

Seend Parish Neighbourhood Plan

Local Key Views Report

V4 Draft February 2020

Introduction

There are many places both within and outside the Seend Parish Neighbourhood Plan area where beautiful views can be enjoyed. Through the Neighbourhood Plan, identified 'Key Views' can be recorded and given extra significance and protection through a planning policy.

Seend Parish has a distinct landscape setting and topography, with the ridge-top position of Seend Village, which is bounded to the south and north by footpaths with extensive rural views. From footpaths to the north of the Village, the view is over the Avon Vale to Melksham, Sandridge and Roundway Hill. From the footpath at the south of the church, the view is towards Salisbury Plain which is around 5 miles away. Equally memorable and important to the Parish are the many picturesque views looking into the Parish. Indeed the rural nature of the Parish ensures that almost any view into the Parish consists of countryside with the ridge top village behind.

Development decisions over the years and the steepness of the sides of the ridge means that the views into the centre of the Parish are largely unspoiled and have changed little over recent decades. The views looking into the Parish towards the hill ridge define the Parish and are much loved by all residents.

The canal is also a key landscape feature of the Parish Landscape, and its towpath provides a physical connection and means of movement between the settlements.

This report sets out the evidence for a number of identified key local views that satisfy at least some of the following criteria:

- Visible from a publicly accessible location (including public rights of way or public highways)
- Selected for a specific reason i.e. overreaching far view, view to an historical or public interest building/monument
- A high quality and distinctive 'visual amenity'
- An historic link to an important event or person
- A specific mention in literature i.e. 'Ruskin's view over Lunedale'
- Where facilities exist for their enjoyment i.e. parking places and interpretive boards are included.

For clarity, a view is defined as what can be seen from a particular place. In this report both specific views (selected to demonstrate key and sometimes promoted viewpoints within the landscape or towards it) and representative views (chosen to represent views from a place or routeway) are identified. Visual amenity is the overall pleasantness of a view, its setting and value to the community.

Methodology

Valued views have been identified running through some strands of Neighbourhood Plan work. A Landscape Analysis Report, which included Key Views looking out from the settlement, was completed in 2015. As part of the Character and Design work, landscape character and extensive views were identified as key elements of the character of the Parish and of each settlement.

Members of the Neighbourhood Plan Steering Group then photographed potential key local views bearing in mind the criteria set out above, before a final set were identified as suitable for inclusion in this report. Photographs were taken to replicate what the naked eye can see (no zoomed images have been used in this report, unless otherwise stated) and the camera was held at around head height.

Photos throughout this report have been taken at different times of year, which illustrate the importance of the seasons in the Parish landscape.

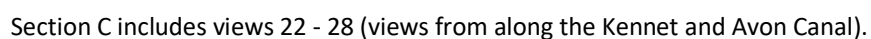
Structure of this report

There are two main parts to this report. Part 1 sets out the identified valued views from within the Seend Parish Neighbourhood Plan Area (Section A shows extensive views looking beyond the Parish, Section B shows views looking into the Parish, and Section C shows views from the Kennet and Avon Canal).

Part 2 sets out identified valued views towards Seend Parish from outside of the Neighbourhood Plan Area. These are included for illustrative purposes to show how Seend Parish sits in the wider landscape context; parts of our Parish can be seen from some distance. These views cannot be included in our Neighbourhood Plan policy on views as they are from outside of Parish / Plan Area.

Each entry includes a map ID (where Map 1 shows the location of viewpoint and direction of view), grid reference, short description (giving location description and direction of view), reason for the view, and a photograph.

Map 1 – Valued views from within the Seend Parish Neighbourhood Plan Area

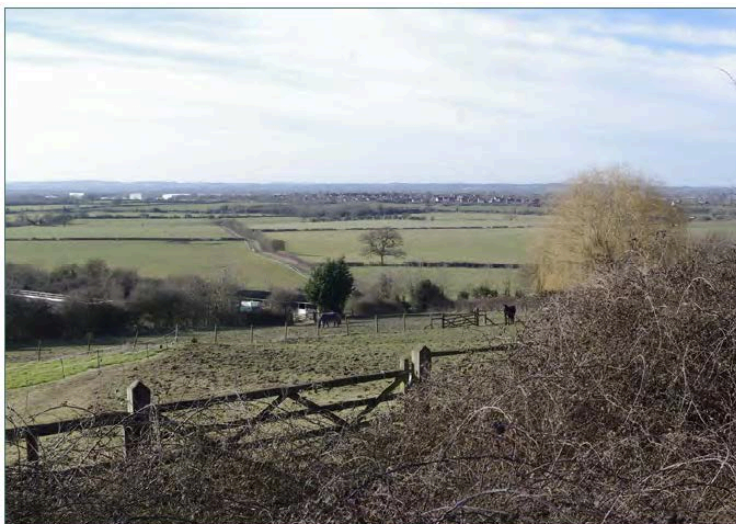


Section A Extensive views looking out beyond the Parish, from viewpoints within the Parish.

