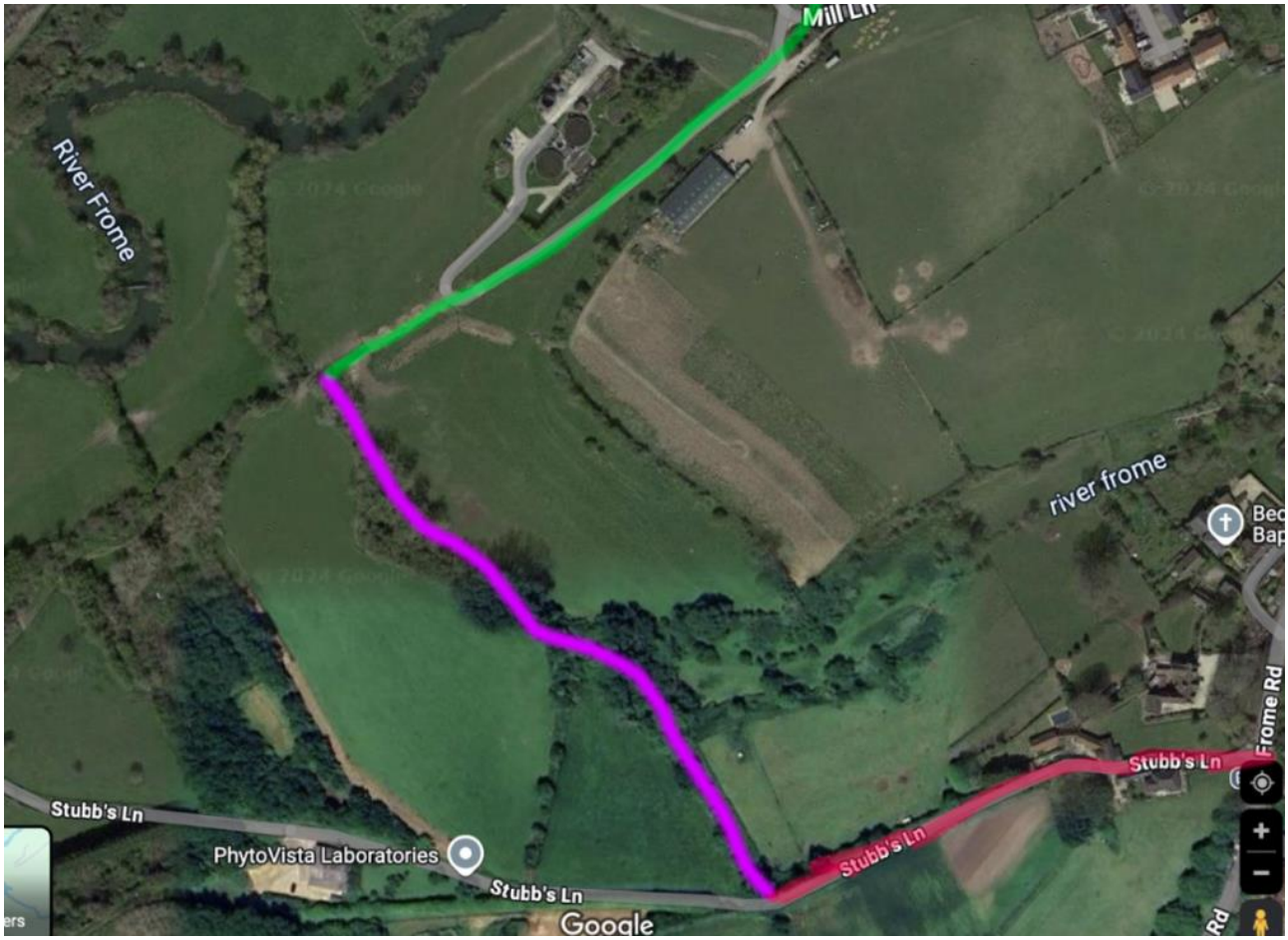
Agricultural. Predominantly grazing for sheep.

The 2024 Neighbourhood Plan Site Assessments states that part of this site BNDP SA 2e is: “Agricultural. Planning permission for dog exercise - Sui Generis use. This would appear unimplemented as character of land is agricultural – grazing land”

Clearly defined boundaries: ***Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?***

Yes. The site has clear physical boundaries in the form of hedging, fencing, footpaths and lanes. There is a very well used and popular route called ‘The Beckington Loop’ that follows the Macmillan Way footpath PROW 1/4 on Stubbs Lane, turns right onto a permissive path and then links to footpath FR 1/3 that joins Mill Lane.

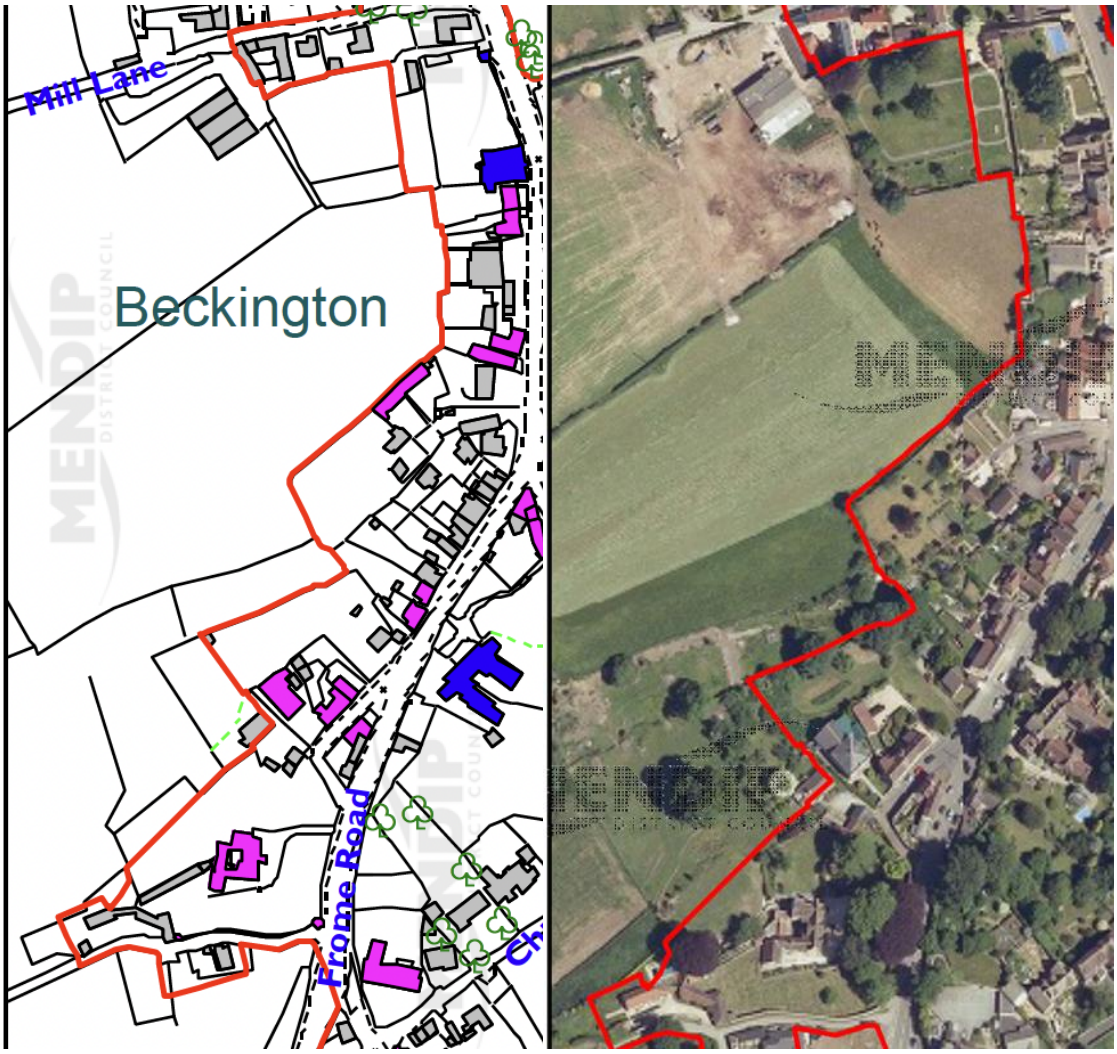
Please see map below of the Beckington Loop:



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

Designations (Conservation Area/ Significant Gap etc.):

The site immediately abuts Conservation Area for all of its eastern side (please see maps on following page):



Key

- Conservation Area Boundary
- Listed buildings
- Grade I
- Grade II*
- Grade II
- Tree Preservation Order

Source: Beckington Conservation Area Appraisal (Mendip District Council 2010)

Provides the setting for the historical Conservation Area. Abuts and forms part of the setting of 13 Grade 2 and two Grade 2* listed buildings which include Beckington House (the Beckington 2024 History Book states that "probably has Tudor foundations"), The Baptist Chapel (1786), The Cedars (c.1653) and The Cedars gazebo which are referred to as Landmark Buildings in the Conservation Area Appraisal (Mendip District Council 2010) - three of only eight Landmark Buildings in the village.

In June 2024 the Somerset East Planning Team in their Mendip Local Plan Part II Limited Update SHELAA Sites Assessment assessed a large part of this site to be adjacent to Areas of High Archaeological Potential (AHAP). In their Site Assessments this site is referred to as BECK005c:



The Somerset East Site Assessment states:

Conservation Area / Listed Buildings / Areas of High Archaeological Potential
Conservation Area: Adjacent to Beckington Conservation Area. Listed Buildings: Adjacent and in close proximity. AHAP: Adjacent.
Designated Landscape

The 2010 Mendip District Council Beckington Conservation Area Appraisal states that: “2.3 There are clean edges to the village… along most of the western side behind Bath and Frome Roads… This undeveloped land is important in maintaining historic boundaries, preserving views into and out of the village and providing a setting for older buildings”.

The Mendip Local Plan Part II Limited Update June 2024 SHELAA site assessment designates this as “Landscape Character Area B3: Lower Frome Valley” and states that it Is “Adjacent to Beckington Conservation Area. Listed Buildings: Adjacent and in close proximity. AHAP: Adjacent”. Mendip define AHAP is Area of High Archaeological Potential.

Criteria and reason for protection

Is the green space in reasonably close proximity (walking distance) to the community it serves?

Yes

How does it relate to surrounding settlement?

It is between the public footpaths and the settlement itself. Provides the setting for the historical Conservation Area. Abuts and forms part of the setting of 13 Grade 2 and two Grade 2* listed buildings which include Beckington House (the Beckington 2024 History Book states that "probably has Tudor foundations), The Baptist Chapel (1786), The Cedars (c.1653) and The Cedars gazebo which are referred to as Landmark Buildings in the Conservation Area Appraisal (Mendip District Council 2010) - three of only eight Landmark Buildings in the village.

