



Beckington

Landscape Value Statement

Order of presentation



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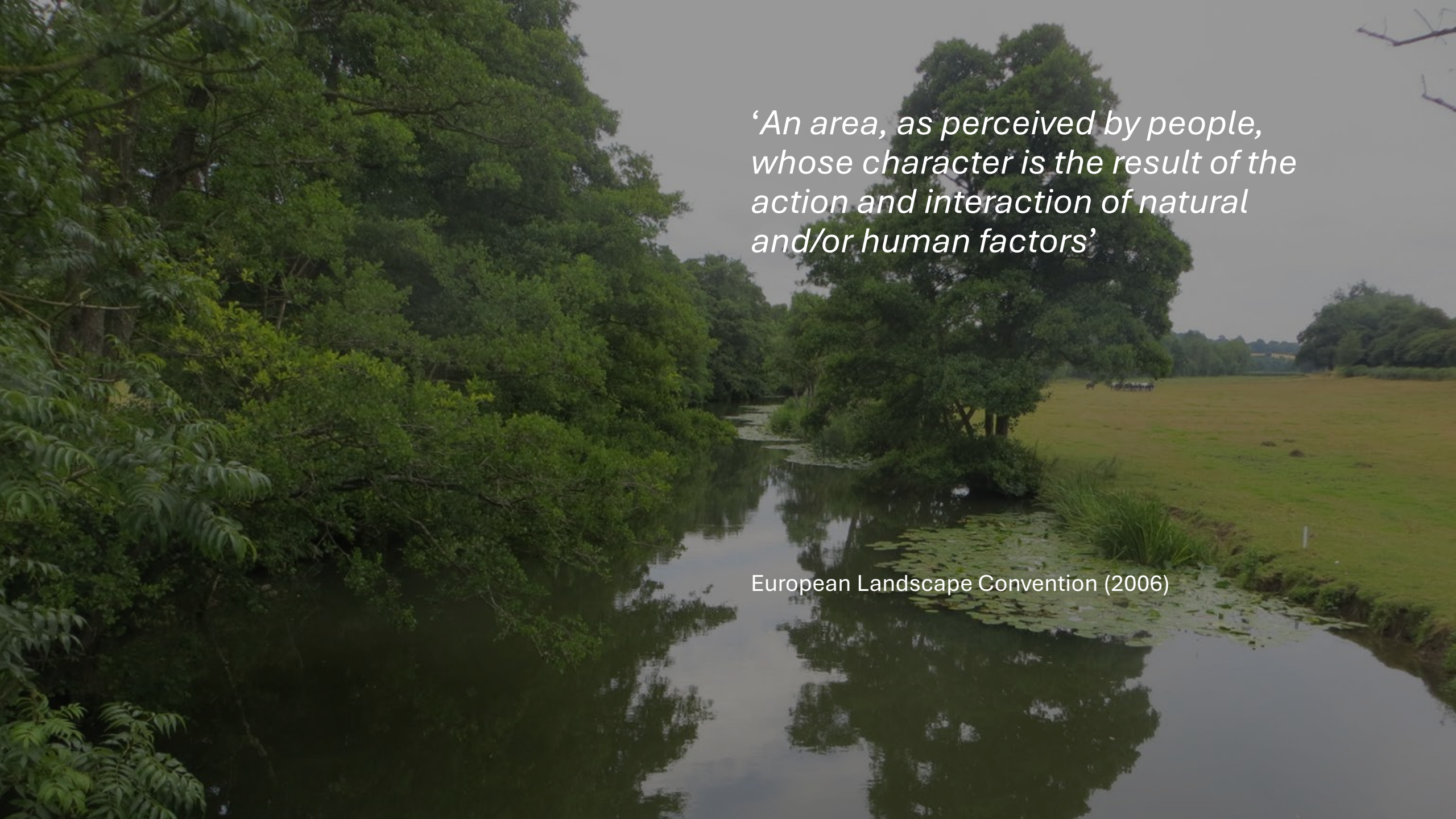
Introduction

- Georgina Harvey CMLI
- Chartered member of the Landscape Institute
- Commissioned by Beckington Neighbourhood Plan Steering Group
- Timing and duration of research





WHY LANDSCAPE MATTERS



*‘An area, as perceived by people,
whose character is the result of the
action and interaction of natural
and/or human factors’*

European Landscape Convention (2006)

Purpose of a Landscape Value Report

- Provide recommendations for managing change to conserve and enhance a place's special character and surroundings
- Valid for a Neighbourhood Plan
- The term 'valued landscape' was first introduced in the NPPF in 2012 but without a formal definition
- Stroud Appeal case 2014 – the inspector ruled 'valued' would require the site to show some demonstrable physical attributes of value, rather than just popularity



METHODOLOGY

Guidance used to prepare the report

Approach



Desk top study – research into maps, geology, water, ecology, legislation, landscape functions, history, cultural connections etc



Site visit – by car and on foot using public roads and footpaths to understand views, condition, character, atmosphere



Inclusion of findings from other relevant current reports or research including public consultation



Analysis of landscape areas using 8 different criteria formalised by the Landscape Institute

