



Seend Parish Plan Consultation

Pitch in! Do you have a view on future development in the Parish of Seend? Let's hear it at any of the consultation events below.

Irene Usher Memorial Pavilion
Rusty Lane, Seend

Wednesday 24th June 2015, 7 pm to 9 pm
&
Saturday 27th June 2015, 3 pm to 6 pm



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Seend Parish Plan

An Invitation

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Seend Parish Plan

An Invitation

Have your say on parish plans

Where?

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When?

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How?

Engage with the consultation.

Express your views on the
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Seend Parish Plan Consultation

Lye Field Pavilion

7pm – 9pm, Wednesday 24th June 2015

3pm – 6pm, Saturday 27th June 2015

YOUR VILLAGES - YOUR FUTURE - YOUR SHOUT!

www.seendparishplan.org



Does Our Parish Need a Plan?

PUBLIC CONSULTATION – DROP-IN SESSIONS

WEDNESDAY 24TH JUNE 2015 & SATURDAY 27TH JUNE 2015

What is this drop in session about?

The Localism Act 2011 provides opportunities for communities to have closer involvement in the way they develop to meet the needs of the people living in them.

What is this drop in session about?

Communities can formally communicate development wishes through a broad range of approaches that can be divided into two routes:

- ☐ Neighbourhood Planning
- ☐ Non-planning

What is this drop in session about?

Deciding which type of plan is appropriate for the community is largely based upon:

- ☐ community opinion
- ☐ community size
- ☐ anticipated development levels
- ☐ the resources available to produce a plan

What is this drop in session about?

- Our plan development process remains consultative and community-led.

What is this drop in session about?

This drop-in session is the initial part of a “scoping process” which has 2 aims:

- 1 – To provide information which will promote a dialogue with parishioners about the issues currently affecting the parish of Seend - or issues that may have a community impact in the future. This is expected to be a 2-way dialogue.

- 2 – To answer this question:

Does our parish need a plan?

Who is leading this drop-in session?

In 2011, Seend Parish Council conducted a ‘Parish Appraisal’.

Following publication of the appraisal results, the Parish Council decided to determine if a community plan was needed.

Who is leading this drop-in session?

Volunteers from within the parish of Seend were called for; call respondents are leading this drop-in session.

The respondent group is known as the Seend Parish Plan Steering Group (SPPSG).

Why is the SPPSG leading on this session?

The SPPSG is not specifically qualified to conduct the consultation process, or write any plan that may arise from it. However, some have professional and life skills and spare time, and are willing to use it to aid the parish in the decision process.

Who will lead in the future?

- ❑ The composition of the steering group, and the roles within it, may change from time-to-time in response to the needs and findings of the public consultation.
- ❑ The community leads – so your input is both vital and valued!

Where to find contacts?

- ❑ Names of the current steering group members can be found at:

<http://www.seendparishplan.org/contact.html>

The roles of the Seend Parish Council and the Seend Parish Plan Steering Group

Whilst the Seend Parish Council (PC) is funding the scoping stages of this consultation, the PC does not have input to the consultation process.

Both the consultation, and any plan arising from it, will be community-led and will reflect the views and wishes of Parishioners only. **You decide.**

The roles of the Seend Parish Council and the Seend Parish Plan Steering Group

The SPPSG team will remain impartial. However, as a point of discussion, the SPPSG may raise issues in the process of promoting debate or informing parishioners on issues they may wish to be aware of.

The SPPSG is bound by a formal constitution which is available on the Seend Parish Plan web site at: <http://www.seendparishplan.org>

What is the purpose of the Seend Parish Plan Web Site?

The Seend Parish Plan web site has been set up to provide transparency during the consultation process. It provides:

- Easy reference to the informative results of the 2011 Parish Appraisal.
- Demographic information on the population of the parish.
- Access to data which may form the basis of a plan; e.g. the Landscape Analysis, public responses etc.
- Access to material which may aid decision-making and inform public opinion.
- Oversight of plan progress if the consultation extends beyond the scoping stage.

The web site URL is: <http://www.seendparishplan.org>

What is within the scope of the Seend Parish Plan?

The [Wiltshire Council web site](http://www.wiltshire.gov.uk/corporate/development/development-of-the-wiltshire-council-renewal-plan) answers this question in greater detail. This is a direct quote from some of the information there:

"A neighbourhood plan can establish general planning policies for the development and use of land in a particular area. Plans can include local priorities, planning policies, proposals for improving an area or providing new facilities or infrastructure and allocation of key sites for development."

Neighbourhood planning is a tool to promote sustainable growth and will not be able to prevent development in an area. Neighbourhood plans can only include proposals for an equal (or greater) amount of growth than is set out in the local authority's development plan. They must also accord to national planning policy." - www.wiltshire.gov.uk/corporate/development/development-of-the-wiltshire-council-renewal-plan

What is within the scope of the Seend Parish Plan?

The content of a plan is not defined. It can encompass any issue considered relevant – so this is why there is a scoping stage - the first part of this process.

Our plan does not have to be confined to planning related issues.

What are some of the issues that might drive the need for a plan?

The desire of local people to make local decisions on community development.

An opportunity to provide finer detail on parish development than that provided in the Wiltshire Core Strategy.

A local wish to define parish housing needs.

To influence routes to
meeting our defined
parish housing needs.

To identify parish development
sites and influence the character
of development created on
them.

An opportunity to revitalise the
parish and provide a common
forward-looking vision for a
sustainable community to 2026.

A wish to retain and enhance
existing community facilities
and amenities.

A need to provide the equitable facilities of the future for all age groups.

A need to ensure equitable future access to public open spaces and the countryside beyond.

An opportunity to say how parish facilities, held and operated in trust, are sustainably run and secured for future generations.

How could all this be achieved?

- ❑ Firstly, nothing can be achieved unless you suggest it!
- ❑ If parishioners decide we need a plan, your input and vision will guide the type of plan and the aims of any action plan we will pursue together.
- ❑ The SPPSG may create an action plan to achieve those aims if the parish population wishes it.
- ❑ Seend Parish Council will be responsible for reviewing and progressing the aims of any future plan and any action plan contained within it.

How long will this take to achieve?

- ❑ This could be considered an endless process.
- ❑ It may take a number of years to realise challenging goals.

How long will this take to achieve?