The distinct landscape character and setting of the Neighbourhood Area results in expansive views that can be appreciated from multiple locations within and at the edge of the built settlements of Seend Parish.

View 1 - View looking north-west towards the Kennet and Avon Canal and Melksham beyond from The Stocks lane.

Grid ref: ST929606



The key characteristics of this view are the sloping fields with boundaries marked by vegetation, containing individual buildings, in contrast to the flat agricultural valley landscape beyond and the settled area of Melksham beyond that.

This is the only point along the road through Seend Cleeve that you can see out towards Melksham.

Map 1 reference

Key View A: A high quality and distinctive 'visual amenity' as the only point along the road through Seend Cleeve where expansive views are seen over the Melksham Vale.

View 2 – View towards Salisbury Plain from Seend Cleeve

Grid ref: ST932608



View looking south from footpath south of Seend Cleeve towards Salisbury Plain. Representative of views towards Salisbury Plain from the south of settlements in the Parish.

Map 1 reference

Recorded Viewpoint 2

View 3 - View looking south-east from the footpath south of Seend Cleeve towards Salisbury Plain
Grid ref: ST933607



The steep slopes in the mid distance form part of the landscape gap between Seend Cleeve and the cluster of properties south of Pelch Lane between Seend and Seend Cleeve. The character of this view is predominantly pastoral.

Map 1 reference

Recorded Viewpoint 3

View 4 - View looking north-west from the footpath adjacent to Pelch Lane and Bollands Hill junction
Grid ref: ST936610



The group of beech trees, often referred to as Fairy Wood, form a significant feature in views of the local landscape. The character of this view is predominantly pastoral. The land dips slightly in front of the beech trees – this is part of the historic railway line to the former ironworks.

Map 1 reference

Key View B: For high quality and distinctive 'visual amenity'.

View 5 – Panoramic view looking north across the canal and wider vale from the bridleway set on the ridgeline north of the Seend Community Centre

Grid ref: ST943613



Views are expansive over the predominantly agricultural landscape, interspersed with individual dwellings and farmsteads. This view is representative of views to the north of the Village from the ridge top.

Map 1 reference

Key View C: For high quality and distinctive ‘visual amenity’.

View 6 – View north-east / east towards Roundway Hill

Grid ref: ST944613



View looking north-east / east towards the historic fort and local landmark of Roundway Hill from the footpath north of the Lye Field (and within the site being promoted for development). The character of this view is predominantly pastoral.

Map 1 reference

Key View D: Representative of the expansive views that can be appreciated from the northern ridge of Seend Village towards Roundaway Hill, an historical point of interest and a key landscape feature.

View 7 – Expansive view towards Roundway Hill
Grid ref: ST946614



Expansive views towards Roundway Hill continue further along the footpath north of The Lye. Rowcroft Cottage (Listed Building) on Spout Lane forms part of the middle distance view set below the visual horizon of Roundway Hill beyond.

Map 1 reference

Key View E: Representative of the expansive views that can be appreciated from the northern ridge of Seend towards Roundway Hill, an historical point of interest and a key landscape feature.

View 8 – Expansive views across the valley towards Roundway Hill
Grid ref: ST949613



View across the valley towards Roundway Hill, taken through a stile on Spout Lane.

Map 1 reference

Key View F: Representative of the expansive views that can be appreciated from the northern ridge of Seend towards Roundway Hill, an historical point of interest and a key landscape feature.

View 9 - View looking south-west from the footpath adjacent to Loiterton Farm
Grid ref: ST953609



Expansive views over the vale towards Salisbury Plain appear from this point. The character of the view is predominantly pastoral; the solar farm is an anomaly within this otherwise green view. The footpath, from which this view can be seen, is significant as the only footpath link between Seend Parish and Poulshot.