8 Criteria for Landscape Value

Landscape quality

Physical state and
condition

Scenic quality

Aesthetic qualities

Rarity

Rare elements or
features

Representativeness

Typical of a range of views
or landscape character

Conservation

Ecological or geological
value

Recreational value

Landscape offering
recreation

Perceptual aspects

Wildness, tranquillity

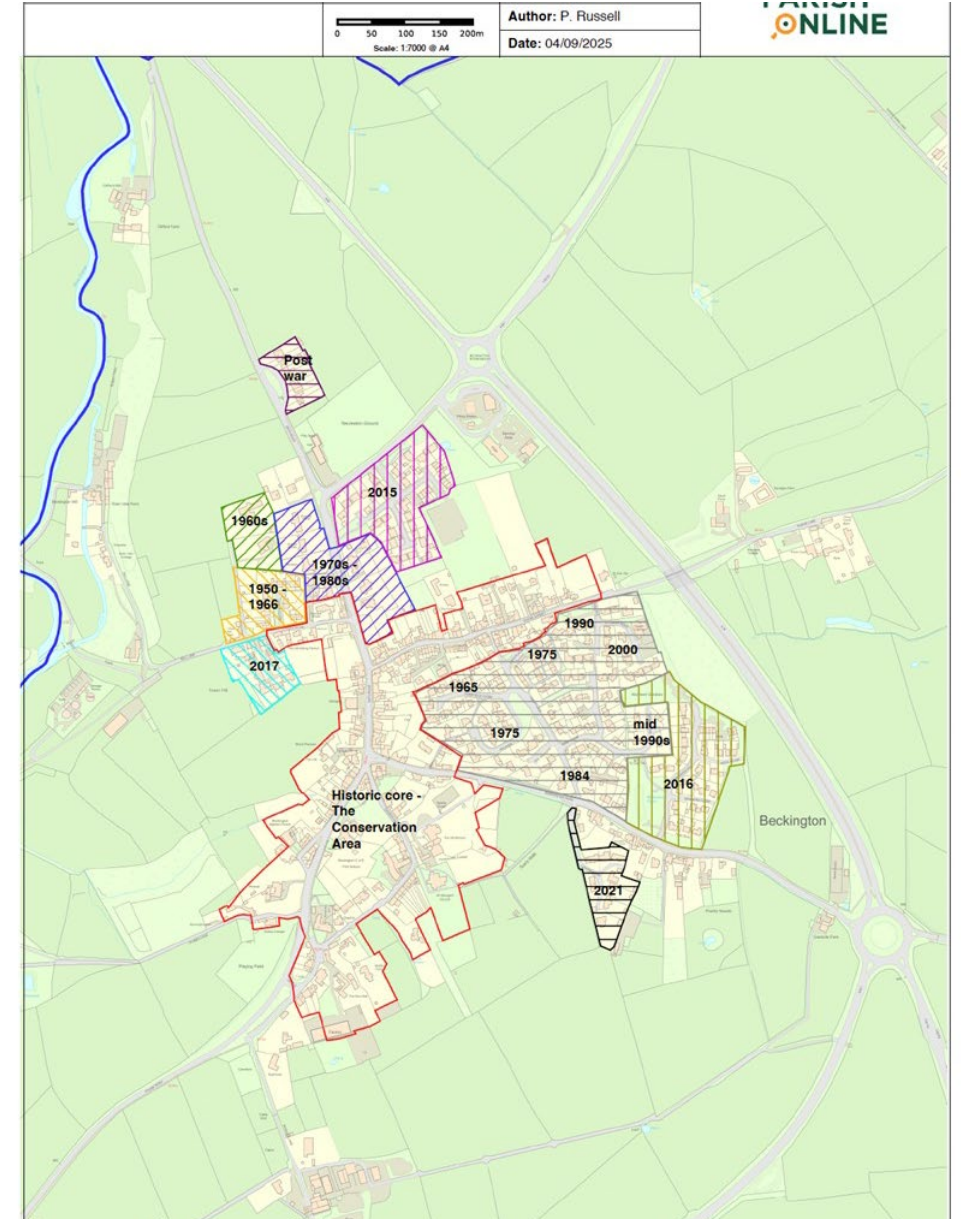
Association

Artists, writers, historical
figures & events



Study Area

- The focus is on the landscape surrounding Beckington's development boundary, excluding the village itself.
- The outer edges of the survey area were initially plotted on a map but then adapted to the findings of the site visit.



DESK TOP STUDY



Collating existing researchable information

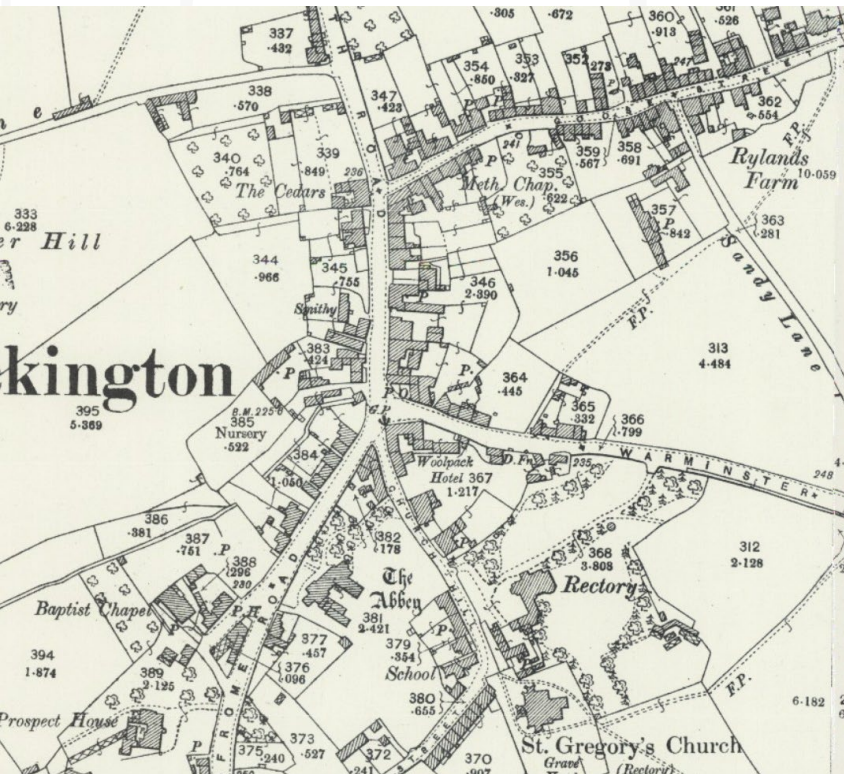
Water and sewage

- Village pumps
- Underground culverts (referenced in Abbey heritage report)
- Stream
- River
- Sewage works and outflows impacting water status
- River bathing status at Limpley Stoke