The Beckington Protected Views Assessment (2025) states that:

"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 12-1300s. 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.

Any development that would obscure or dilute the visual relationship between the old village 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".

Is the proposed site "local in character"?

Yes. As the site has always been used predominantly for sheep grazing and so as above the character of the site is local and dates back to Beckington's historic importance as a centre of the woollen trade was founded, from at least the 12-1300s. It tells the story of the village itself.

This site "shows the fundamental relationship between the sheep grazing the hillside, the river in the valley bottom and its tributary that runs through the site, and the heritage of fine historic buildings in the abuting conservation area to be valued by current and future generations" (The Beckington Protected Views Assessment 2025).

Is the green space demonstrably special to the local community, holding particular local significance? (describe below)

u) Are there significant public views from the local area into or across the site?

Yes. There are four Protected Views out of only six (66%) for the Parish into this site. These four views are from six viewpoints across the site and from the local area. These are detailed in the Beckington Protected Views Assessment. These are marked on this map on the next page:



Viewpoints for Protected Views 2,3,4 and 5. Source: The Beckington Protected Views Assessment (2025)

Protected View Number 2:

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







Protected View 2. Source: The Beckington Protected Views Assessment (2025)

The Beckington Protected Views Assessment (2025) states that:

"This view from the village street in the conservation area 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.

Development that would significantly reduce the gap and the view it affords would be harmful.

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

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 Number 3:

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









Protected View 3. Source: The Beckington Protected Views Assessment (2025)

The Beckington Protected Views Assessment (2025) states that:

“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 just apparent along the ridge, can easily be read.

The view is of landscape value and historic / cultural significance.

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

In the Neighbourhood Plan 2024 launch consultation 53% 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 Number 4:

Views of River Frome valley and western edges of Beckington village, across sloping fields, from public footpath leading from Stubb's Lane and the Beckington Loop:









Protected View 4. Source: The Beckington Protected Views Assessment (2025)

The Beckington Protected Views Assessment (2025) states that:
"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.

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

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

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 53% of respondents said that this was their favourite view".

Protected View Number 5:
Views of western edge of Beckington village, across sloping fields, from the Beckington Loop (north) and public footpath connecting with Mill Lane







Protected View 5. Source: The Beckington Protected Views Assessment (2025)

The Beckington Protected Views Assessment (2025) states that:

"These views across the fields to the village edge are available from Public Right of Way FR 1 / 3 , 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.

Development that would obscure the views or disturb the historic relationship between the grazing fields and the village, as perpetuated in this landscape, would be harmful".

The 2024 Neighbourhood Plan Site Assessments states that part of this site BNDP SA 2e: "The site is highly visible in a range of views from the surrounding area.

The site area lies on an exposed landscape plateau on the edge of a river valley. Due to this distinct landform the site is prominent and highly visible in a range of views including important local views from Mill Lane and PROWs to the west and southwest. The site forms part of a wider appreciated view of this part of the settlement from the south and east. This wider appreciated view from various viewpoints along with the contribution this land makes to the local area has been identified as important and worthy of protection in the emerging NDP. The site forms part of an identified Local Green Space (LGS) (ref 6) and in protected views (ref 2, 3, 4 and 5).

Public vantage is limited to the east (Bath/Frome Road) by the existing built environment.

These findings are consistent with the SHELAA site assessment undertaken by the LPA".

The 2024 Neighbourhood Plan Site Assessments also states that part of this site BNDP SA 2e: "The site is highly visible in extensive and long-distance views, making the landscape impact an important matter to consider… Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: edge of river valley, and prevailing characteristics of the settlement. Thus, the magnitude of change resulting from residential development (the CfS is undertaken to assess land for housing allocation in the emerging NDP) on the landscape and the rural character of the settlement is considered to be significantly adverse. The site and views over the site have been identified as important and worthy of protection in the emerging NDP as LGS (ref 6) and Protected Views (ref View no. 2, 3, 4 and 5). Development would fundamentally alter the character of this land from undeveloped open countryside to urban built form".

The 2010 Mendip District Council Beckington Conservation Area Appraisal states that: "2.3 There are clean edges to the village… along most of the western side behind Bath and Frome Roads... This undeveloped land is important in maintaining historic boundaries, preserving views into and out of the village and providing a setting for older buildings".

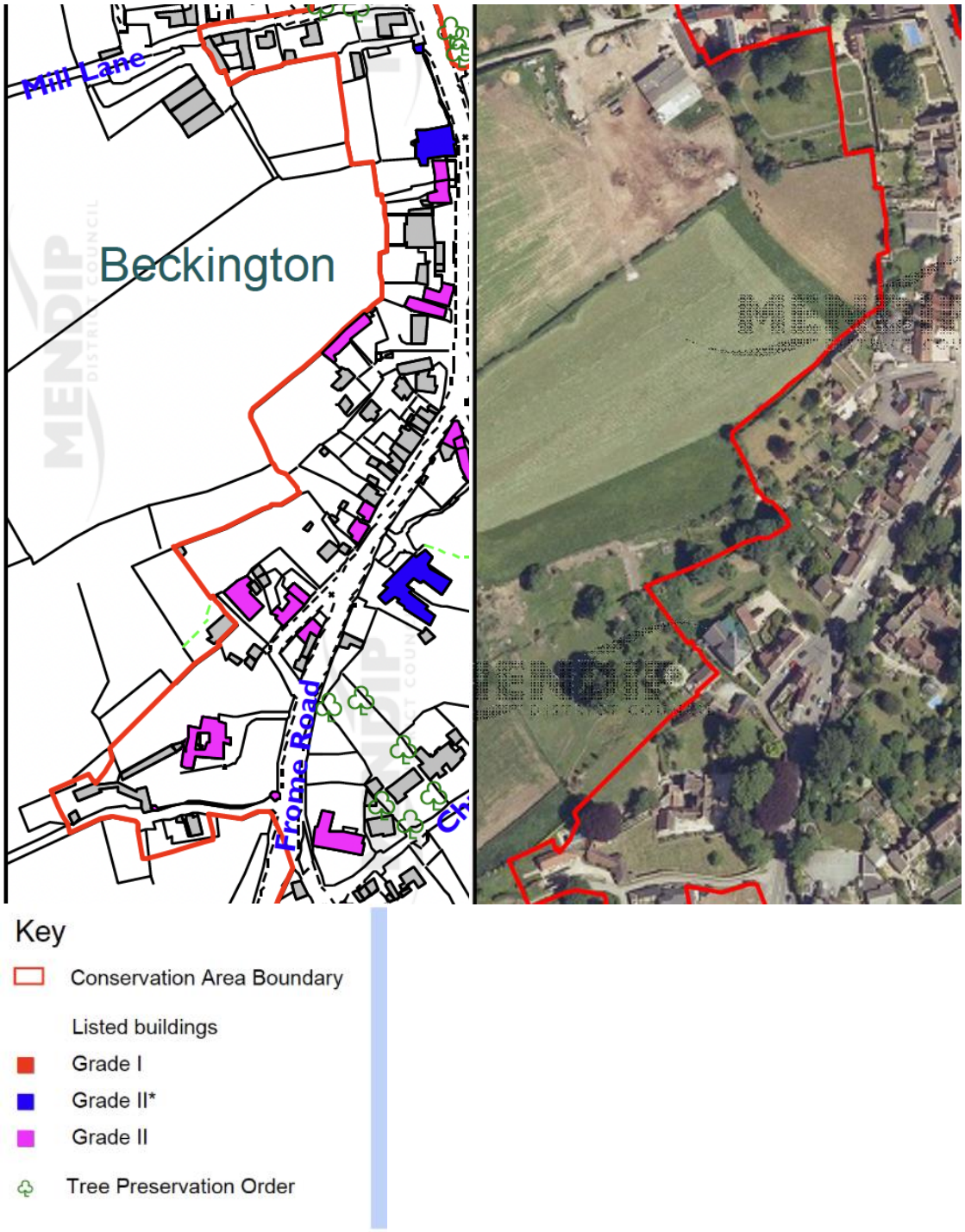
v) Does the site afford the public with significant views out into the wider countryside?
Yes. Across to Orchardleigh and the Protected Park. Looks out over the River Frome valley and the historic mill at Eden Vale.

The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for villages Sustainability Appraisal Appendix 2b states that for part of this site BECK005c states that: "This site is on the edge of the river valley, with views to the west. It is prominent on the edge of the village and development would be harmful to landscape character".

The 2024 Neighbourhood Plan Site Assessments states that part of this site BNDP SA 2e: "Long distance views are available to the west and southwest. Views east and north are limited by existing development".

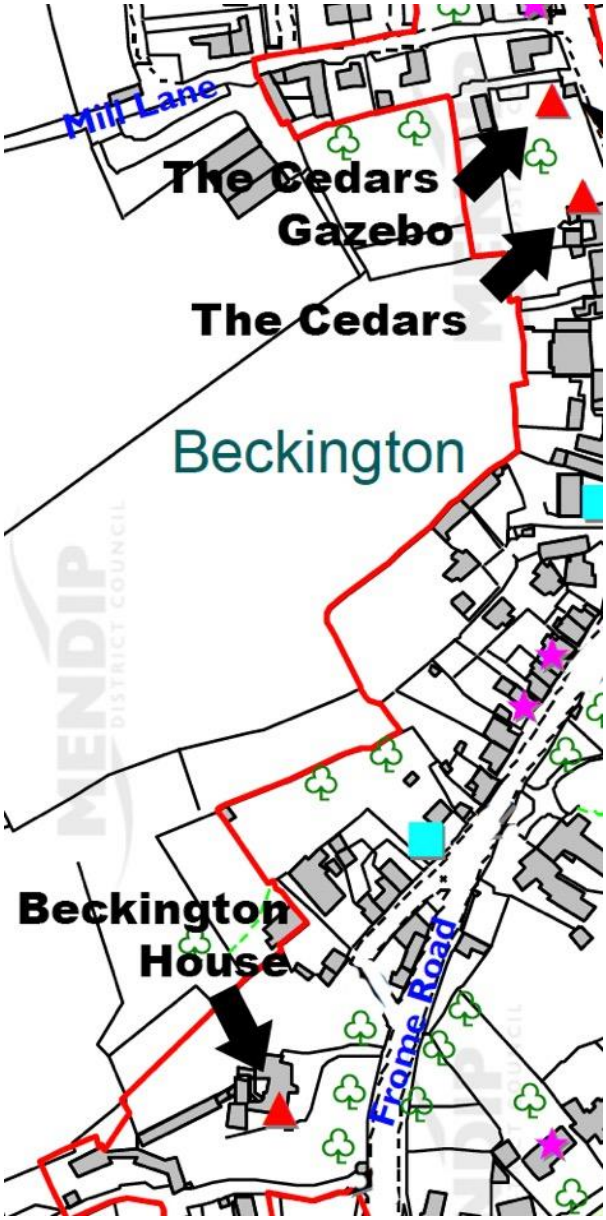
w) **How is the proposed space of particular importance in respect of its historic significance?** ***Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?***

The site contributes to the setting of 13 Grade 2 and two Grade 2* listed buildings. It also contributes to the setting of the Beckington Conservation Area:



Source: Beckington Conservation Area Appraisal (Mendip District Council 2010)

It contributes to the setting of Beckington House (the Beckington 2024 History Book states that "probably has Tudor foundations), the Baptist Chapel (1786), The Cedars (c.1653) and The Cedars Gazebo which are valued Landmark Buildings in the Beckington Conservation Area Appraisal – three of only eight in the village. In the map below the Landmark Buildings are marked with a ▲:



The 2024 Neighbourhood Plan Site Assessments also states that part of this site BNDP SA 2e: "New residential development on this site would result in substantial harm to the rural setting of a number of designated heritage assets including a Grade II* listed building which holds particular importance of more than special interest – only 5.8% of listed buildings are Grade II* (Historic England: historicengland.org.uk)".