Map 1 reference

Key View G: For high quality and distinctive ‘visual amenity’.

View 10 – View towards Steeple Ashton Church tower
Grid ref: ST949610



View looking south-west towards Salisbury Plain from footpath on the southern edge of Seend Village. A vista towards Steeple Ashton Church tower is afforded between Inmarsh Lane and the field gate.

Map 1 reference

Key View H: expansive view to a key local landscape feature of Salisbury Plain.

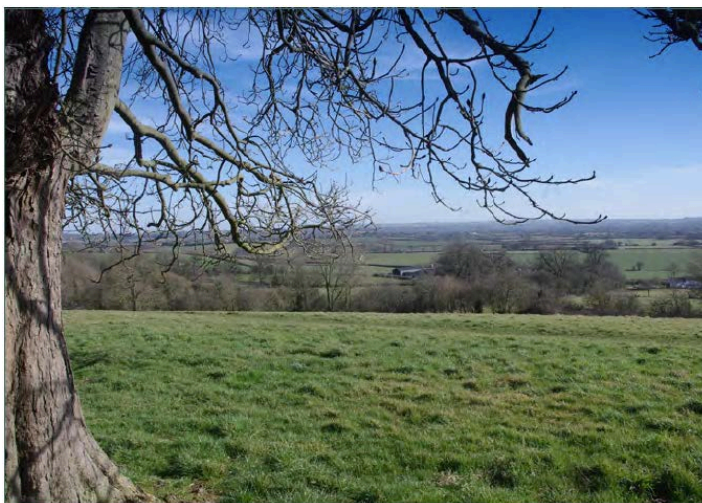
View 11 – View towards Salisbury Plain from the footpath at south of Seend Village 1
Grid ref: ST948610



Expansive views across the valley towards Salisbury Plain occur from the footpath on the southern edge of the Village. The character of this view is predominantly pastoral.

Map 1 reference
Recorded Viewpoint 11

View 12 - View towards Salisbury Plain from the footpath at south of Seend Village 2
Grid ref: ST945609



Expansive views across the valley towards Salisbury Plain continue to occur from the footpath on the southern edge of the Village. The character of this view is pastoral with no detracting features.

Map 1 reference
Recorded Viewpoint 12

View 13 – View towards Salisbury Plain from Seend Churchyard
Grid ref: ST944608



Expansive views across the valley towards Salisbury Plain from within Seend Churchyard. The character of this view is pastoral. People often sit here to reflect, and this view also offers a quiet spot to do that.

Map 1 reference

Key View I: expansive view to a key local landscape feature of Salisbury Plain.

View 14 – View towards Salisbury Plain from Bell Hill
Grid ref: ST940608



View looking south west from the A361 and C20 crossroad at the western gateway to the Village. Salisbury Plain is visible in the distance

Map 1 reference

Key View J: For high quality and distinctive ‘visual amenity’ afforded by Seend’s distinctive topography. Salisbury Plain, a key local landscape feature, is visible in the distance.

View 15 – View across the Lye Field
Grid ref: ST944610



View looking north across the Lye Field from the pavement on the High Street. The line of trees on the northern edge of the field, in particular, the poplars, form a characteristic edge to the field allowing views to the wider landscape beyond.

Map 1 reference

Key View K: For high quality and distinctive ‘visual amenity’ of a key central green space in Seend Village.

B. Views looking into the Parish

On the north approach to the Neighbourhood Area you see the settlement of Seend Cleeve and green pastures with hedges and trees. The only visible signs of Seend Village are a few rooftops and the end of the Community Centre. These, however, do not break the skyline.

The approach to the Neighbourhood Area from the north east is from the hamlets of Sells Green and Martinslade which are separated from Seend Village ridge by a slope, predominantly of trees.

As you approach from the south you are greeted with a view of the Church and the backs of some fine listed houses on the south side of the High Street. The dwellings at 'The Stocks' straddle the A361 forming the southern edge of the village and are evident in views from the south.

From the approach from the west there is also a view of Seend Cleeve perched on the side of the ridge.

Views are from key points around the perimeter of the Parish, capturing the changing views looking up the slopes towards the centre of the Parish.

View 16 – Seend Parish from the north approach

Grid Ref: ST934622



View from Redstocks bus stop looking to the circular clump of beech trees, often referred to as Fairy Wood, shown on the ridgeline, situated in a field below the top of The Pelch.