History

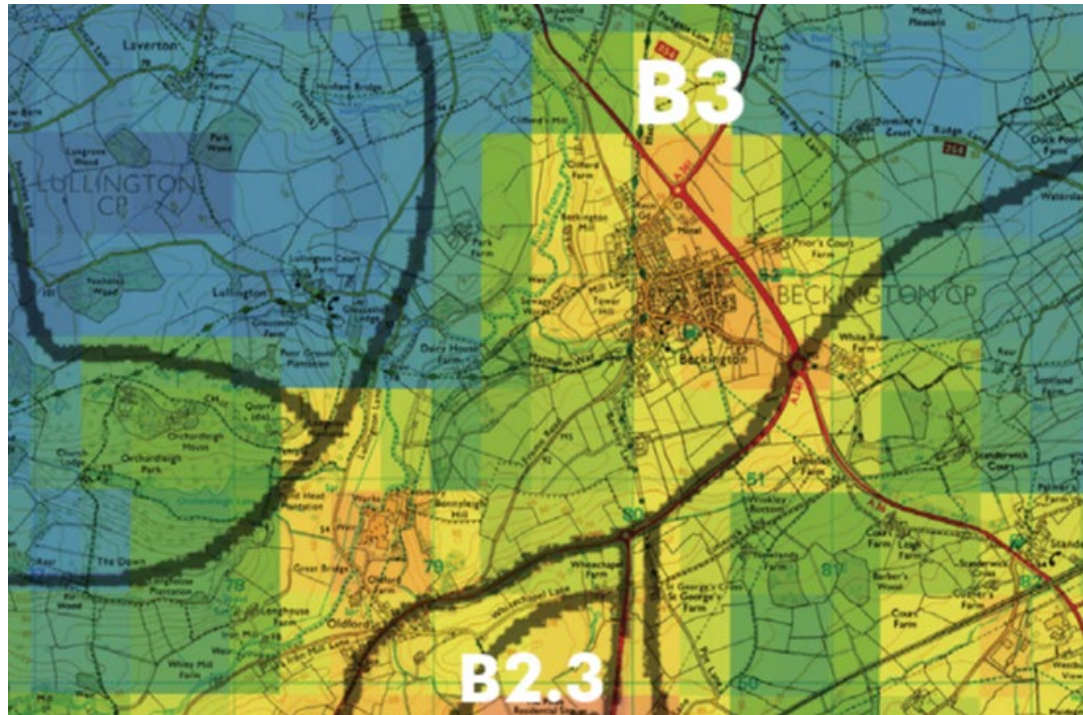
- Prospect House name (& cottage)
- Tower Hill gatherings
- Listed buildings indicative of wool wealth



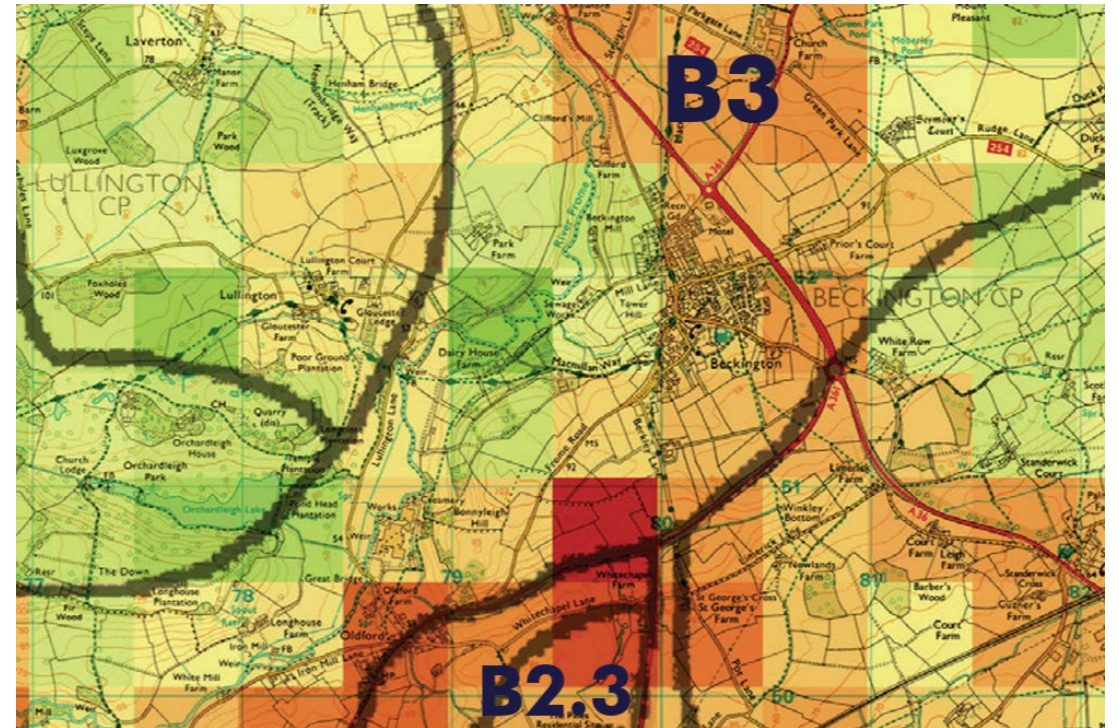
...s Enderby's house, Prospect Cottage, prior to demolition, on the corner of St. Gregory's Church

Human impacts on landscape

Light pollution (CPRE)



Noise Intrusion (CPRE)