- ❑ For as long as we remain a distinctly rural parish, and for as long as the Localism Act legislation remains in force, future generations will inherit the opportunities we could create and have the opportunity to create their own.

How long will this take to achieve?

- ❑ The simplest of plans may take 2 years to formulate.
- ❑ The most challenging plan type is a **neighbourhood plan** - requiring repetitive consultation and a parish referendum for adoption. This will be a relatively costly and lengthy process.
- ❑ The least challenging plan is a **Village Design Statement**. Few, if any, future actions will arise from this simple guidance document.

Key views from Seend

REFER TO THE DISPLAYED LANDSCAPE ANALYSIS MAPS



Key Views – Viewpoint 3



Key Views – Viewpoint 4



Key Views – Viewpoint 5



Key Views – Viewpoint 6



Key Views – Viewpoint 7



Key Views – Viewpoint 8



Key Views – Viewpoint 9



Key Views – Viewpoint 10



Key Views – Viewpoint 11



Key Views – Viewpoint 12



Key Views – Viewpoint 13



Key Views – Viewpoint 14



Key Views – Viewpoint 15

Parish character

SEEND



Seend High Street – western end, north side



Seend Church



Seend High Street – eastern end, north side



Seend High Street – western end, south side



Seend High Street – central area, south side



Seend High Street –eastern end, south side

Parish character

SELLS GREEN



Spout Lane – hump-back bridge



Sells Green – at Spout Lane



A365 at Spout Lane, looking east



A365, looking west - The Three Magpies



Bluemay – employment area, Sells Green



Devizes Steel Supplies – employment area, Sells Green



New Industrial Units – employment area, Sells Green



Coppard Plant Hire – employment area, Sells Green



Windsmere Stone and Granite & Simon Church, Sells Green



P J Dyke Paving & Groundworks – employment area, Sells Green

Parish character

SEEND CLEEVE



The Brewery Inn, Seend Cleeve



Looking south, Seend Cleeve



Looking north – Seend Cleeve



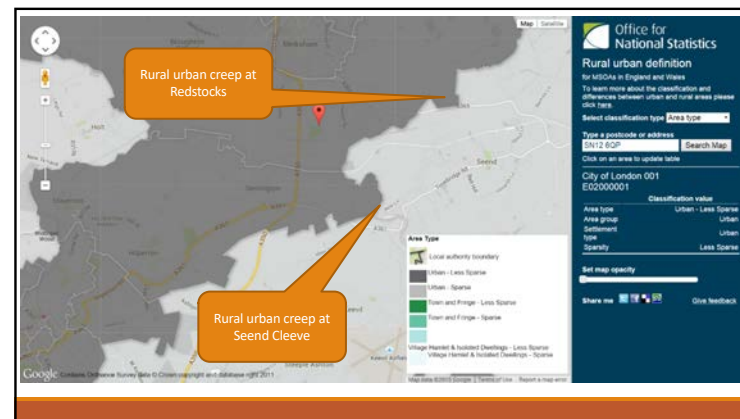
Seend Cleeve, from the K & A Canal

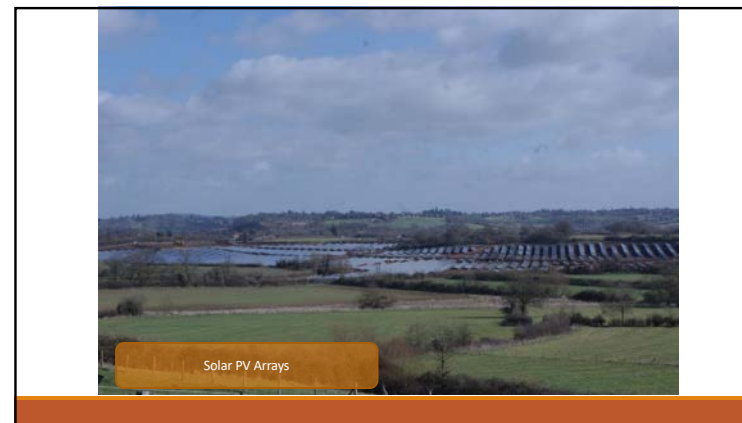
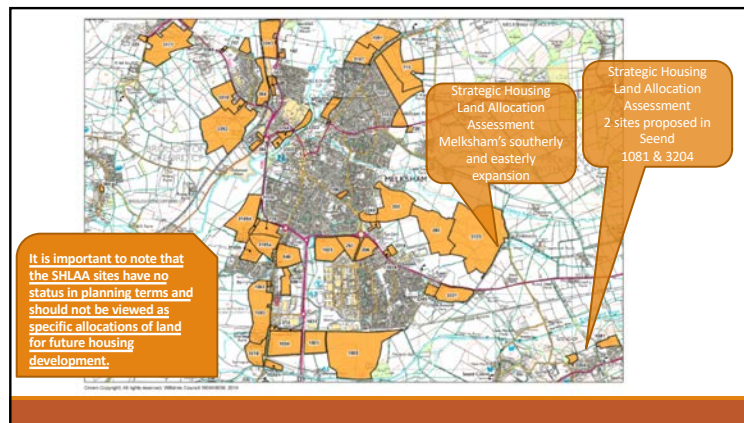
What happens if we
decide not to have a
plan?