Map 1 reference

Key View L: For high quality and distinctive 'visual amenity'.

View 17 – Seend ridge from Totterdown

Grid ref: ST943622



View from the footpath on Bath Road by Totterdown looking up to the ridge. This shows open farmland before the ridge.

Map 1 reference

Recorded Viewpoint 17

View 18 – Seend ridge from A365 junction with Broad Lane Corner
Grid ref: ST948624



View from the A365 junction with Broad Lane Corner, looking S/W towards the North ridge of Seend. The photo is taken from a busy and well-used footpath.

Running across the photo before the rise of the hillside are lines of trees which follow the canal and the old railway line.

Map 1 reference

Key View M: For high quality and distinctive ‘visual amenity’.

View 19 – Seend ridge from the south
Grid ref: ST945598



View from the C20 by Seend Bridge Farm, looking north towards the south ridge of Seend Village.

Map 1 reference

Key View N: View to a key local landscape feature of Seend Village on the ridge.

View 20 – View of footpath to BRAG picnic area
Grid ref: ST918615



View from the path to the BRAG picnic area from the Parish boundary.

Map 1 reference
Recorded Viewpoint 20

View 21 - Panoramic view of Seend Cleeve
Grid ref: ST919616

Just a few meters to the east of View 20, there are extensive views looking SE towards Seend Cleeve.

Map 1 reference
Key View O: For high quality and distinctive ‘visual amenity’



C Views from along the Canal

The Kennet and Avon canal passes through the north part of Seend Parish for approximately 5km and is a picturesque feature attracting tourist barges and many visitors. The towpath is used extensively by walkers, hikers, dog walkers and cyclists from within the Parish and visitors from elsewhere. The tranquillity of the canal setting encourages people to admire the views and to take photos. Old stone bridges and other features along the canal (identified in the Character Statement and Locally Valued Heritage Assets report), provide feature points to stop and admire the views including east and west along the canal itself.

As the canal loops round the ridge of Seend village views of the ridge can be seen from the west, north and east.

The photos show open pasture land with trees and hedge rows. Some of the land rises steeply on the sides of the ridge. Where visible on the ridge top, there are glimpses of buildings that reflect the variety of heritage properties in the settlements of Seend Village and Seend Cleeve.

View 22 – Seend Cleeve from K&A swing bridge near Giles Wood

Grid ref: ST916609



View of Seend Cleeve from the K & A canal at the swing bridge by Giles Wood looking east.

Map 1 reference

Key View P: For high quality and distinctive 'visual amenity'

View 23 – Seend Cleeve from K&A swing bridge near BRAG picnic area

Grid ref: ST922612



View of Seend Cleeve from the bridle way on the south side of the swing bridge by the BRAG picnic area looking south east.

Map 1 reference

Key View Q: For high quality and distinctive 'visual amenity'

View 24 – Seend Cleeve from near the Barge
Grid ref: ST931614



View of Seend Cleeve from the K & A Canal on the stone bridge by The Barge looking south

Map 1 reference

Key View R: For high quality and distinctive ‘visual amenity’

View 25 – Seend ridge from the K&A canal near Lock Cottage
Grid ref: ST938615



View towards Seend Village ridge from the K & A Canal by Lock Cottage looking south.

In this section the canal runs along the base of the steeply sloping ground up to the ridge of Seend Village. This means that from the canal looking south to the ridge of Seend village, the views are similar to those from the Parish boundary but are seen from a closer and steeper angle.

Representative view from the canal of the steep landform of Seend ridge and rural / pastoral landscape.

Map 1 reference

Key View S: For high quality and distinctive ‘visual amenity’

View 26 – Seend ridge from K&A canal in Sells Green
Grid ref: ST949618



View from the moorings just to the west of Spout Lane bridge looking to the North ridge of Seend Village. Again the land slopes steeply upwards from the canal side.

This is a representative view from the canal of the steep landform of Seend ridge and rural / pastoral landscape.

Map 1 reference

Key View T: For high quality and distinctive ‘visual amenity’

View 27 - Seend ridge from Martinslade
Grid ref: ST956618



View from the bridge at Martinslade looking south west.

The western approach to the Seend ridge is further from the canal at this point.

Map 1 reference

Recorded Viewpoint 27

View 28 – Seend ridge from near Parish Boundary at Martinslade
Grid ref: ST958617



View of Seend ridge from the eastern end of our canal section between Martinslade & Foxhangers. Photo taken just before the Parish boundary.