LANDSCAPE CHARACTER

The benchmark by which the study area is judged

Beckington at
the interface
between
different
landscapes

High Mendips to the west

River Valley and Cotswolds to
the north

Somerset coalfields to the
north east

Quiet downs and combes to
the south

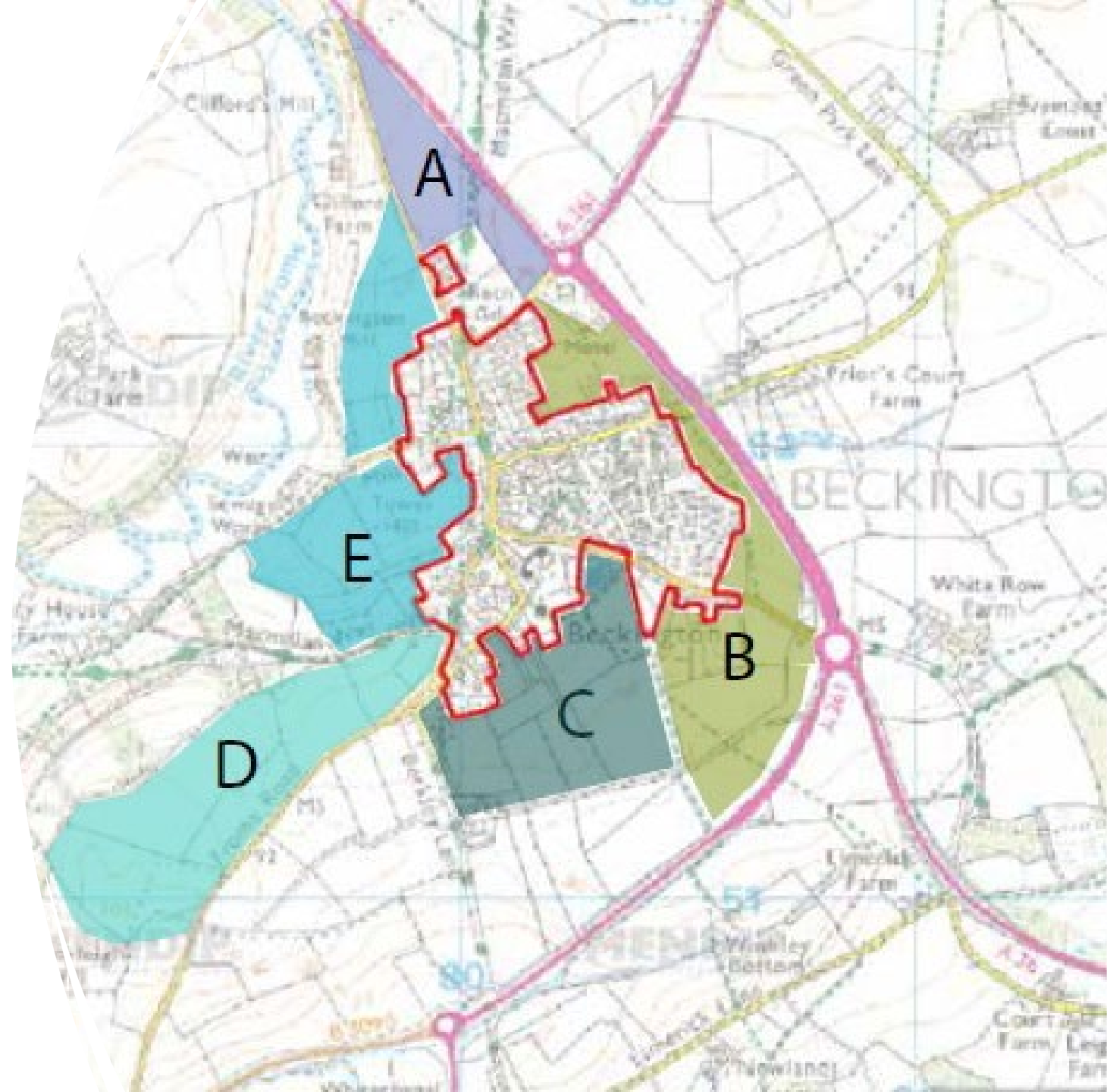
Landscape Character – Lower Frome Valley

PHYSICAL/NATURAL CHARACTERISTICS	Main river valley	Modest scale river and flood plain landscape	Areas of gently rolling plateau	Limited woodland cover	
SETTLEMENT AND INFRASTRUCTURE	River character created with engineering for numerous mills and weirs	Larger scale wool trade villages	Modern roadscape and heavily trafficked route of A36 and other strategic links		
LAND USE/HUMAN MANAGEMENT	More intensely managed mixed production farmland	Moderate scale field pattern with mix of enclosure eras			
PERCEIVED CHARACTERISTICS	Presence of major roads and built-up area limits opportunities to find	tranquil environments	General quality of landscape diminished around roadways,	Outlook from roads generally very good	