The 2024 Neighbourhood Plan Site Assessments also states "In my opinion, the site makes an important contribution to the setting of the numerous Grade II and Grade II* listed buildings that adjoin the site to the east and north, and the foreground to the designated Beckington Conservation Area. The site forms a significant part of the open rural context that characterises this part of the settlement. Development of this site would irrevocably erode and thereby fail to conserve the significance of the open rural setting on nearby

designated heritage assets". "Development of the site area would result in the subdivision of the existing historical field pattern".

The 2010 Mendip District Council Beckington Conservation Area Appraisal states that: "2.3 There are clean edges to the village… along most of the western side behind Bath and Frome Roads... This undeveloped land is important in maintaining historic boundaries, preserving views into and out of the village and providing a setting for older buildings".

The Beckington Protected Views Assessment (2025) states that:
"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.

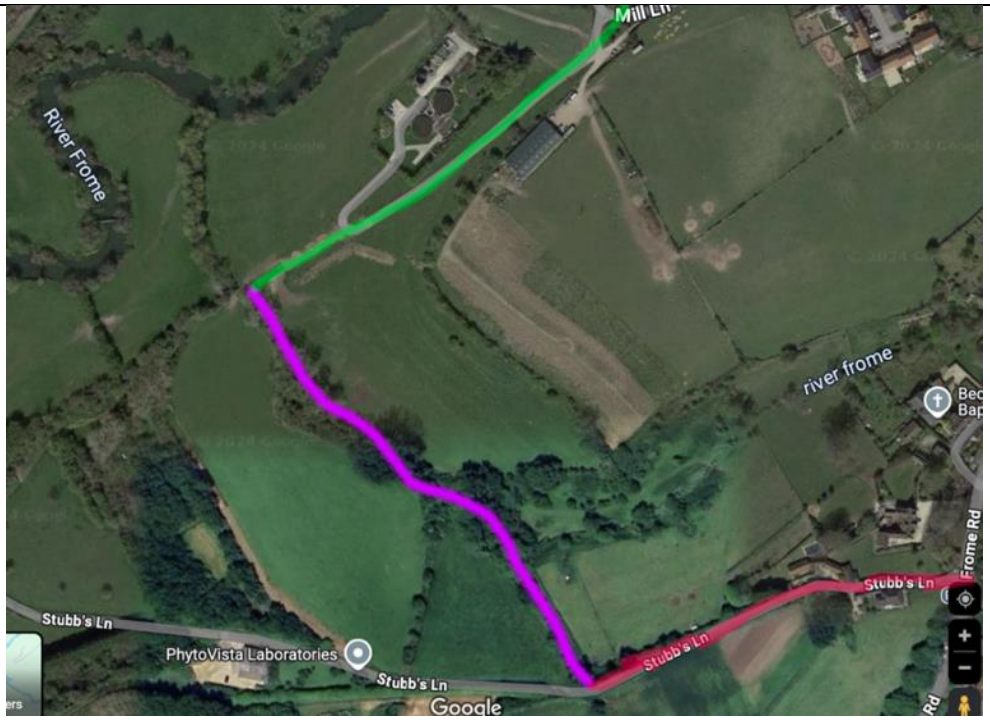
The sheep that, today, graze the grassy slopes down from the village edge are the successors of those whose wool was the source of products on which Beckington's historic importance as a centre of the woolen trade was founded, from at least the 12-1300s . In combination with the fulling mills that once 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.

Any development that would obscure or dilute the visual relationship between the old village 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".

The space was used as a school playing field and used by the village historically for community events:



x) **How is the proposed space of particular local significance in respect of its recreational value?** ***Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal recreation such as dog walking? How long has it been used, and who has access?***
Yes. Three well used footpaths abut the site: the important long-distance coast to coast Macmillan Way PROW FR 1 / 4 on Stubbs Lane, PROW FR 1 / 3 that joins Mill Lane and the permissive path that together form the popular and very well used 'Beckington Loop':



KEY:

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

Pink: the permissive path link

Green: PROW FR 1/3

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

These footpaths are very well used by the public for walking and dog walking. There is a dog poop bin on the footpath PROW FR 1 / 4 which is the Macmillan Way at the junction of Stubbs Lane and Frome Road. This was asked for in a 2016 Parish Council Survey and installed shortly afterwards.

In the Neighborhood Plan Launch event in April 2024, when parishioners were asked to write down the main things that make the Parish unique and give it its unique sense of place, the top two elements were:

- Views 39% of respondents;
- Footpaths 30% of respondents.

This site offers views from three footpaths thus combining the two most important elements that the community value and feel give Beckington its unique sense of place: views and footpaths.

Walking is the activity that the highest proportion of the parishioners regularly participate in.
In the 2024 Neighbourhood Plan Survey the highest proportion of parishioners regularly participate in these leisure and community activities:

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

Springmead School pupils walk along the Macmillan Way on Stubbs Lane to their Sports Field and then right onto the permissive path part of the Beckington Loop to their Wildlife Work Area. The school has used both these areas for over two decades:



In the Neighbourhood Plan 2024 launch consultation when asked about what gives Beckington its sense of place representative comments were:

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

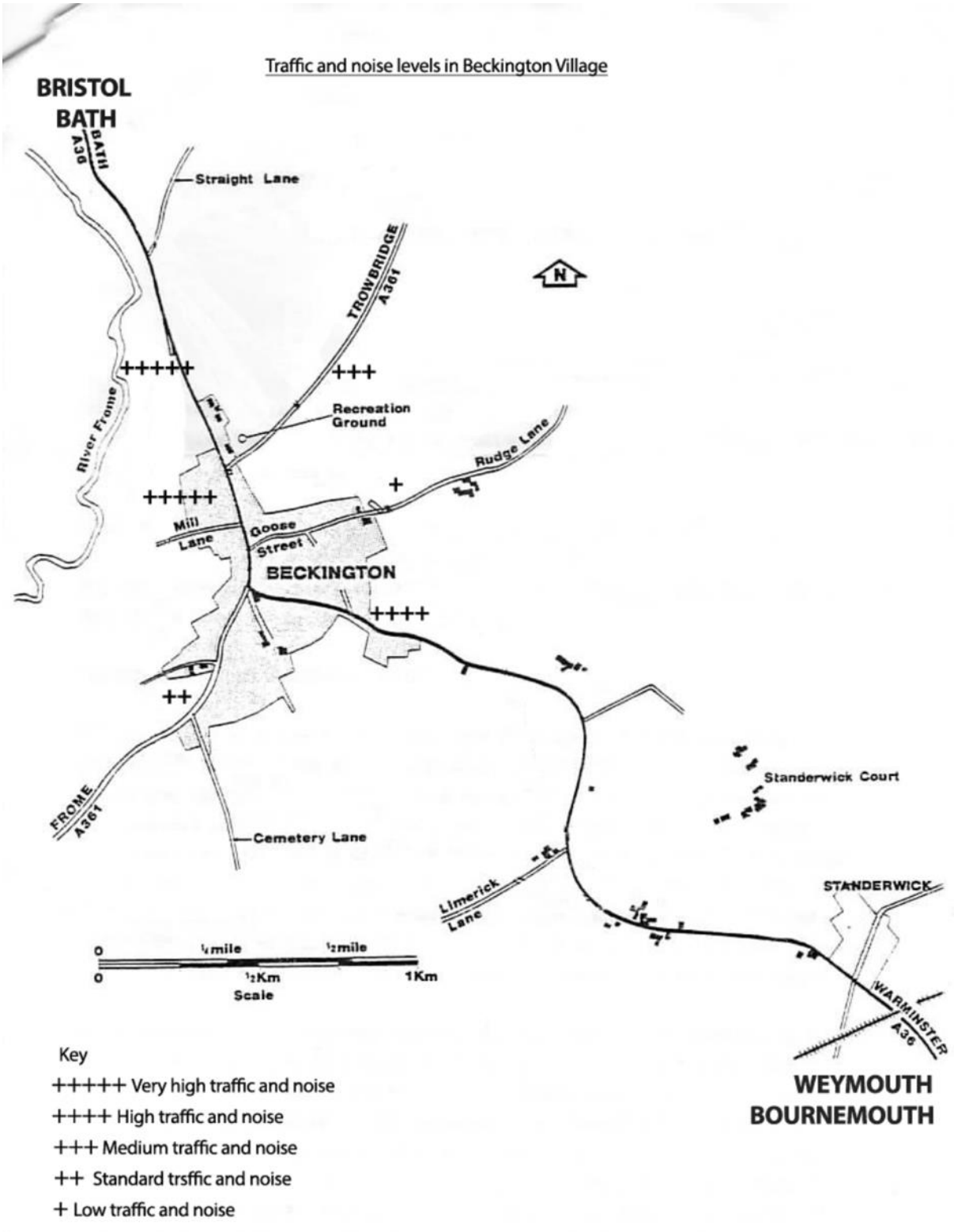
"Superb number and variety of footpaths. My favourite are Stubbs Lane to Orchardleigh and the Beckington Loop: the kids and dogs love them"

ss) How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil*? In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?*

Yes. The site is away from road noise with the River Frome tributary running through it. The community appreciate quiet country walks along the three tranquil footpaths that go round three sides of the site (PROW 1/ 3 PROW FR 1/ 4 and the Beckington Loop). This site has historically always been a tranquil area and appreciated as such by the local community.