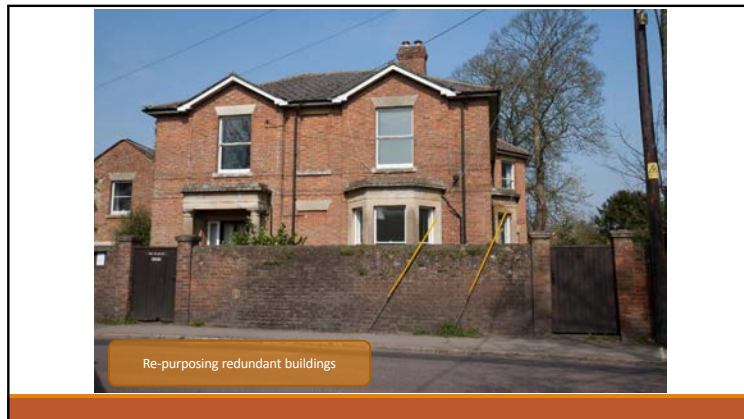
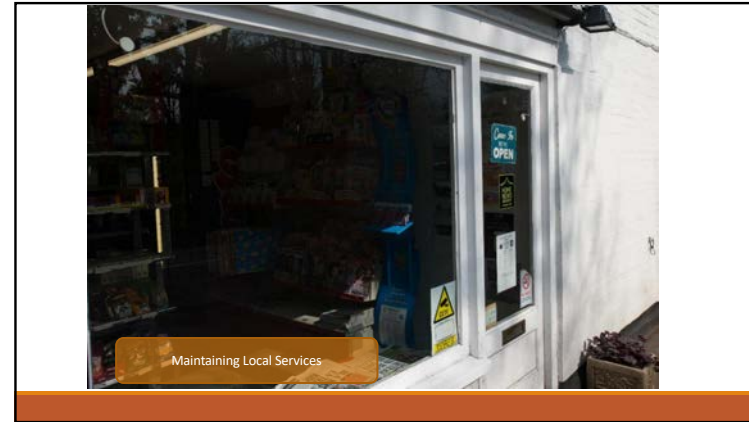
If parishioners decide not to proceed with a plan we have to rely on Wiltshire Council to meet our community development needs through the Wiltshire Core Strategy under the Melksham Community Area umbrella.