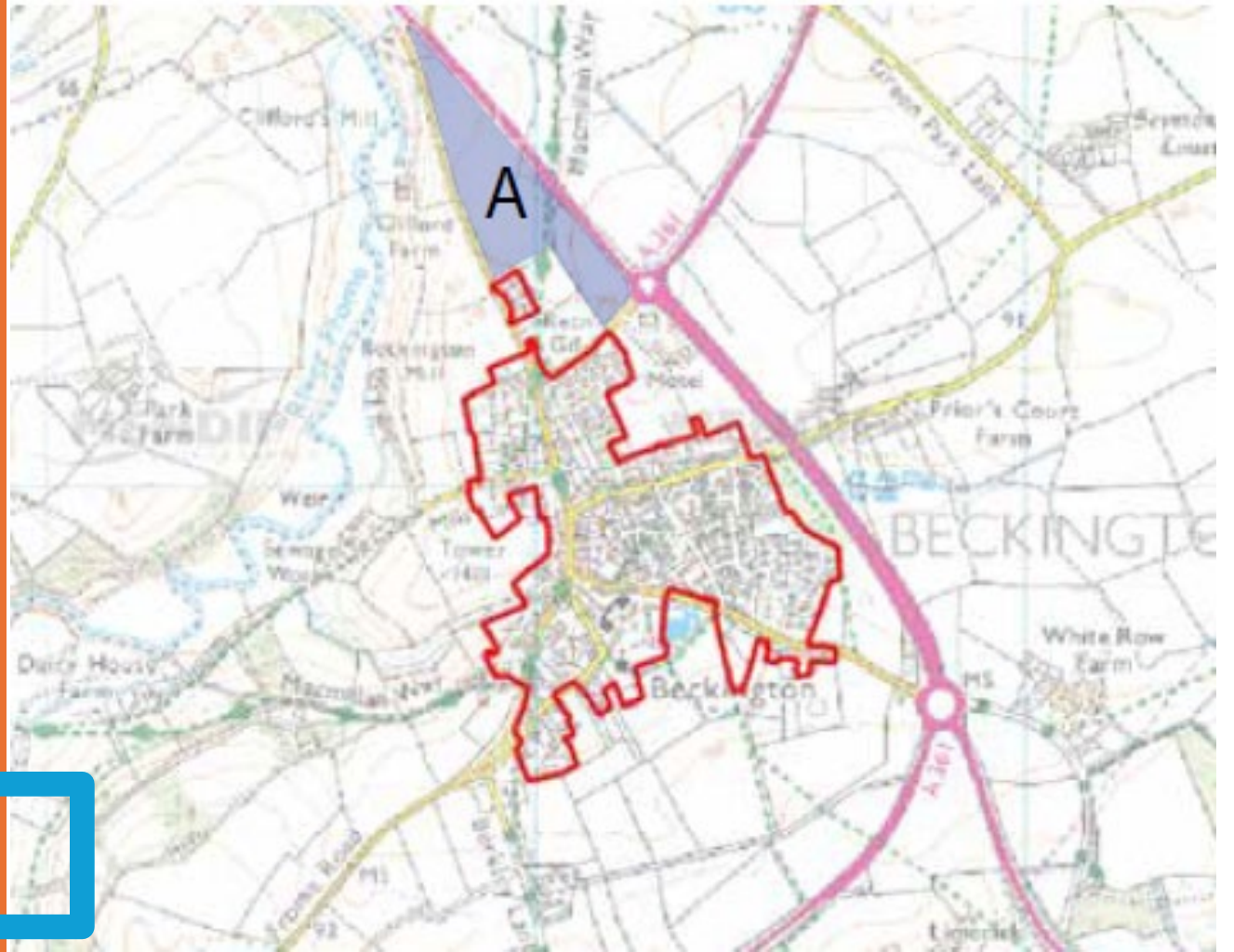
SITE SURVEY

Desktop mapping

- Areas A to E

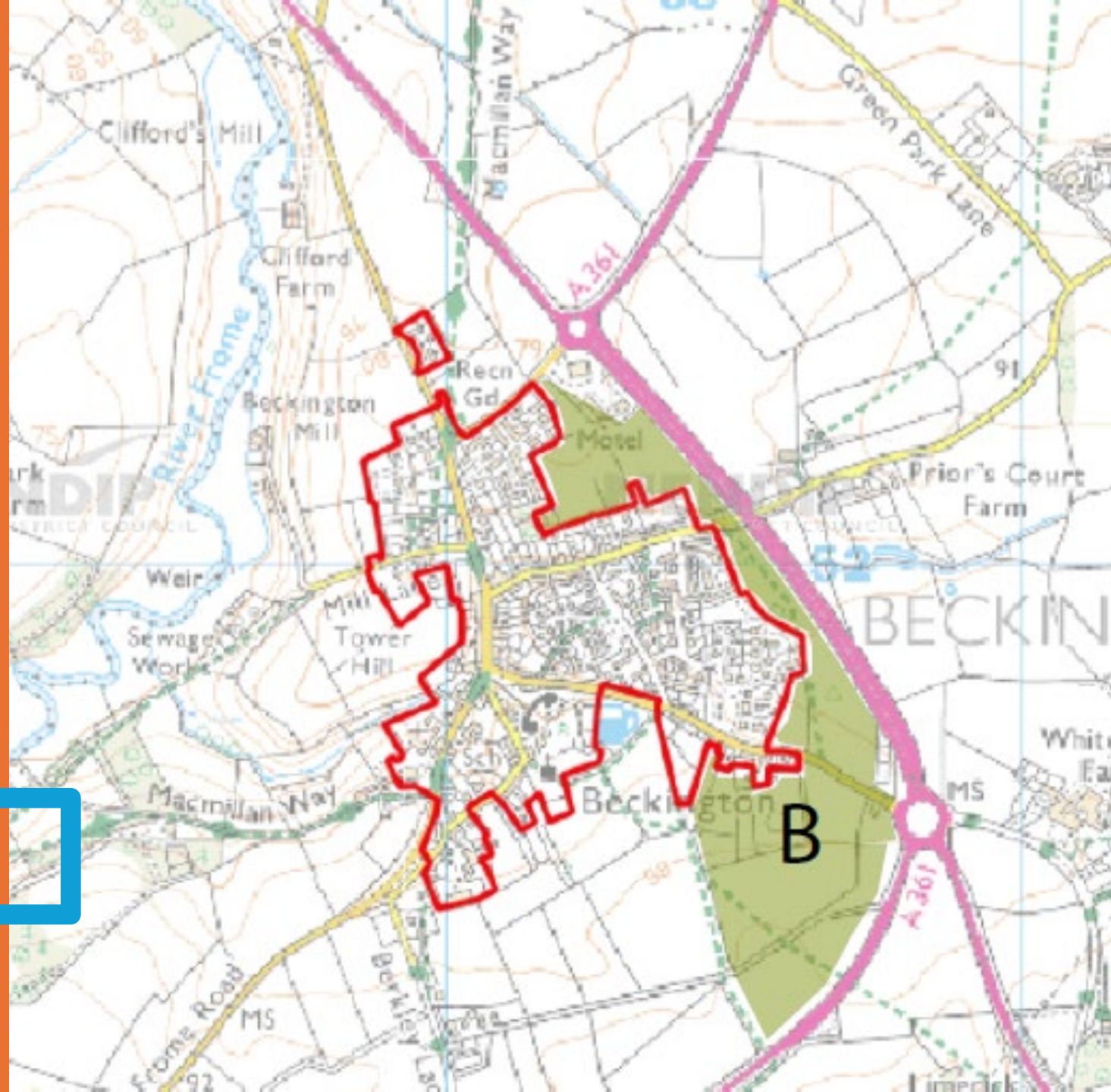


Area A north



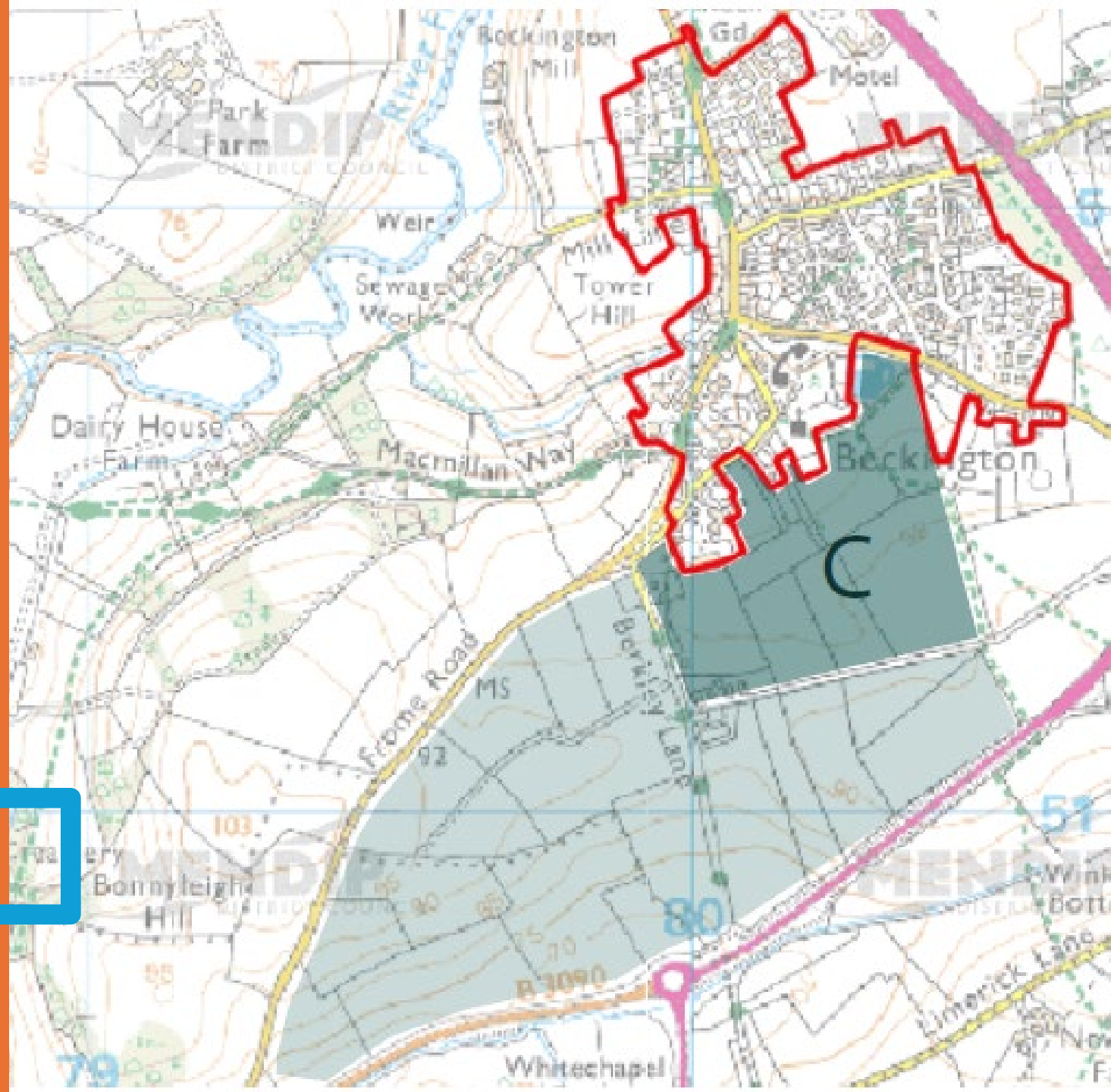


Area B
east





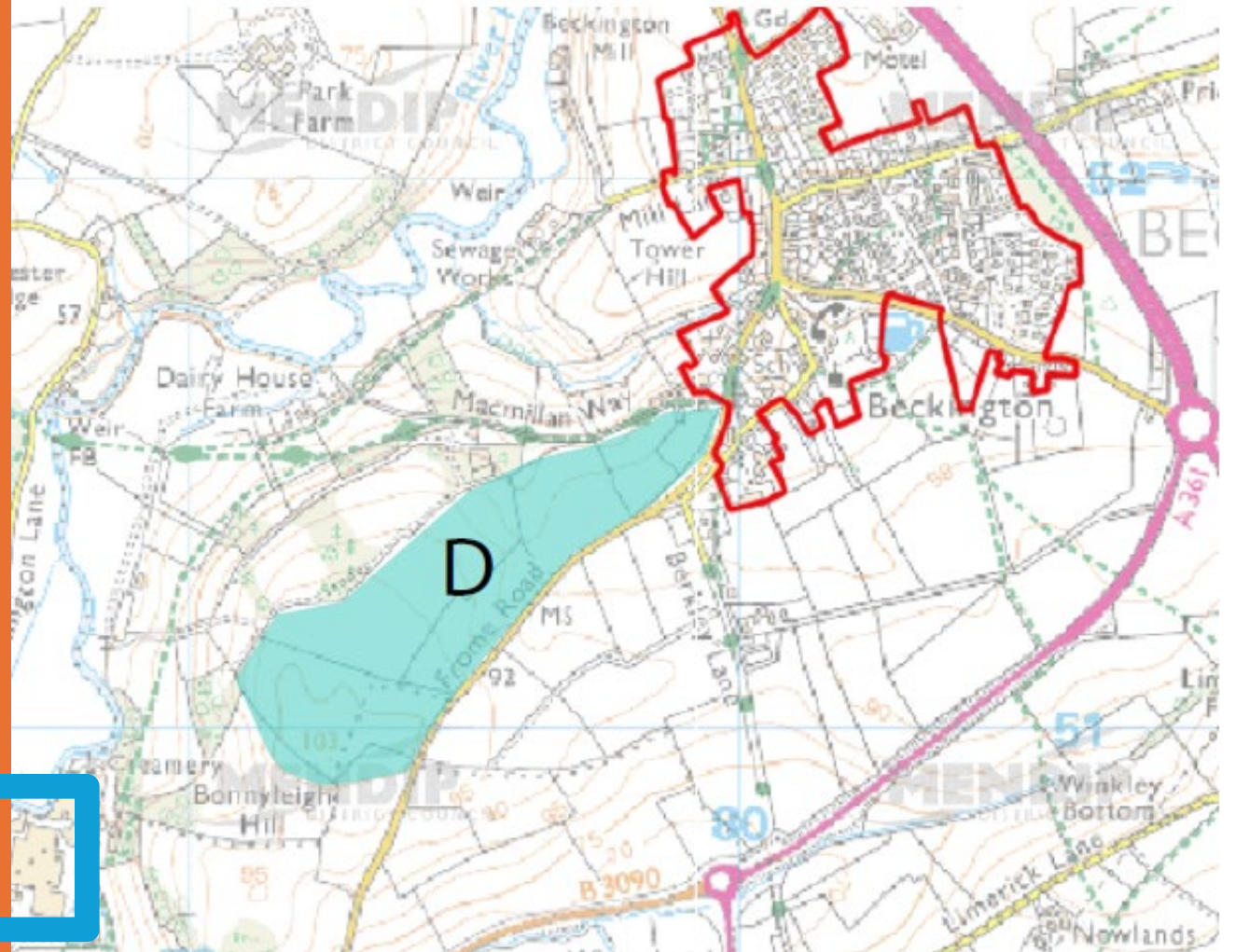
Area C
south





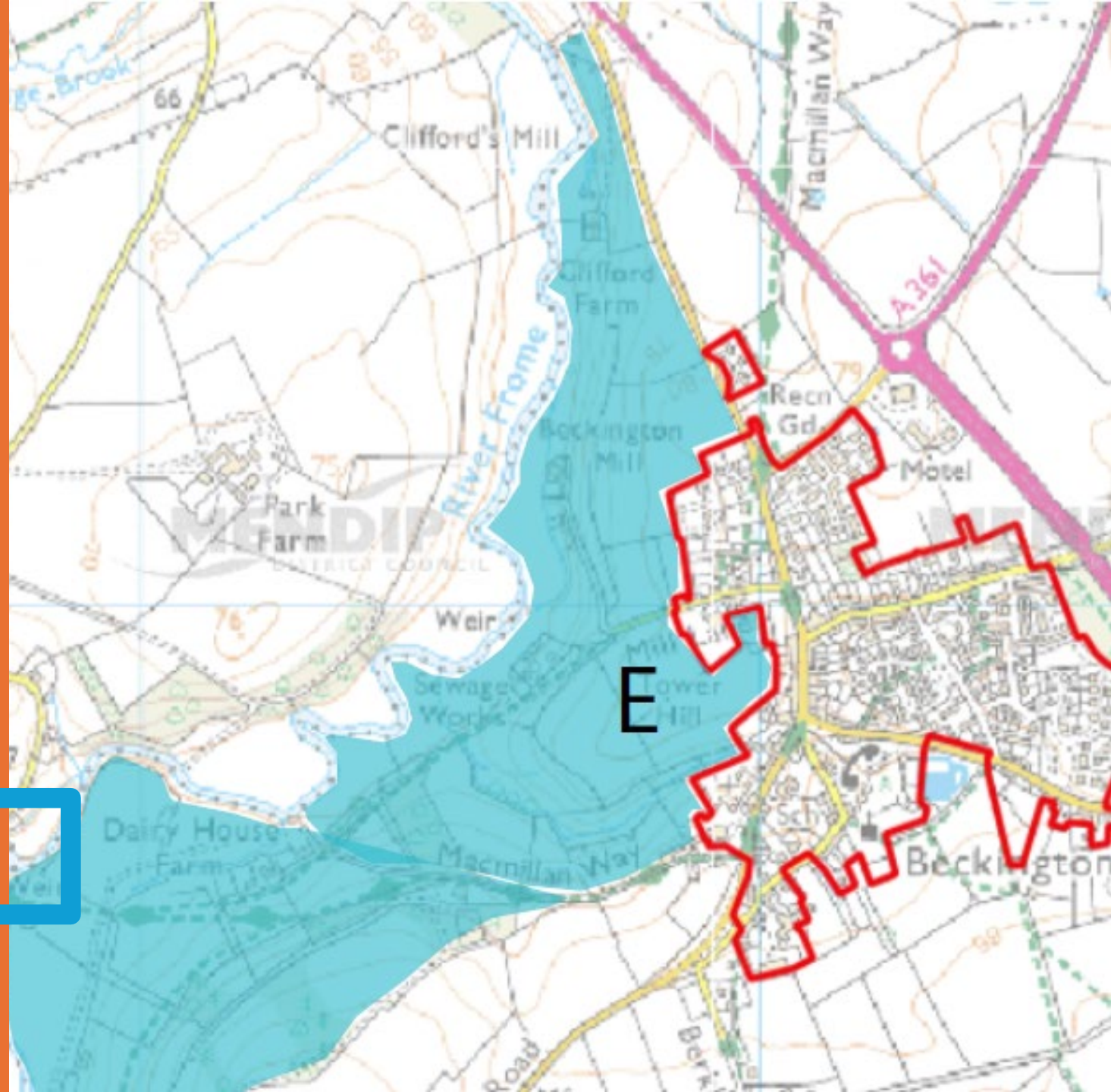


Area D south west





Area E
west



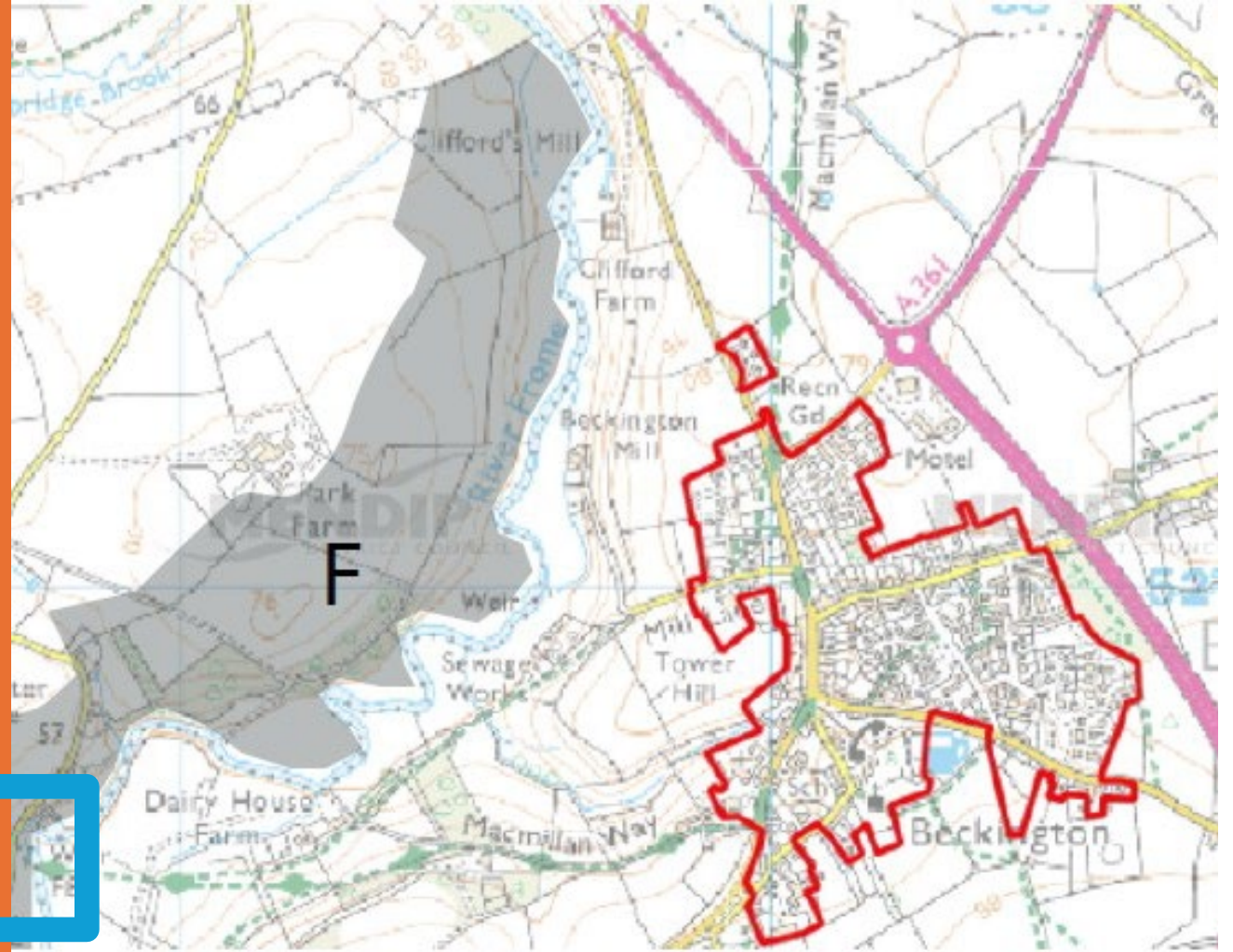








Area F
far west







Orchardleigh Estate







RESUME OF FINDINGS



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 - The eastern landscape is more impacted by the bypass which disrupts visual and physical connections and introduces extra noise and light pollution
 - The western landscape Area E combines priority habitat, scenic beauty, tranquility, special physical attributes, cultural significance and views. It is a quality example of the local landscape character, but also rare in the completeness of its landscape and cultural associations.
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RECOMMENDATIONS

Area E to be put forward as a 'Valued Landscape' which carries weight in development proposals

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graph TD; A[Area E to be put forward as a 'Valued Landscape' which carries weight in development proposals] --> B[Development proposals respect the Sensitive Views Assessment]; B --> C[Development proposals impacting on the 'Valued Landscape' are accompanied by an LVIA (Landscape and Visual Impact Assessment)]; C --> D[Development proposals should maintain and enhance the special landscape qualities]; D --> E[Development proposals should respect the local character and history and reinforce local distinctiveness];
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Development proposals respect the Sensitive Views Assessment

Development proposals impacting on the 'Valued Landscape' are accompanied by an LVIA (Landscape and Visual Impact Assessment)

Development proposals should maintain and enhance the special landscape qualities

Development proposals should respect the local character and history and reinforce local distinctiveness

What next?



My report has been delivered and accepted by the Beckington Neighbourhood Plan team



It is now for them to determine how it is used and how it is made public



This evening's presentation can only be a snapshot of the whole. Thank you for your interest