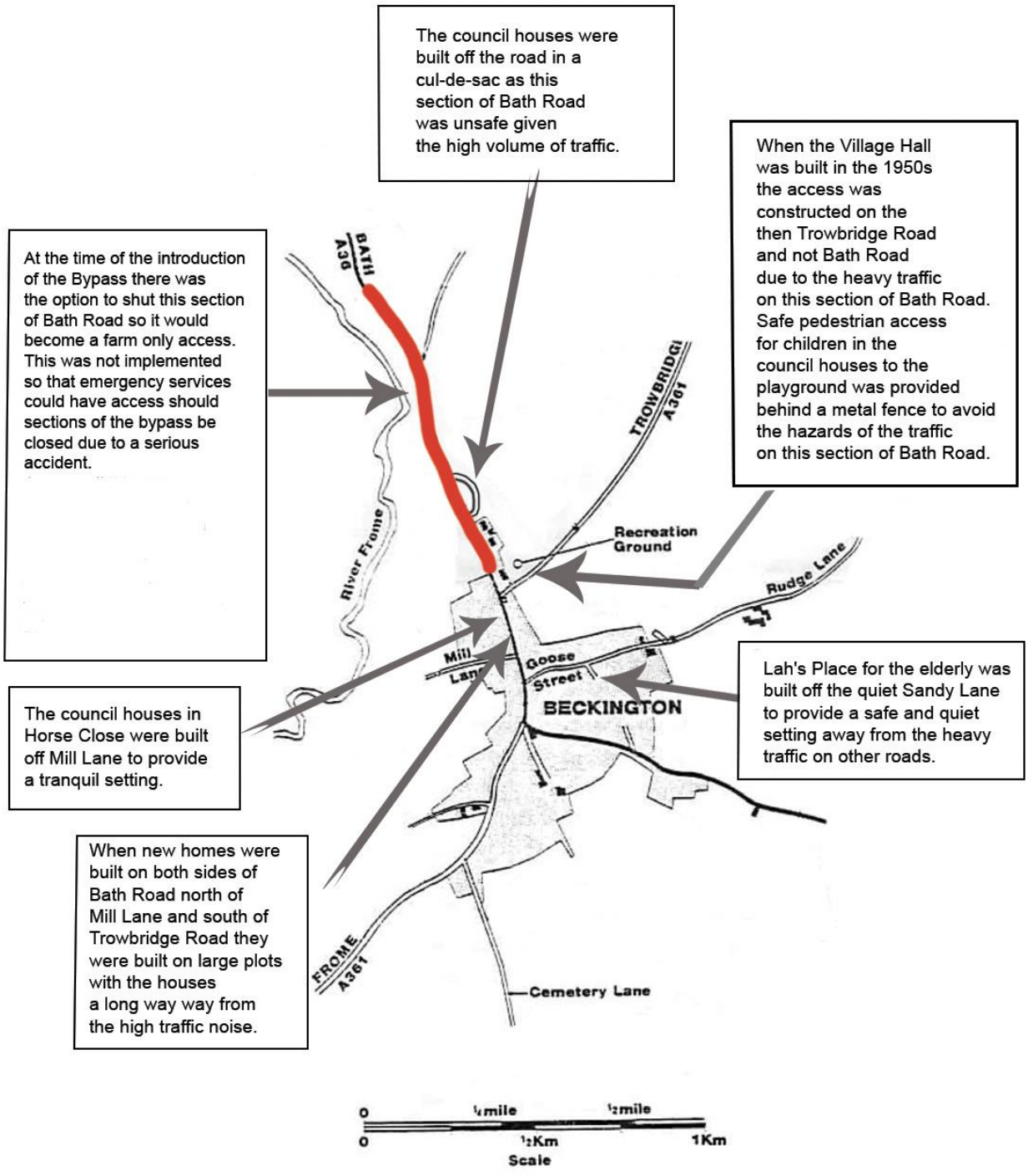
Before the bypass was built in 1989 Beckington Village was on the major route to and from Bristol, Bath, Weymouth and Bournemouth. As in an article in the Bristol Evening World newspaper on April 26th 1960 stated: "Beckington has one of the busiest streets in the South-West, with endless streams of cars and heavy lorries. In the summer things get worse. For this village lies on the favourite route of the Midlands motorist to holiday spots like Bournemouth and Weymouth". The village began campaigning for a Bypass in 1936. As the Chairman of the Parish Council says in the article: "It's ironic that as long ago as before the last war a blue-print plan for a new by-pass to take the traffic out of Beckington was approved. Since then the plan has lain in some official pigeon-hole gathering dust, while the traffic problem in Beckington has grown more acute". The article states that a traffic census was conducted in 1959 and "on an average weekend holiday traffic reached a peak of 800 vehicles an hour".

For most of the 20th century the high volume of traffic made parts of Beckington village very noisy. Please see the Beckington Parish Traffic and Noise Level map on the next page.

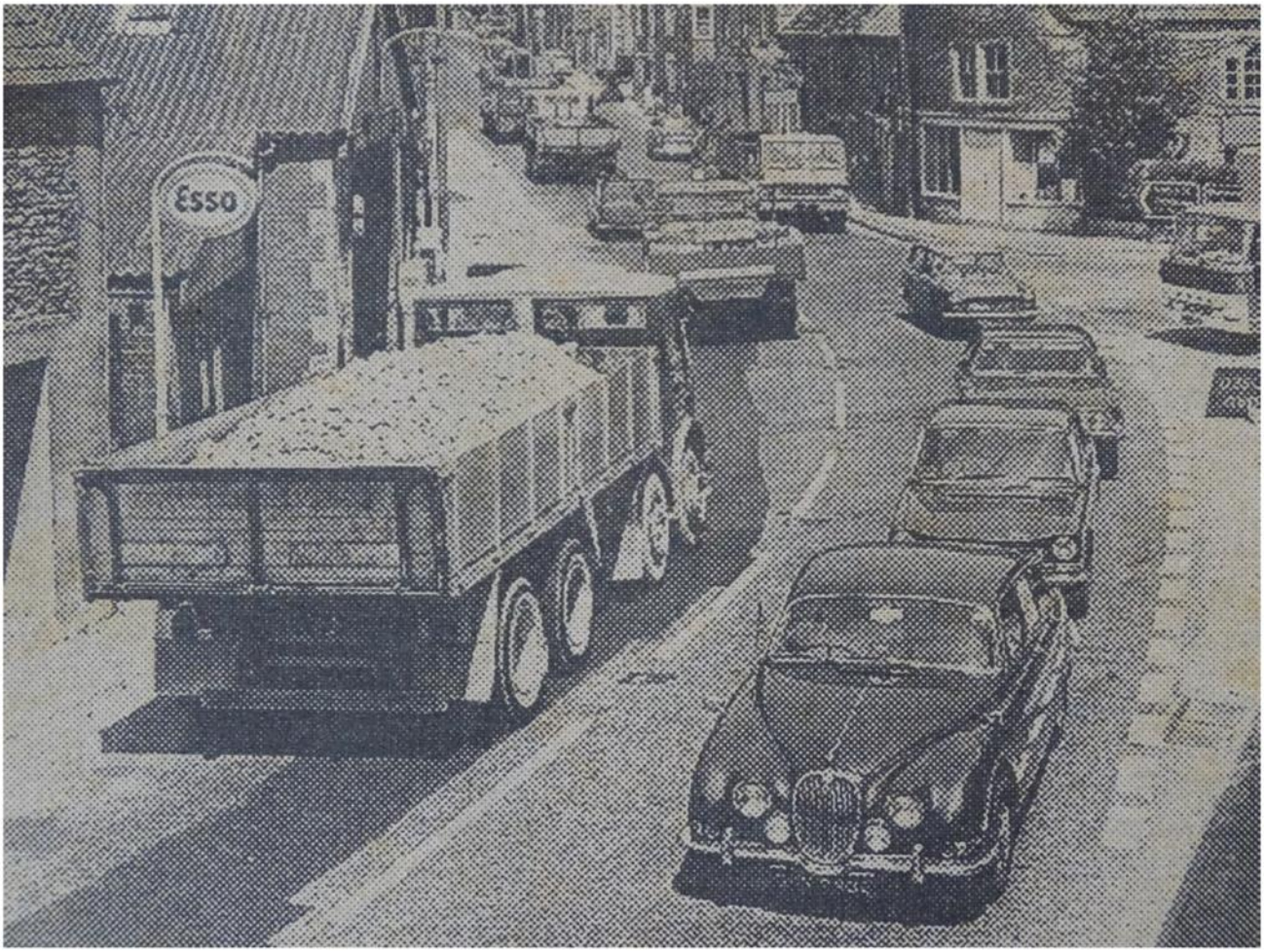


Source: Beckington Parish Council

The very high levels of traffic and noise meant that when the council houses were built on Bath Road to the north they were built on a curved cul de sac to ensure safer access and egress. It would have been unsafe to build them on Bath Road. Similarly when the Village Hall (the Memorial Hall) was built in the 1950s the access was built on the Trowbridge Road and not on Bath Road due to the high volume of traffic on that section of Bath Road. The map below shows this:



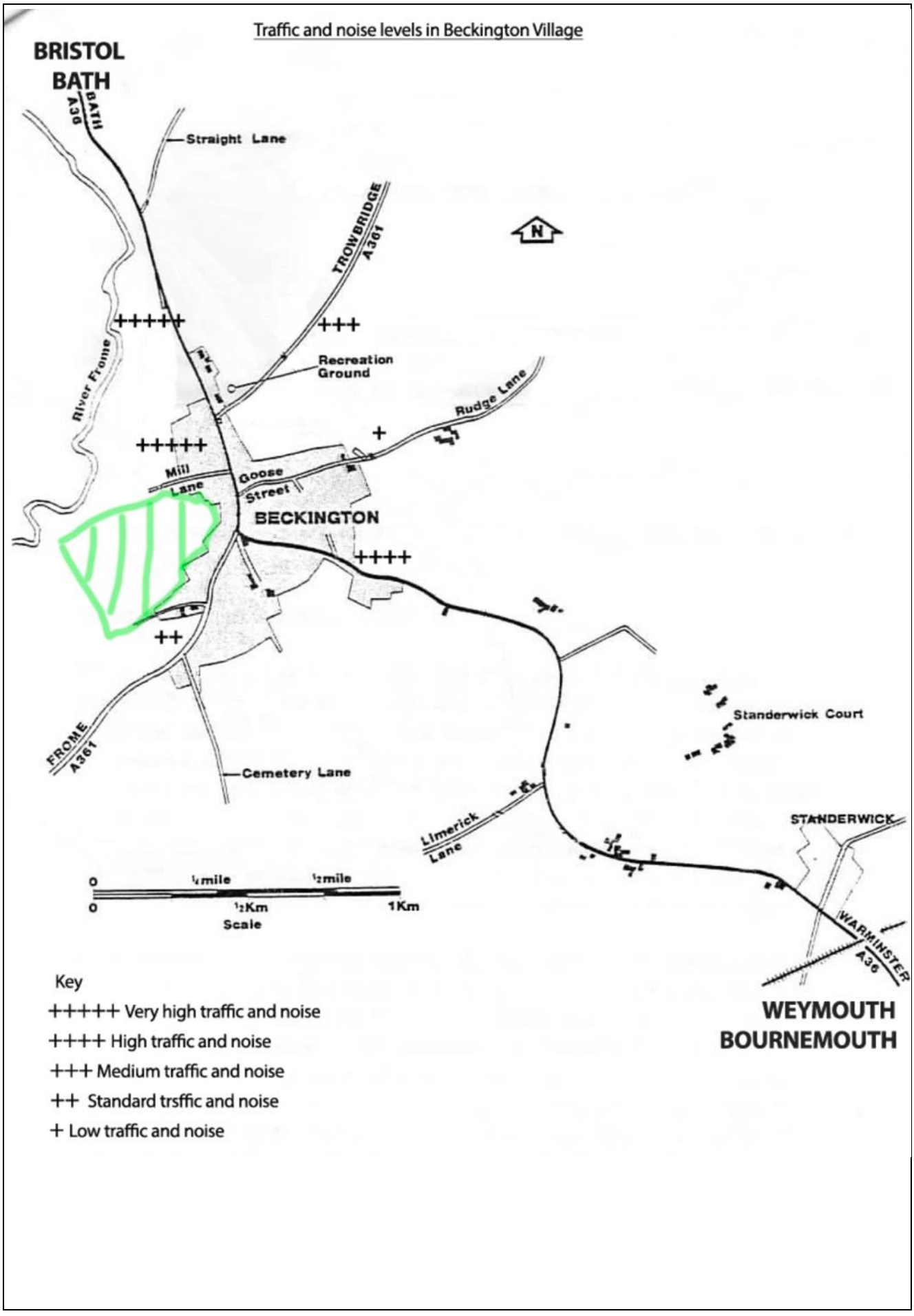
The 2024 Beckington History Book states: “As communications developed in North Somerset during the 1950s and 1960s, Beckington became a place to visit, and local shops catered for tourists who passed through on what became a major road junction connecting Bristol and Bath to Warminster, Salisbury, Southampton, Poole, Frome and Trowbridge. Sadly,the village up with slow-moving traffic, causing much distress to local inhabitants due to the noise and petrol fumes from slow-moving vehicles. Finally, the Ring Road came into being in November 1989, thus restoring some peace and quality of life to the community”.



Traffic Jam in the Bath Road in the 1960s

Source: The Beckington History Book: A remarkable village (2024)

This site is marked on the Beckington Parish Council Traffic and Noise Map below on the next page. It can be seen to have been a tranquil area for the community away from the high volume road noise for most of the last century before the bypass was built in 1989:


Traffic and noise levels in Beckington Village
BRISTOL
BATH
BATH
A36
Straight Lane
TROWBRIDGE
A361
N
River Frome
Recreation
Ground
Rudge Lane
Mill
Lane
Goose
Street
BECKINGTON
FROME
A361
Cemetery Lane
Standerwick Court
Limerick
Lane
STANDERWICK
WARMINSTER
A36
0
¼mile
½mile
0
½Km
1Km
Scale
Key
+++++ Very high traffic and noise
++++ High traffic and noise
+++ Medium traffic and noise
++ Standard trsffic and noise
+ Low traffic and noise
WEYMOUTH
BOURNEMOUTH

Since the building of the A36 bypass in 1989 this space is the furthest away from the noise of the A36:



The site continues today to be a tranquil escape for the villagers to walk the three quiet footpaths. Please see section d) above for the popularity and recreational value of these footpaths to the local community.

tt) **How is the proposed space of particular local significance, in respects of its wildlife value? Does the site have ecological value, trees, wildlife or habitat**? ***Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?***
Yes. Traditional old hedging, owls, old trees, badger sets, deer and foxes. A bat survey identified a significant number of foraging bats and that the tributary of the River Frome that runs through this site is an important flight line. The main River Frome, which forms a riparian corridor to the Mells Valley SAC, is located 0.1 km to the north (at its nearest point).

The Site is located within Bands B and C of a Bat Consultation Zone, set up to control development that could affect the Mells Valley BCZ Special Area of Conservation (SAC). A 2019 Bat Survey determined that development of the land immediately to the south of the south east side of this site could affect the Mells Valley SAC. In a 2022 survey on this land identified that greater horseshoe bats were observed foraging before moving west.

Vallis Vale (SSSI) Impact Risk Zone.

The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for villages Sustainability Appraisal Appendix 2b states that: “There is a stepping stone for broadleaved woodland and areas of floodplain grazing marsh close to the site” and “there are areas of flood plain grazing marsh priority habitat close to the

site".

uu) Does the site form a significant green break within the settlement?
Yes. It abuts and provides the landscape setting for the Beckington Conservation Area and 15 listed buildings.

The 2010 Mendip District Council Beckington Conservation Area Appraisal states that: "2.3 There are clean edges to the village… along most of the western side behind Bath and Frome Roads... This undeveloped land is important in maintaining historic boundaries, preserving views into and out of the village and providing a setting for older buildings".

vv) Are there other reasons that make the site special to local people? Why the proposed space has a particular local significance for the local community? ***Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.***

Yes. The land to the east of the site was used in past as a community venue. This was before the Recreation Ground was allocated in the 1950s. Photographs provide evidence of this:



The site overlooks and provides the setting for the Grade 2 listed Baptist Chapel (1786) to the south which is an Asset of Community Value as determined by Somerset Council in August 2024. In a Neighbourhood Plan launch consultation exercise in 2024 people were asked to write down what is unique about the parish and what gives it its unique sense of place. A representative written comment was:

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

ww) Is there evidence demonstrating that the site is special to local people?
Yes. 30% of respondents to the 2024 Neighbourhood Plan Survey wanted this area to be protected

as a Local Green Space. This was almost the same level of support as for the Recreation Ground which were both supported by significantly more parishioners than the other nominated local green spaces:

- Recreation Ground: 32%
- **Fields south of Mill Lane / Beckington Loop:30%**
- Tennis courts and adjacent fields: 12%
- Fields both sides of Sue's Walk: 10%;
- Fields next to St George's Church: 7%;
- All the farmland/fields around Beckington and Rudge (12%)
- Fields to the west of Beckington village (4%)

This site is demonstrably special to the local community as is demonstrated in their comments about it in consultations. For example, in the 2024 Neighbourhood Plan Survey in response to which green spaces should be most protected open-ended responses 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"

- "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"

In a Neighbourhood Plan launch consultation exercise people were asked to write down what is unique about the parish, makes it beautiful and gives it its unique sense of place. Representative written comments were:

- "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";

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

At a packed Public Meeting on December 8th 2015 the parishioners voted for this site to be designated as a Local Green Space in Beckington Parish Council's Formal response to the Mendip Local Plan Part 11. Please see the response to Mendip on the next page:

Mendip Local Plan Part II: Sites & Policies – Issues and Options Consultation

Issues and Options Response Form

This form accompanies the Issues and Options Consultation documents, available at www.mendip.gov.uk/localplanpart2 or on request from the Council.

Responses must be received by no later than 5pm on **Wednesday 16th December 2015.**

You can photocopy this form, collect additional ones from Council Access Points and District Council Offices or download copies from www.mendip.gov.uk/localplanpart2.

For further information or advice, or if you require this document in another format such as Braille, large print or another language then please contact the Planning Policy Team by email: planningpolicy@mendip.gov.uk or telephone: (0300) 303 8588.

Contact Details	
Name: Beckington Parish Council **Organisation** *(if applicable)*: **Address:** 5 The Cooperage, Frome **Postcode:** BA11 1JX **Email:** parishcouncils.frome@gmail.com **Tel:** 07704 584953	*If you have appointed somebody to act as your agent, please give their contact details. All correspondence will be sent to the agent:* **Agent Name:** **Company Name:** **Address:** **Postcode:** **Email:** **Tel:**
Signature: Joy Book, Clerk to Beckington Parish Council	**Date: 14.12.15**

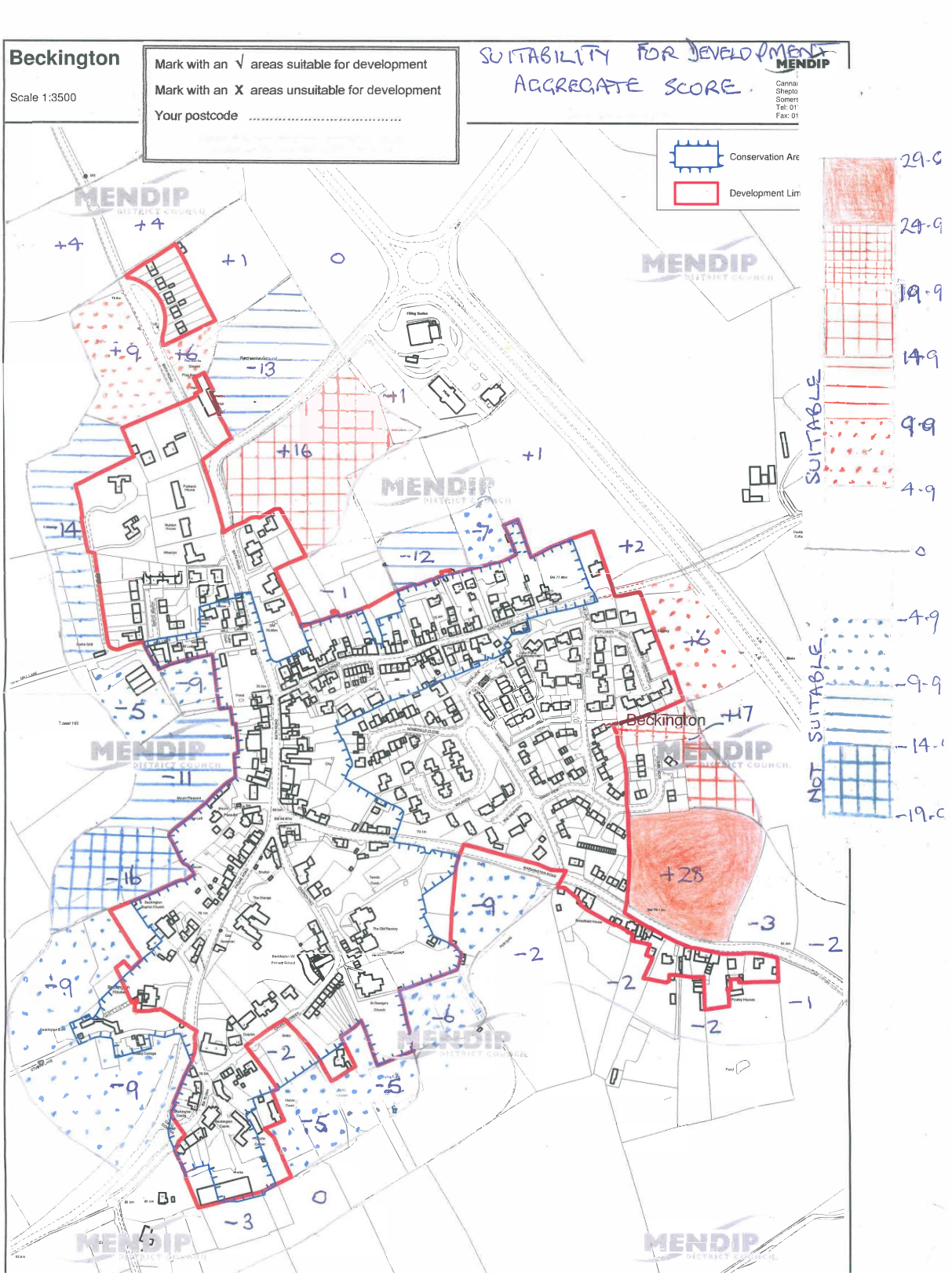
The specific question and Beckington Parish Council response about Local Green Space that was. voted for in the Public Meeting I copied below. This site in referred to in point 2.4:

Question Reference	Response
BECK Q13 Are there any new areas of land that you feel merit designation? If so please provide details of where and why.	There are many. **1 Within the current development limit** 1.1 The mound alongside Rylands and Sandy Lane which makes a valuable visual contribution to the street scene. **2 Outside the current development limit** 2.1. In the pre plan submission draft for the Local Plan Part I, a piece of land in Church Street was put forward. This was recognised in 2014 but does not appear on the map provided for this consultation. We would wish this to be designated and included on the map now. It is used as grazing land. The designation should be made in order to preserve the open nature of this part of the street scene in the Conservation area. 2.2 The Glebe Field. As its name tells us this field has had a special significance for the village for a considerable time and is still used by the village today for fetes and should be given a designation so that it can remain as a green space. 2.3 All fields inside the footpath between Warminster Road and the western tip of the Glebe field and from there to the edge of the land occupied by SEA in order to protect ancient views of the Grade 1 listed church of St. George. 2.4 The fields between Mill Lane, Stubbs Lane and the Conservation Area, to protect ancient views in and out of the village.

Please see here the full Beckington Parish Council submission to the Mendip Local Plan Part 11 Issues & Options Consultation that was voted for by the Public Meeting on December 8th 2015: http://www.beckingtonparishcouncil.org.uk/old_site/docs/2015/PART_II.pdf

In the 2015 Beckington Parish Council Development Site Survey this site was the least favoured by parishioners to be developed. Please see the results of the 2015

Site Survey below in a map on the next page:



Beckington Parish Council reflected this parishioner Site Survey feedback in its formal response to the Mendip Plan Part 11 Sites & Policies – Issues and Options Consultation. NB a large part of this site is referred to as Site BECK005c in this response and in Mendip planning documentation. Question 3 shared the map of the sites that landowners had submitted to Mendip in their 2015 SHELAA Call for Sites. The question and the Parish Council response were:

"QUESTION 3: If a need for further development is identified, would you support / not support any of the sites put forward by the landowners, which are set out in Table B. Why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

BECKINGTON PARISH COUNCIL RESPONSE:
"Following a public consultation meeting held by the Parish Council on 8 December 2015 where all draft Parish Council responses were fully discussed with residents… We would not support BECK005c. This is to preserve the integrity of the Conservation Area. It should be noted that sites BECK005b and BECK005c lie partially within the Sewage Treatment Buffer Zone and so should not be developed".

xx) Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty? Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.
Yes.

In the Neighbourhood Plan 2024 launch event in one consultation exercise people were asked to place dot stickers on their favourite view on maps or on photographs. 53% of respondents said that this site was their favourite view. This percentage was significantly higher than the other views that were specified as being favourite views:

- 1st This site: the fields south of Mill Lane/Beckington Loop (Protected View Number 3) 53%
- 2nd Church and churchyard (Protected View Number 1) 23%
- 3rd View from Frome Road to this site (Protected View Number 2) 12%
- 4th From Bath Road to Frome valley (Protected View Number 6) 9%.

This site is of particular local significance for its beauty and visual attractiveness as it contains four Protected Views in the Neighbourhood Plan. There are only four Protected Views in the Neighbourhood Plan and so this site includes 66% of them. The six Protected Views are on the map below:



In another Neighbourhood Plan launch consultation exercise people were asked to write down what is unique about the parish, makes it beautiful and gives it its unique sense of place. Representative written comments were:

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

yy) Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?

Yes. Forms upward side of the 'bowl': see the Topography Map in the Beckington Character Assessment.

The site is between the public footpaths and the settlement itself. It provides the setting for the historical Conservation Area. It abuts and forms part of the setting of 13 Grade 2 and two Grade 2* listed buildings which include Beckington House (the 'Beckington Story' book states that it probably has Tudor foundations), the Baptist Chapel (1786), The Cedars (c.1653) and The Cedars gazebo which are referred to as Landmark Buildings in the Beckington Conservation Appraisal – three of only eight Landmark Buildings in the village.

Historically the physical relationship between the slopes and river valley, so clearly visible in this site 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 on this site 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 woollen trade was founded, from at least the 12-1300s.

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 and across this site.

The site provides a visual relationship between the old village and the landscape within it is set.

The June 2024 Mendip Local Plan Part II Limited Update SHELAA site assessment states that:
"it would impact settlement character, local distinctiveness and landscape character. Site is BMV agricultural land".

The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for Villages Sustainability Appraisal Appendix 2b states that:
"The character area is defined by the river valley, which is steep sided, opening out into a plateau landscape to the east of the river. The village has a clearly defined centre and is set down into a more sheltered position. This site is on the edge of the river valley and extends the built-up area towards the valley side and behind development fronting Bath Road. The site has views to the west. Development would harm settlement character.

The site is within Landscape Character Area B3, the Lower Frome valley. It is defined by the river valley, which is steep sided, opening out into a plateau landscape to the east of the river. This site is on the edge of the river valley, with views to the west. It is prominent on the edge of the village and development would be harmful to landscape character".

The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for Villages Sustainability Appraisal Appendix 2b states that:
"This site is on the edge of the river valley and extends the built-up area onto higher ground right at the edge of the valley. There are several listed buildings close by and the site adjoins the Conservation Area. Development would harm local distinctiveness".

The 2024 Neighbourhood Plan Site Assessments states that part of this site BNDP SA 2e: "Development would have a significant adverse impact on landscape, local distinctiveness, and the rural character of the settlement".

The 2024 Neighbourhood Plan Site Assessments also states that part of this site BNDP SA 2e: "Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: landscape plateau on edge of river valley. The site forms part of the foreground to this part of the settlement (western) which plays an important role in terms of its contribution to the rural character of this part of the settlement (westernmost). For this reason and in my opinion, design considerations would fail to overcome or suitably mitigate against the impact of development on the rural character of this part of the settlement. In the main, the built form of the settlement nestles discreetly in the undulating form of the plateau landscape. Any built development on this site would appear at odds with this prevailing characteristic and fail to protect local distinctiveness"

zz) Does the green space contribute to the sense of place / local identity?

Yes as the site has always been used predominantly for sheep grazing and so as above the character of the site is local and dates back to Beckington's historic importance as a centre of the woollen trade was founded, from at least the 12-1300s. It tells the story of the village itself.

The site shows the fundamental relationship between the sheep grazing the hillside, the river in the valley bottom and its tributary that runs through the site, and the heritage of fine historic buildings in the abuting Conservation Area to be valued by current and future generations.

The Mendip Local Plan Part II Limited Update June 2024 Site Assessment findings for Villages Sustainability Appraisal Appendix 2b states that: “This site is on the edge of the river valley and extends the built-up area onto higher ground right at the edge of the valley. There are several listed buildings close by and the site adjoins the Conservation Area. Development would harm local distinctiveness”.

The 2024 Neighbourhood Plan Site Assessments states that part of this site BNDP SA 2e: “In my opinion, the site makes an important contribution to the setting of the numerous Grade II and Grade II* listed buildings that adjoin the site to the east and north, and the foreground to the designated Beckington Conservation Area. The site forms a significant part of the open rural context that characterises this part of the settlement. Development of this site would irrevocably erode and thereby fail to conserve the significance of the open rural setting on nearby designated heritage assets.

Any built development on this site would be highly visible in wide ranging views; local, mid and long; due to the distinct landform: landscape plateau on edge of river valley. The site forms part of the foreground to this part of the settlement (western) which plays an important role in terms of its contribution to the rural character of this part of the settlement (westernmost). For this reason and in my opinion, design considerations would fail to overcome or suitably mitigate against the impact of development on the rural character of this part of the settlement. In the main, the built form of the settlement nestles discreetly in the undulating form of the plateau landscape. Any built development on this site would appear at odds with this prevailing characteristic and fail to protect local distinctiveness.

Development of the site area would result in the subdivision of the existing historical field pattern”.

Is the green area:

k) local in character?

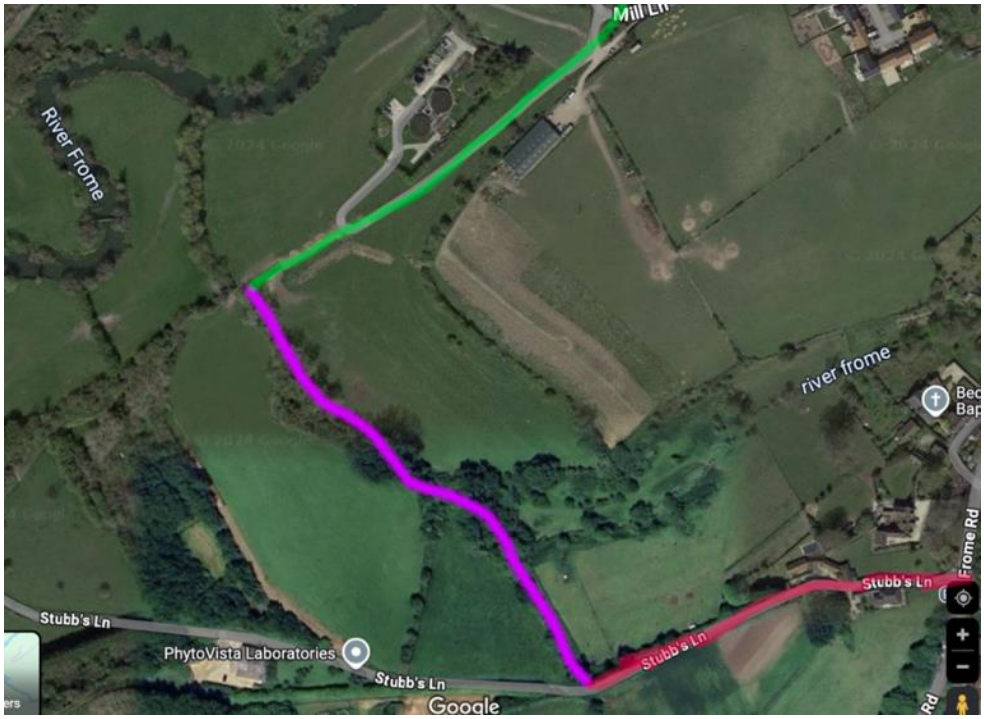
Yes, as the site has always been used predominantly for sheep grazing and so as above in the Protected Views Assessment: “the character of the site is local and dates back to Beckington’s historic importance as a centre of the woollen trade was founded, from at least the 12-1300s. It tells the story of the village itself. The site shows the fundamental relationship between the sheep grazing the hillside, the river in the valley bottom and its tributary that runs through the site, and the heritage of fine historic buildings in the abuting Conservation Area to be valued by current and future generations”.

l) an extensive tract of land?