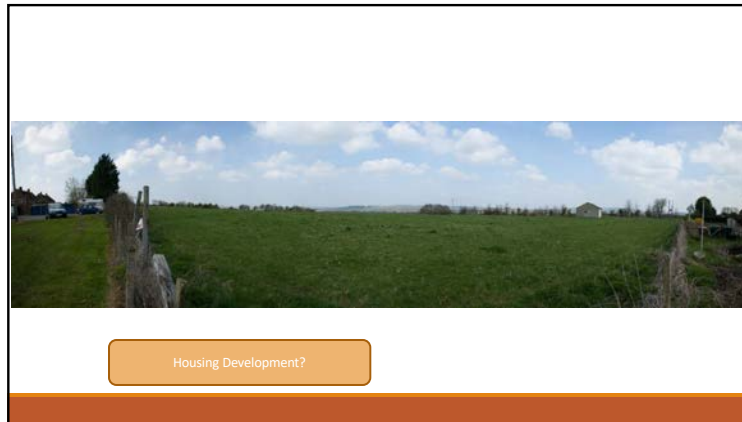
Parish issues

SEEND



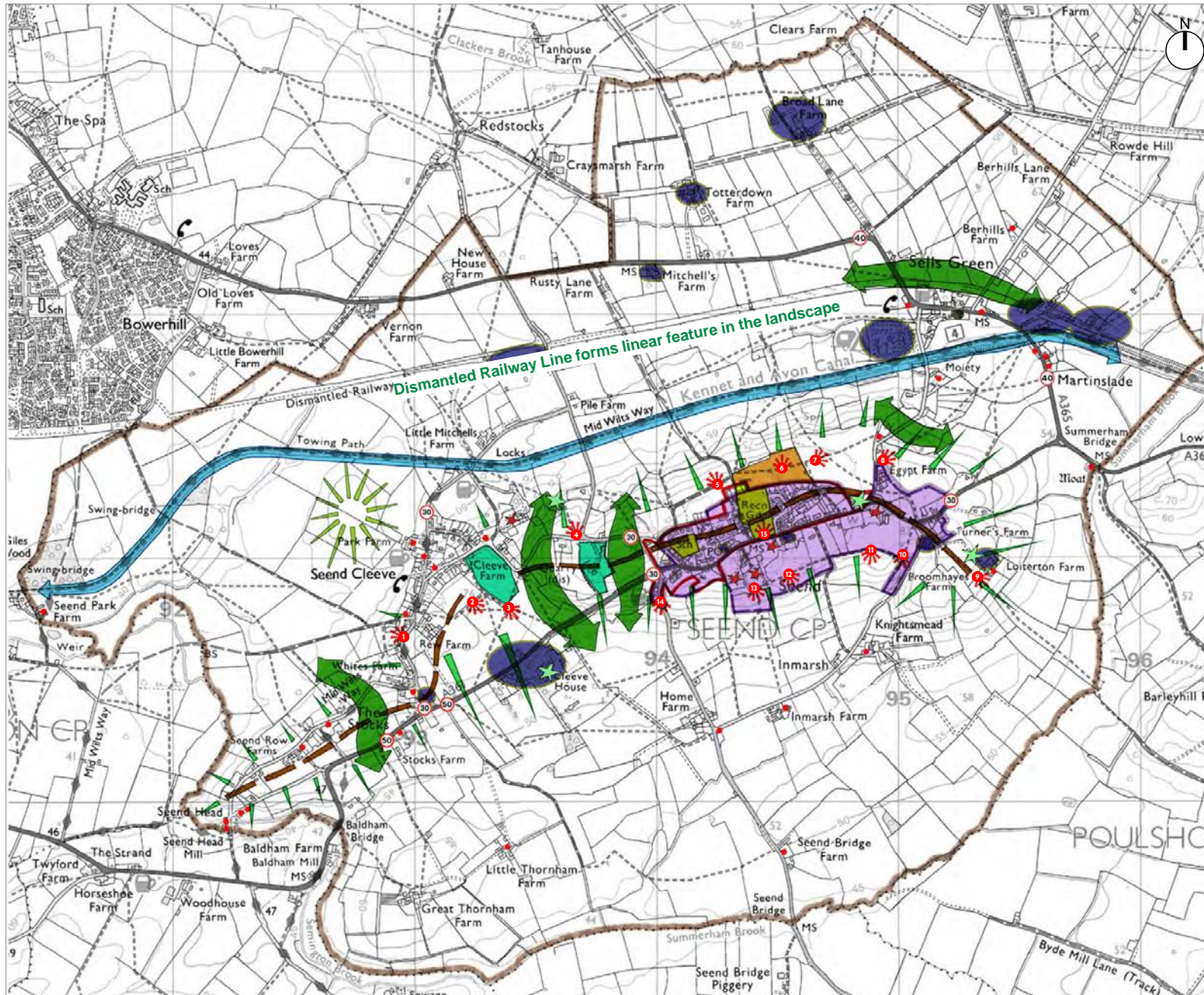



























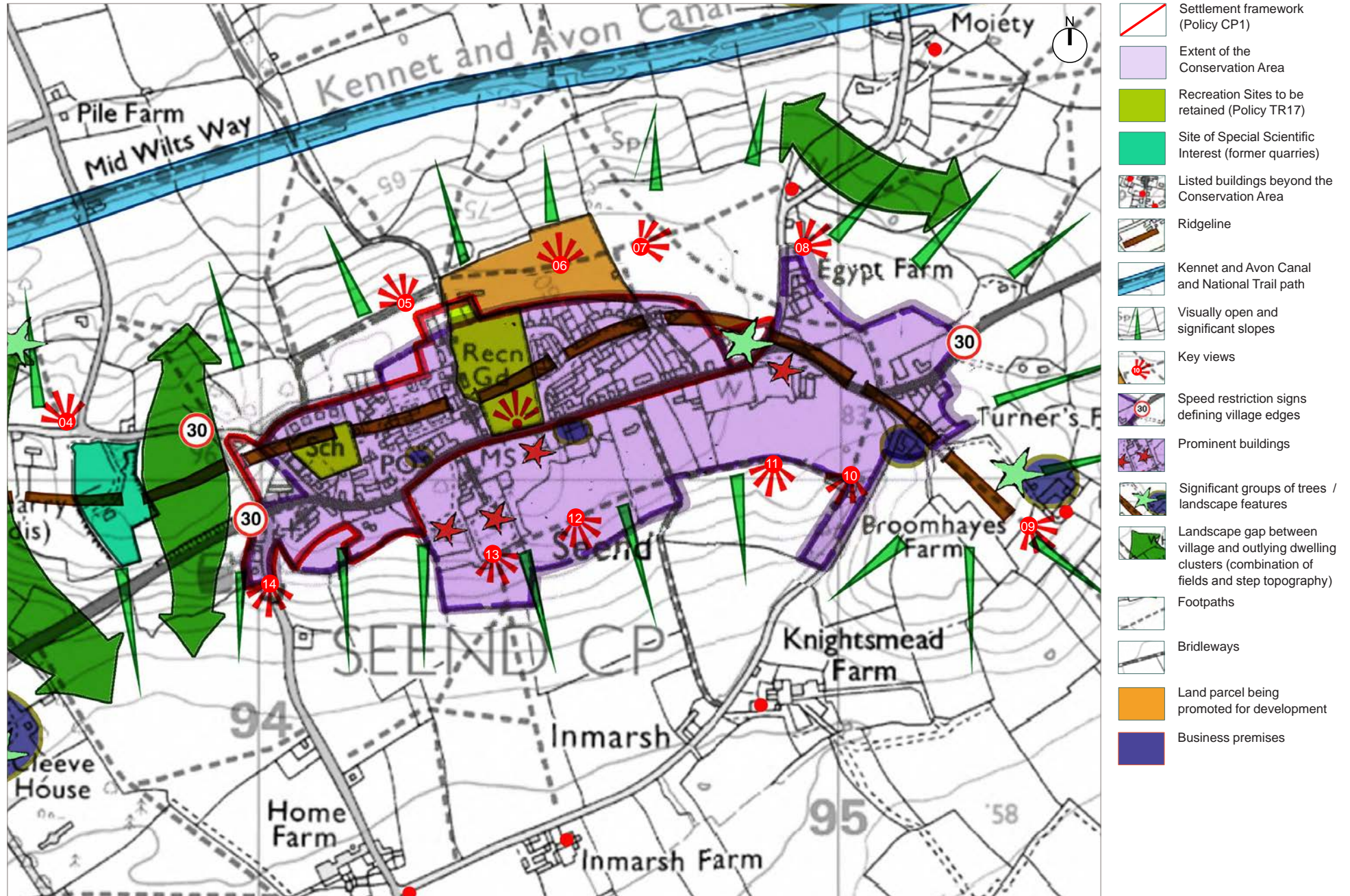
Seend Parish Landscape Analysis Plan



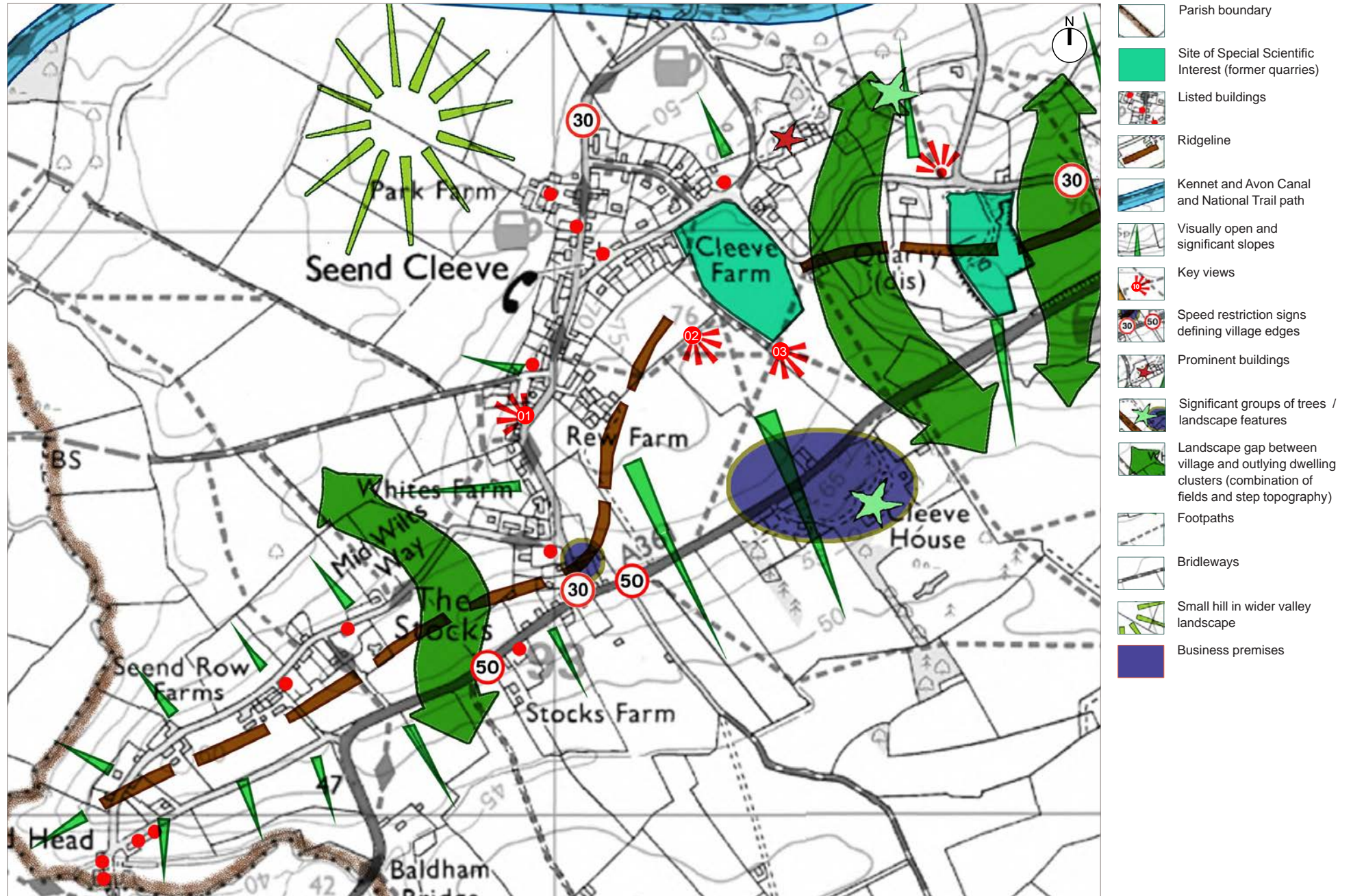
Legend

-  Parish boundary
-  Settlement framework (Policy CP1)
-  Extent of the Conservation Area
-  Recreation Sites to be retained (Policy TR17)
-  Site of Special Scientific Interest (former quarries)
-  Listed buildings beyond the Conservation Area
-  Ridgeline
-  Kennet and Avon Canal and National Trail path
-  Visually open and significant slopes
-  Key views
-  Speed restriction signs defining village edges
-  Prominent buildings
-  Significant groups of trees / landscape features
-  Landscape gap between village and outlying dwelling clusters (combination of fields and step topography)
-  Footpaths
-  Bridleways
-  Small hill in wider valley landscape
-  Land parcel being promoted for development
-  Business premises