This view from the canal is of the western end of the Seend ridge in the distance.

Map 1 reference

Key View U: For high quality and distinctive ‘visual amenity’

Part 2 Valued views towards Seend Parish from outside the Neighbourhood Plan Area

This part of the report includes views towards Seend Parish from outside the Neighbourhood Plan Area. These are included for illustrative purposes to show how Seend sits in the wider landscape context; parts of our Parish can be seen from some distance away. These views are not included in our Neighbourhood Plan policy on views as they are from outside of our Parish / Plan Area.

Looking towards the Parish from a distance, the ridge landform itself is a prominent feature. The ridgeline of Seend appears as a green island from many distant views. No higher ground interposes between the footpath at the south of the Church and the escarpment of Salisbury Plain some 5 miles away. From the footpath to the north side the view is over the Avon Vale from Melksham, Sandridge and Roundway Hill.

The views from outside the Neighbourhood Area to the east are up to the eastern end of the Seend ridge and show farmland, farm buildings and parts of the settlement. In places there are wider views to Salisbury Plain.

The views from the south are of open pastureland with hedgerows, rising up to the the southern edge of the Seend ridge where Holy Cross church and several of the large houses can be seen between the mature trees along the ridgeline.

From the west the farmland gradually slopes upwards as the buildings of Seend Cleeve and the eastern ridge come into view.

View 29 – View of Sells Green from Bromham Grid ref: ST959632



Sells Green from Bromham. The view coming down the hill from Bromham towards Sells Green.

This photograph is a zoomed image, taken from the grid reference stated above.

View 30 – Seend Village and Seend Cleeve from the Sandridge Road

Grid ref: ST 938647



From a gateway on the A3102 (the Sandridge Road), looking south towards the North ridge of Seend Village and Seend Cleeve.

This is an illustrative view of the North ridge of Seend showing pasture land and a net work of hedging and trees. The clump of Beech Trees, shown on the ridgeline, situated in a field below the top of The Pelch can be seen. The clump of trees is also referred to as Fairy Wood.

In the foreground several power lines and two areas of Solar Panels in the valley between Seend and Sandridge

are visible. In the background you can see the edge of Salisbury Plain.

View 31 – Seend Parish from Roundway Down

Grid ref: SU004638



Taken from Roundway Down at the edge of the woodland looking west / south-west. You can see Seend Fork junction and Rowde in the middle distance. Salisbury Plain can be seen in the far distance beyond the ridge of Seend Village.

View 32 – Seend Village from the Poulshot Junction on the C20
Grid ref: ST 959583

These photo below was taken from the Poulshot Junction on the C20 looking N/W towards the south ridge of Seend. On the left Bell Hill can be seen as it ascends to join the A361, at the crossroads with Seend High Street. This is a photo montage of 3 photos to show the panoramic view.

The church is visible in the central photo. This view has hardly altered since the early 1800, and this image indicates why it should remain so. The houses and church are all accessed off the High Street. A footpath runs just south of the gardens of these houses and the graveyard. The footpath marks the southern boundary of the Conservation Area. To left the Bell Inn (now a private home) can be seen, and it marks the western end of the Conservation Area. To the right but out of sight of this photo, there are a few more houses that complete the Conservation Area at the eastern end of the High Street.

Views of this ridge can be seen from as far away as the Salisbury Plain escarpment, and the reverse is obviously true.



View 33 – South of Seend ridge at the C20 turn off to Bulkington
Grid ref: ST949592



At junction of C20 turn off to Bulkington.

Looking N/W towards westerly lower ridge of Seend South Side.

View 34 – Seend ridge from Pantry Bridge
Grid ref: ST937587



The Bulkington side of Pantry Bridge.

Looking north towards the westerly
Lower ridge of the south side of Seend
Village.

View 35 – Seend Village and Seend Cleeve from Melksham Rugby Club
Grid ref: ST920632



Taken from Melksham Rugby Club
looking SE towards Seend Cleeve &
Seend Village

View 36 – Row Lane from the south
Grid ref: ST918605



View from the corner of the lane to Seend Park Farm on the junction with Bridleway SEMI30 and footpath SEMI36, looking south east towards the north east ridge of Row Lane.

Seend Village can also be seen from Salisbury Plain.