No.

Is there public access to the site?

No but there are public footpaths surround three sides of the site as shown in the following map:



KEY:

Red: The long distance coast to coast Macmillan Way PROW FR 1/4 Pink: the permissive path link

Green: PROW FR 1/3

Two publicly accessible lanes also edge the site: On the north side of the site footpath PROW FR 1 /3 then meets Mill Lane which also has full public access and Stubbs Lane on the southern side of the site (which is also PROW Fr 1 / 4 an the Macmillan Way):



Would the site provide the public with amenity value without public access?
Yes.

It would still provide views, landscape topography, rural and historic relevance, tranquility, footpaths, ecological value and wildlife habitats.

Ownership

Local farming family.

Do you know if there is currently a planning application or permission for this site?
None.

The 2024 Neighbourhood Plan Site Assessments states that part of this site BNDP SA 2e: "The site forms part of a larger grassland field currently used as pasture/grazing land.

The submission documentation details land parcel site ref 2e forms part of a wider tract of land (including site ref 2b, 2c and 2d) used for dog exercise (classified as Sui Generis Use – approved under 2021/0868/FUL)".

The 2024 Neighbourhood Plan Site Assessments states that part of this site BNDP SA 2e: "Current use of site: "Agricultural. Planning permission for dog exercise - Sui Generis use. This would appear unimplemented as character of land is agricultural – grazing land".

Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?

No

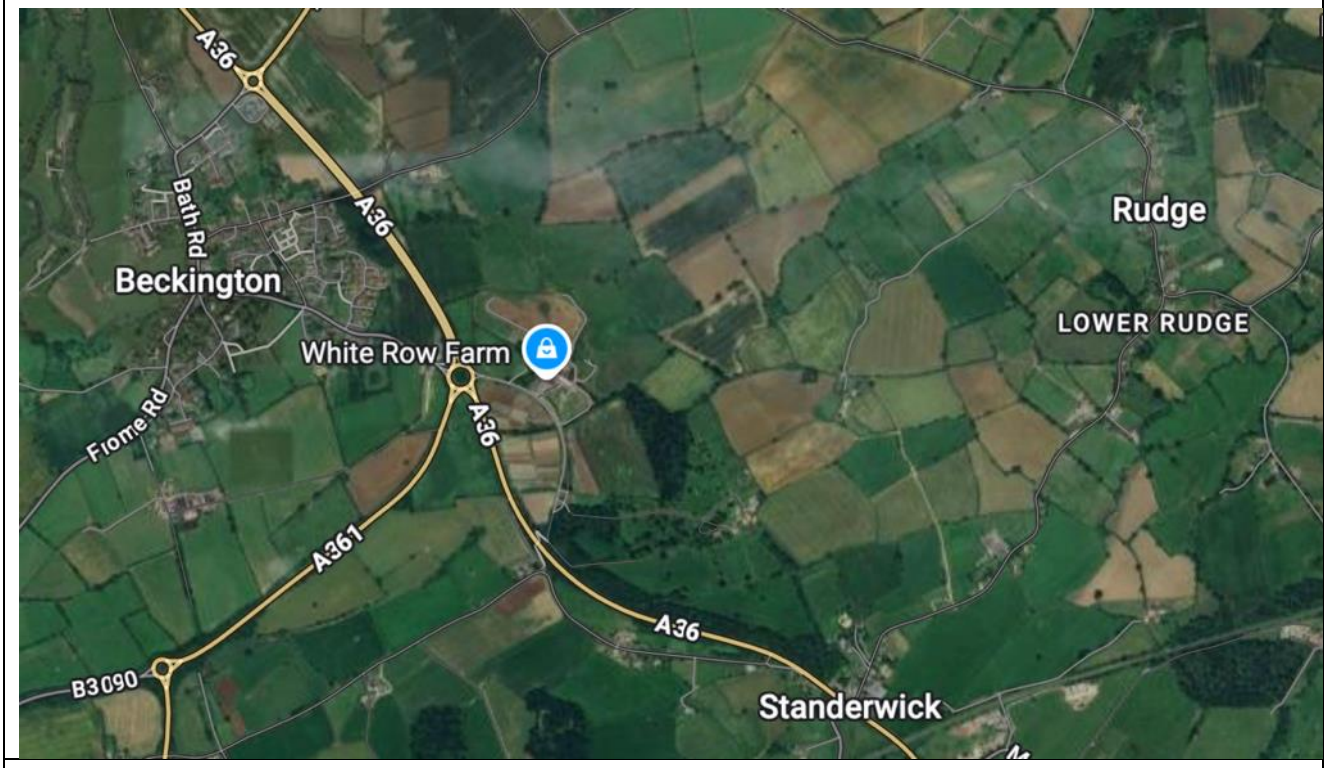
Is the site already protected from development AND would designation provide no further protection?

No

Summary and recommendations:

This site meets the requirements of Local Green Space designation in the NPPF.

LGS7 All the farmland/fields around Beckington and Rudge

Site Assessment Form (Green Space)
Site Name / Ref: LGS7 All the farmland/fields around Beckington and Rudge
Site Address: All the farmland/fields around Beckington and Rudge
Site Area: Using Google Maps Area Measurement Tool: 400+ hectares This is an extensive tract of land and so does not meet the criteria for a NPPF Local Green Space designation
Description/ Overview 
Current Use:
Clearly defined boundaries? ***Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?*** No
Designations (Conservation Area/ Significant Gap etc.):
Criteria and reason for protection

Is the green space in reasonably close proximity (walking distance) to the community it serves?

No

How does it relate to surrounding settlement?

Surrounds all three settlements

Is the proposed site "local in character"?

This is an extensive tract of land and so does not meet the criteria for a NPPF Local Green Space designation

Is the green space demonstrably special to the local community, holding a particular local significance? (describe below)

y) Are there significant views from the local area into or across the site?

z) Does the site afford the public with significant views out into the wider countryside?

aa) How is the proposed space of particular importance in respect of its historic significance? ***Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?***

bb) How is the proposed space of particular local significance in respect of its recreational value*? Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal recreation such as dog walking? How long has it been used, and who has access?*

aaa) **How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil*? In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?***

bbb) **How is the proposed space of particular local significance, in respects of its wildlife value? Does the site have ecological value, trees, wildlife or habitat**? ***Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?***

ccc) **Does the site form a significant green break within the settlement?**
No

ddd) **Are there other reasons that make the site special to local people?** ***Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.***

eee) **Is there evidence demonstrating that the site is special to local people?**
Yes. 12% of respondents to the 2024 Neighbourhood Plan Survey wanted this area to be protected as a Local Green Space:

- Recreation Ground: 32%
- Fields south of Mill Lane / Beckington Loop:30%
- Tennis courts and adjacent fields: 12%
- Fields both sides of Sue's Walk: 10%;
- Fields next to St George's Church: 7%;
- **All the farmland/fields around Beckington and Rudge (12%)**
- Fields to the west of Beckington village (4%)

fff) **Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty**? ***Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.***

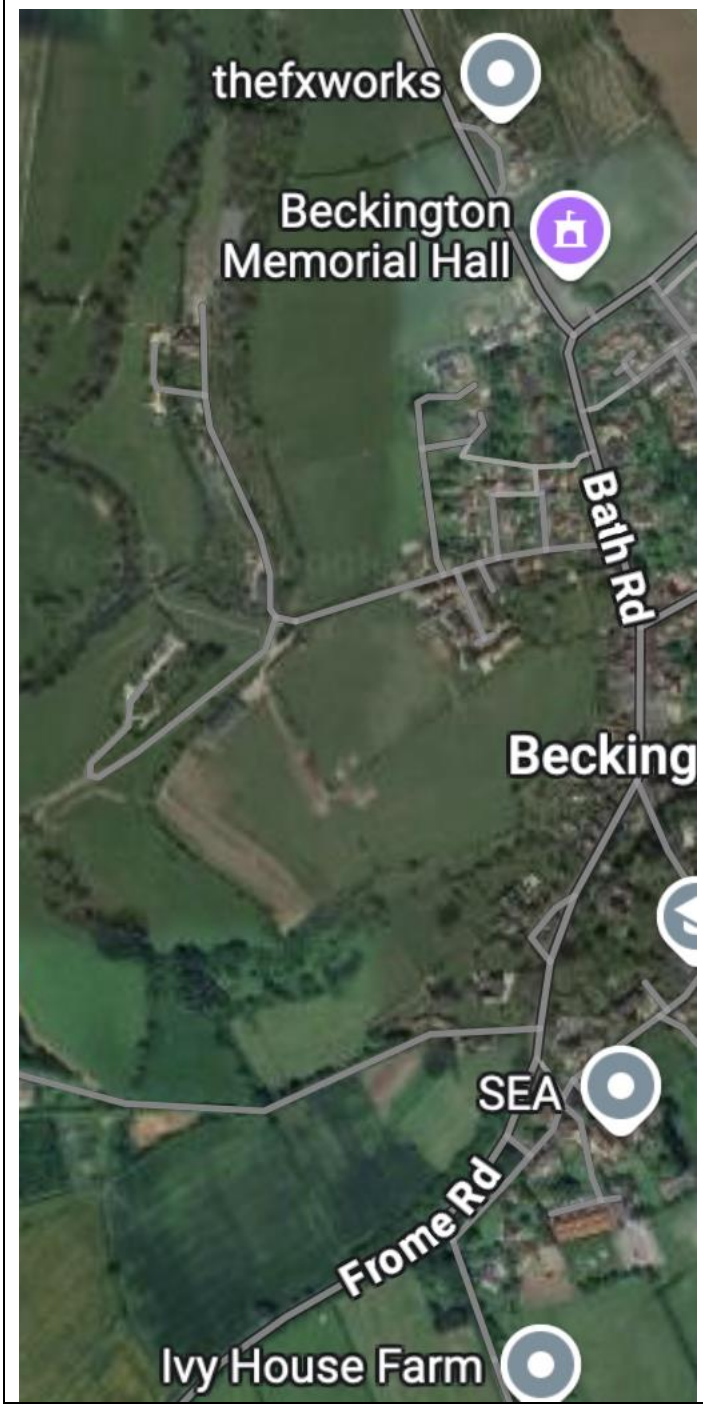
ggg) **Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?**