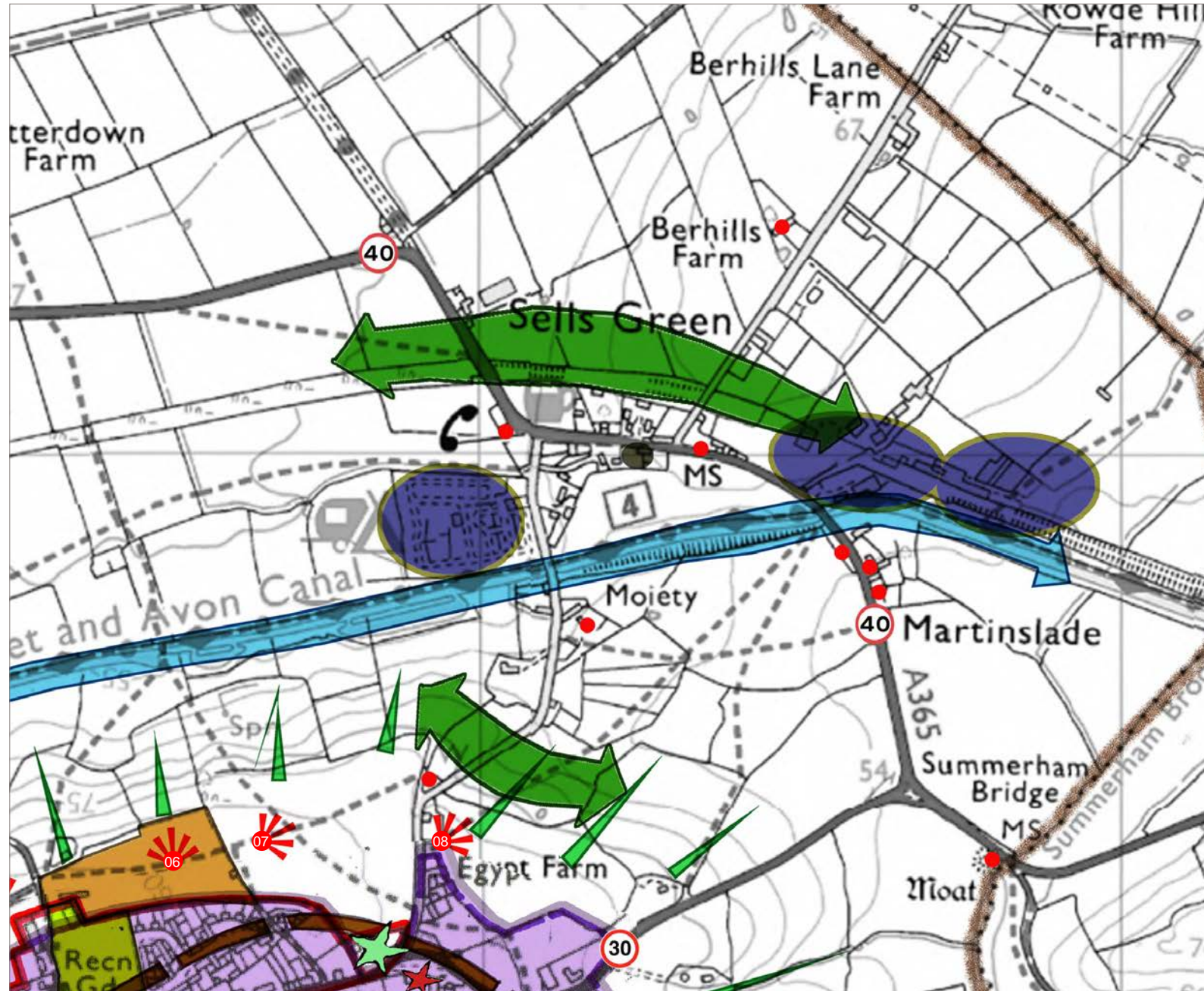
Seend Landscape Analysis Plan





















Seend Cleeve Landscape Analysis Plan



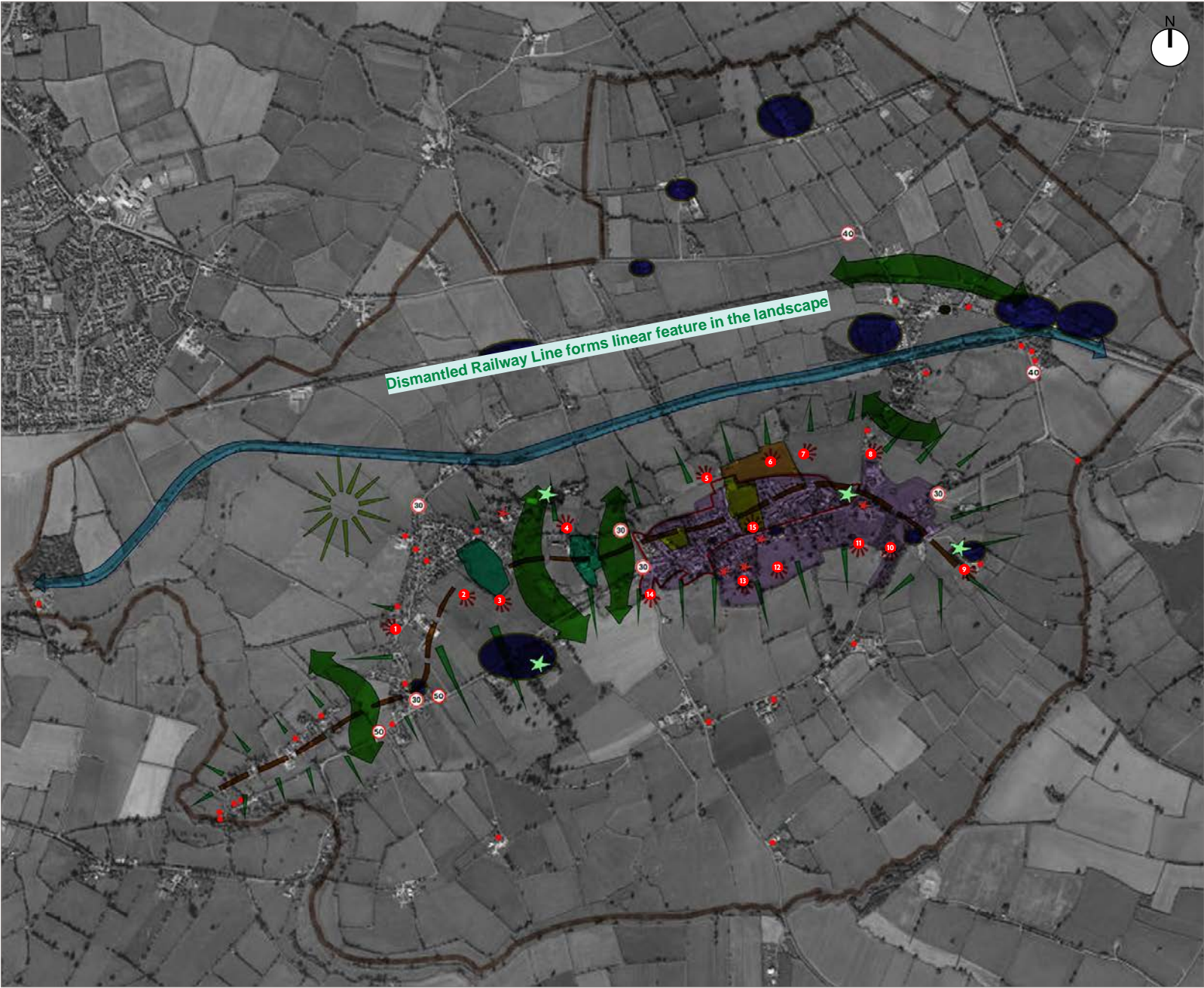
Sells Green Landscape Analysis Plan



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Seend, Seend Cleeve and Sells Green Landscape Analysis Plan


















- Legend**
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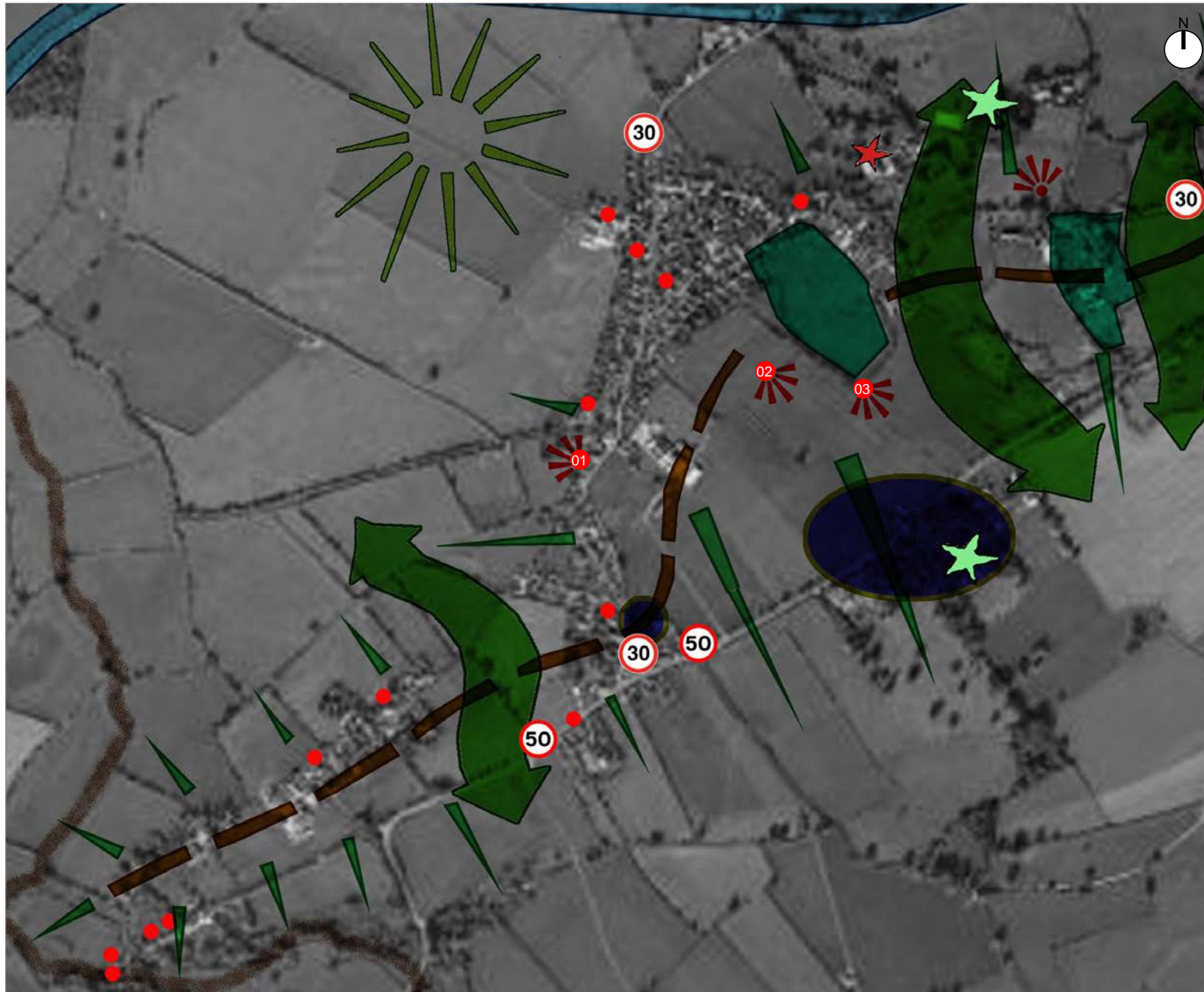
Seend Landscape Analysis Plan
















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Seend Cleeve Landscape Analysis Plan


















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Sells Green Landscape Analysis Plan



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Landscape Analysis - Key Characteristics

The canal is key landscape feature of the parish which provides a physical connection and means of movement between the villages. It is also a key tourist route with 'honey pots' around Sells Green and The Barge. The landscape beyond the villages is set within the valley and on the valley slopes; predominantly agricultural, with field boundaries predominantly marked by hedgerows; and interspersed with individual dwellings and farmsteads.

Roundway Hill and Salisbury Plain are key landmarks evident in views from the settlement edges.

Each of the villages have series of features which make them unique, as follows:

Seend

- The settlement pattern lies along a major west to east ridgeline and forms a ribbon settlement along the A361. The village is identified in views from the south due to the individual large properties and church being clearly evident; conversely, views of the village from the north are limited to the rooftops of the northern-most dwellings and the community centre;
- The conservation area contains a number of historic buildings and a range of both deciduous and evergreen trees;
- The farmed valley slopes are visually open in views from the north, south and east.
- Larger properties with extensive grounds, often enclosed by walls, lie predominantly south of the A361 with commanding views over the vale to the south;
- Views out across the wider landscape are generally restricted due to the combination of dwellings and garden boundary enclosure. The Lye Field forms a central area of recreational open space and allows views out from the village, through the line of poplar trees, to the wider landscape to the north. This also brings a finger of green into the village;
- Community buildings are concentrated around The Lye Field.
- Clusters of trees are often associated with prominent buildings, such as the Church, large individual dwellings or at more exposed locations along the ridge;
- The horse pond at 'three ways' is an historic landscape feature, but due to the roadside wall, is not readily visible;
- A series of footpaths (some in green lanes, such as Love Lane) connect the village with the wider landscape and provides

opportunities for a network of circular routes. Views from the perimeter footpaths are extensive over the surrounding valleys;

- Single track lanes north and south of the main road corridor.

- The settled village edges are broadly defined by the speed restriction signs. The Bell also marks the western edge of the village.

Seend Cleeve

- Accessed predominantly by a narrow lane off the A361 Trowbridge Road which defines the southern edge of the village. Narrow lanes are a key feature of the village.
- Lies predominately on the north facing slopes of the major ridgeline, where dwellings form a skyline element in views from the north. The skyline is interspersed with occasional trees. The cluster of dwellings at 'The Stocks' straddles the A361 forming the southern edge of the village and evident in views from the south.
- The houses are close together with a more organic and compact settlement pattern;
- Dwellings on the west side of The Stocks lane have views over the vale towards Melksham;
- The Brewery pub is located more in the heart of the village;
- Is separated from Seend and Seend Head by a series of landscape gaps;
- Contains two former quarries, which are now designated as SSSI's;
- A series of footpaths connect the village with the wider landscape and provides opportunities for a network of circular routes. Views from the perimeter footpaths are extensive over the surrounding valleys.

Sells Green

- Predominantly a cluster of dwellings and business premises straddling the A365 and well related to the canal. The properties on the south side of the A365 have a more organic layout, with gardens backing on to Spout Lane.
- The camp site is key tourist destination, well contained in the valley landscape, due to the perimeter treebelts;
- The Three Magpies pub forms a key landmark building in views

along the A365 from the east;

- The settlement pattern is clustered around the road corridors with parking again a combination of on and off street.
- Connectivity with Seend via the narrow Spout Lane and it's hump back bridge over the canal.

Key Views



Photograph – Viewpoint 1

View looking north-west towards the Kennet and Avon Canal and Melksham beyond from The Stocks lane. The key characteristics of this view are the sloping fields with boundaries marked by vegetation, and containing individual buildings, in contrast to the flat agricultural valley landscape beyond and the settled area of Melksham beyond. The large scale sheds, due to their colour, are detracting features.



Photograph – Viewpoint 4

View looking north-west from footpath adjacent to Pelch Lane and Bollands Hill junction. The group of trees form a significant feature in views from the local landscape. The character of this view is predominantly pastoral.



Photograph – Viewpoint 2

View looking south from footpath south of Seend Cleeve towards Salisbury Plain.



Photograph – Viewpoint 3

View looking south-east from footpath south of Seend Cleeve towards Salisbury Plain. 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.

Key Views



Photograph – Viewpoint 5

View looking north across the canal and wider vale from the bridleway set on the ridgeline north of the Seend Community Centre. Views are expansive over the predominantly agricultural landscape, interspersed with individual dwellings and farmsteads.



Photograph – Viewpoint 6

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



Photograph – Viewpoint 7

Expansive views towards Roundway Hill local landmark 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.



Photograph – Viewpoint 8

Expansive views across the valley towards Roundway Hill continue along the footpath east of Spout Lane.

Key Views



Photograph – Viewpoint 9

View looking south-west from footpath adjacent to Loiterton Farm. Expansive views over the vale towards Salisbury Plain occur. Whilst the character of the view is predominantly pastoral, the solar farm due to its colour in the landscape is a detracting feature in this otherwise predominantly green view.