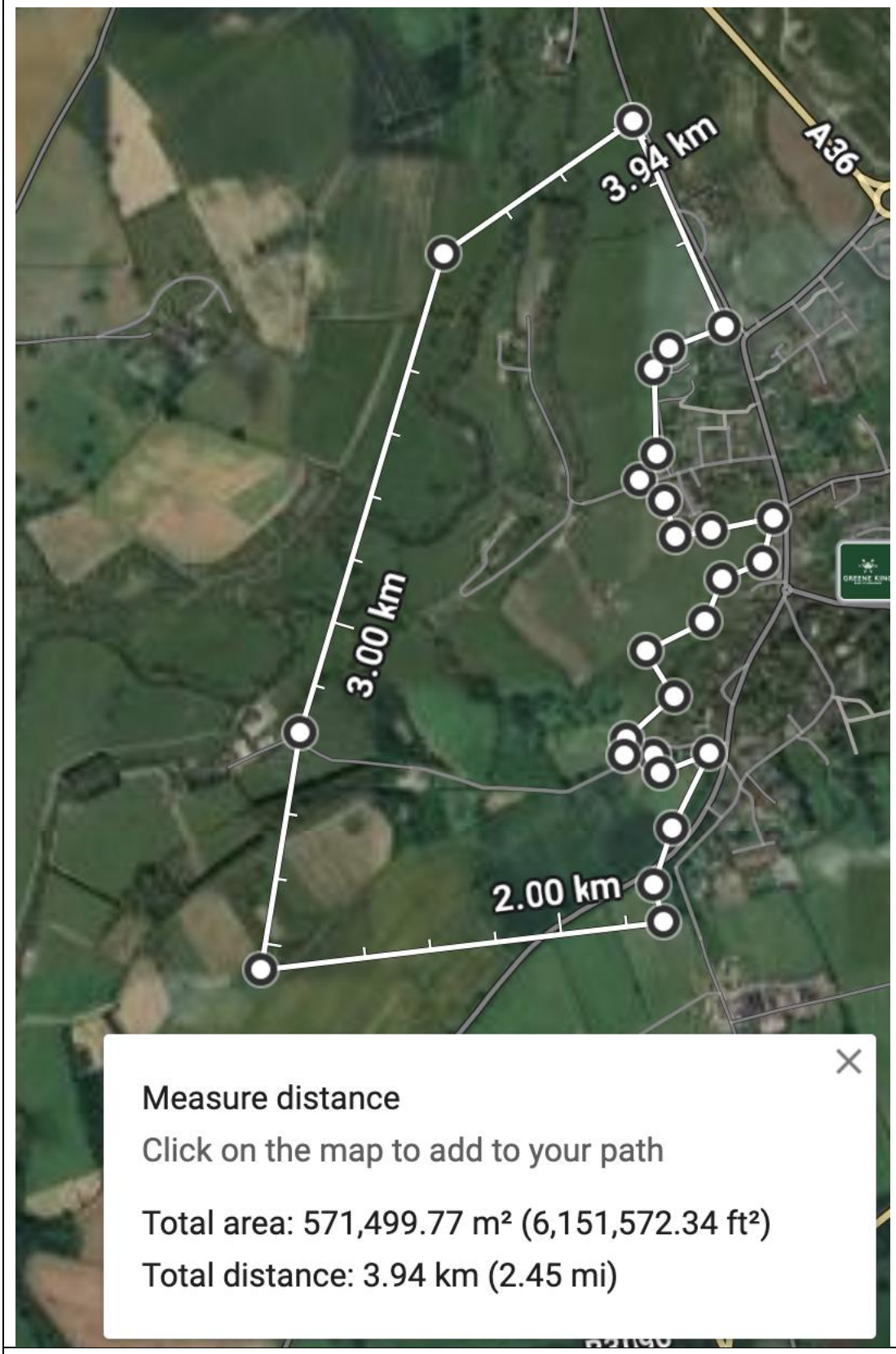
hhh) Does the green space contribute to the sense of place / local identity?
4. Is the green area: **a) local in character?** **b) an extensive tract of land? Yes**
Is there public access to the site? N/A
Would the site provide the public with amenity value without public access? N/A
Ownership Multiple
Do you know if there is currently a planning application or permission for this site? N/A
Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan? No
Is the site already protected from development AND would designation provide no further protection? No

Summary and recommendations:

This is an extensive tract of land and so does not meet the criteria for a NPPF Local Green Space designation.

LGS8 Fields to the west of Beckington village

Site Assessment Form (Green Space)
Site Name / Ref: LGS8 Fields to the west of Beckington village
Site Address: Fields to the west of Beckington village
Site Area: Using Google Maps Area Measurement Tool: 57 hectares This is an extensive tract of land and so does not meet the criteria for a NPPF Local Green Space designation
Description/ Overview 



Current Use:

Clearly defined boundaries? ***Does the site have clear physical boundaries that differentiate it from adjacent parcels of land?***

No

Designations (Conservation Area/ Significant Gap etc.):

Criteria and reason for protection

Is the green space in reasonably close proximity (walking distance) to the community it serves?

No

How does it relate to surrounding settlement?

Lies full length of west side of Beckington village

Is the proposed site "local in character"?

This is an extensive tract of land and so does not meet the criteria for a NPPF Local Green Space designation

Is the green space demonstrably special to the local community and hold a particular local significance?

cc) Are there significant views from the local area into or across the site?

dd) Does the site afford the public with significant views out into the wider countryside?

ee) How is the proposed space of particular importance in respect of its historic significance? ***Does the site have special historic significance or features? This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is it featured in literature?***

ff) How is the proposed space of particular local significance in respect of its recreational value*? Does the site have recreational value? Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. Is it used for sports, or informal recreation such as dog walking? How long has it been used, and who has access?*

iii) **How is the proposed space of particular local significance, in respect of its tranquility? Is the site particularly tranquil*? In order to qualify, the site would need to be viewed by local people as important for the tranquility it provided, offering a place for reflection and peaceful enjoyment. Is the site secluded? Has the site been recognised as tranquil, for example through the CPRE's tranquility maps?***

jjj) **How is the proposed space of particular local significance, in respects of its wildlife value? Does the site have ecological value, trees, wildlife or habitat**? ***Richness of wildlife. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space. Is the site subject of any formal wildlife designations? Have surveys identified the presence of priority habitats or species? Is the site subject of any local enhancement or monitoring projects by the local community?***

kkk) **Does the site form a significant green break within the settlement?**
No

lll) **Are there other reasons that make the site special to local people?** ***Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.***

mmm) Is there evidence demonstrating that the site is special to local people?
Yes. 4% of respondents to the 2024 Neighbourhood Plan Survey wanted this area to be protected as a Local Green Space:

- Recreation Ground: 32%
- Fields south of Mill Lane / Beckington Loop:30%
- Tennis courts and adjacent fields: 12%
- Fields both sides of Sue's Walk: 10%;
- Fields next to St George's Church: 7%;
- All the farmland/fields around Beckington and Rudge (12%)
- **Fields to the west of Beckington village (4%)**

nnn) **Is the site of particular importance due to its beauty? How is the proposed space of particular local significance in respect of its beauty**? ***Does the green space have beauty and visual attractiveness? This relates to the visual attractiveness and aesthetic value of the site.***

ooo)	**Does the green space make an important contribution to the physical form and layout of the settlement? Does the green space contribute to the landscape, character or setting of the settlement?**
ppp)	**Does the green space contribute to the sense of place / local identity?**
5.	**Is the green area:**
a)	**local in character?**
b)	**an extensive tract of land?** Yes

Is there public access to the site?

N/A

Would the site provide the public with amenity value without public access?

N/A

Ownership

Multiple

Do you know if there is currently a planning application or permission for this site?

N/A

Is the site allocated (in part or full) for development in the existing Local Plan or Neighbourhood Plan?

No

Is the site already protected from development AND would designation provide no further protection?

No

Summary and recommendations:

This is an extensive tract of land and so does not meet the criteria for a NPPF Local Green Space designation.

Appendix 2: Letter sent to landowners

Beckington Parish Neighbourhood Plan Steering Group
npsgbeckington@gmail.com
https://www.beckingtonplan.co.uk

[address of landowner] 13 May 2025

Dear x,

We are writing to notify you that land within your ownership or responsibility is currently proposed to be designated as Local Green Space in the emerging Beckington Parish Neighbourhood Plan.

Based on consultation with parishioners and professional assessment by a planning consultant, the Plan proposes to protect various areas of land from adverse impacts from development proposals. These are usually proposed for protection as Local Green Spaces because they have value to the community and may not already protected through planning policies elsewhere or through legislation.

The process to designate Local Green Spaces and the evidence required must follow certain tests, set by the Government, in order for it to qualify. The consultant and the NPSG have followed Government guidance on assessing whether spaces qualify for the designation and believe that the spaces proposed meet these criteria.

To be clear, if your land is designated as a Local Green Space, it does not mean that you lose ownership or control of the land. Nor does it mean that all planning applications in the future would be refused or that you must allow public access or give any Right of Way that does not exist at present. The policy seeks to introduce protection of the site from harm / adverse impact and significant changes which could arise from development.

Four potential spaces have been identified:
LGS1. The recreation ground.
LGS4. The fields both sides of Sue's Walk.
LGS5. The fields around St George's Church.
LGS6. The fields south of Mill Lane and the Beckington Loop.

We understand that you are the owner or part owner of one or more of the sites under consideration.

If you have any questions or comments about this, please do not hesitate to get in touch with the NPSG via email at npsgbeckington@gmail.com or by post at20 Frome Road, Beckington, BA11 6TD. Alternatively, a formal Regulation 14 six week consultation on the draft Beckington Neighbourhood Plan will follow later in the year. As part of this process you will be able to comment on the recommended inclusion/exclusion of your site as a Local Green Space in the Draft Plan. We will write to you again after this stage to notify you in relation to the latest position in relation to your site.

With kind regards,

Ben Richards
Secretary
Beckington Neighbourhood Plan Steering Group