Photograph – Viewpoint 10

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



Photograph – Viewpoint 11

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 with no detracting features.



Photograph – Viewpoint 12

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 predominantly pastoral with no detracting features.

Key Views



Photograph – Viewpoint 13
Expansive views across the valley towards Salisbury Plain from within Seend Churchyard. The character of this view is predominantly pastoral with no detracting features.



Photograph – Viewpoint 14
View looking south from Bell Hill towards Salisbury Plain. Again, the view continues to be characterised predominantly by farmland interspersed by individual dwellings with limited detracting features.



Photograph – Viewpoint 15
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.

Character Photos - Seend



Seend High Street western end, north side



Seend Church



Seend High Street eastern end, north side



Seend High Street western end, south side



Seend High Street central area, south side



Seend High Street eastern end, south side

Character Photos - Seend Cleeve



The Brewery Inn



View looking south in centre of the village



View looking north in centre of the village



View of Seend Cleeve from the Canal

Character Photos - Sells Green



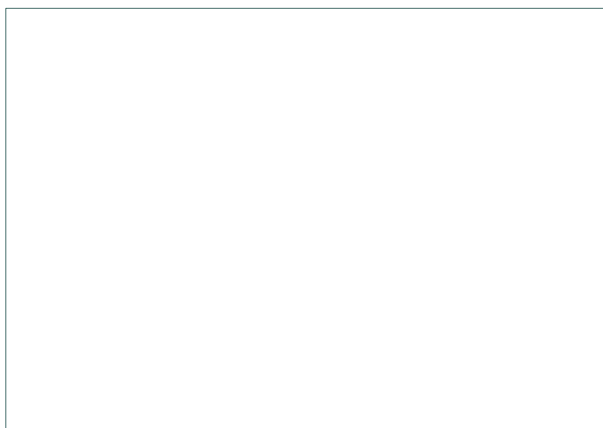
Spout Lane and hump back bridge



Sells Green at Spout Lane



A365 at Spout Lane looking east



The Three Magpies (to be taken)

SEEND PARISH PLAN – PUBLIC CONSULTATION MEETING – STIMULUS MATERIAL

HEADINGS ARE IN CAPITALS subsidiary issues are in normal font

LANDSCAPE

Is the conservation area valued?

Should the conservation area be reduced or extended or just remain the same.

Are the empathetic views that Seend residents have for their hill-top village shared by the rest of the parish?

Is the ridgeline valued and does south view have equal value with north view

Is settlement creep a problem with views from the valleys?

Power generation – solar arrays – pylons – what happens when power storage technology is added to these sites?

Are settlement gaps valued for aesthetic reasons? Should aestheticism be a barrier to housing development in respect of the landscape views from settlement gaps?

HOUSING

Social Housing Stock – Occupation Rates - Young Starters – Retireds

Poor Housing Supply – impact on price and demographics – cost – availability

New sites - Location – Parish Core – Parish Sites – Parish Periphery

Parish Housing Needs

Land values and land availability

NOTE: Seend has 36 Aster social homes.

LEISURE AND AMENITIES

SPORT

Cycling – Cricket – Soccer – Tennis – Fishing – Short Mat Bowls - ??

LEISURE

Cultural activities – Children's Summer Activities – Community Centre – Pavilion – Hobbies – Interests – Drama – Panto – Music - allotments

TOURISM

Tourists love attractive places. Is Seend attractive to tourists? Do they want to buy it? Is there evidence of second home ownership? How many holiday lets are in the Parish? Do we want more? The consequences of ownership imbalance can be detrimental to quality of parish life.

ACTIVITY

Swimming – Exercise for Fun – Country Walks and Rambling – Play Parks – Landscape – Footpaths – Stiles – Countryside Access for All

TRAFFIC

Accidents – Night-time Collisions with parked vehicles – on A361 road parking – injuries fatalities – blackspots – Noise - air quality – sleep quality – Cycling – Pedestrian separation from traffic – chokepoints – bottlenecks – HGV routing – signage – enforcement options – compliance – silent hours running – peak flows – filtering – local routes – trunk routes speed limits – speed limiting – average speeds – speeding statistics – pedestrian crossings – journey to school – the school run –

HIGHWAYS AND BYWAYS

Signage – Junction layouts – improvements – carriageway repairs – carriageway markings – turn-offs – pull-outs – junctions - traffic controls – parking Post Office – Parking School – Parking Church – Parking Community Centres – verges – tarmac condition – rumble strips – ambient noise – man holes – drain covers – drainage – potholes – Parish-Wide settlement gateways – repair durability

TRANSPORT – TRANSPORTATION FOR LIFE!

School transport – public transport – Seend Shuttle – Link Scheme – First Bus – Faresaver- Popularity – volunteers – community schemes – sustainability – electric vehicle charging points

EMPLOYMENT

BARRIERS TO EMPLOYMENT

Public transport - Timetable timings and frequency – national employment rates versus local employment rates – opportunities present and future

ECONOMICALLY ACTIVE POPULATION NUMBERS

Age demographic – starter opportunities for the young – parish-based businesses – grant support – local employment areas – scope for development – the rise of the farm-based employment unit – diversification – farm-based businesses not in agriculture – services – farming – tourism – energy generation – landscape leasing – facilities availability – workforce domicile – foreign workers –
HOW MANY PARISH-BASED BUSINESSES? VALUE TO LOCAL ECONOMIES OF AT LEAST TWO TOWNS

EDUCATION

Seend School – Melksham Oaks – Dauntseys – Others??

Sustainability – RISK - expansion of Melksham and possibly Devizes will provide educational campuses and therefore make Seend School unsustainable. Easier to bus the 25% of Seend kids to Melksham or Devizes than bus 75% of kids from towns and sticks. Wiltshire Council must drive towards sustainability so perhaps this is inevitable? What happens if/when it happens? Does the school become a Grrrrrrreen Space or a building site?

CHURCHES

Sustainability – viability – C of E support - congregation decline – alternative uses – history and value – fabric maintenance -

PUBS

Do parishioners value pubs? Are our Parish's pubs threatened? Post-crash, British pubs were closing at more than 50 per week right now it is down to 29 per week. What are the odds of losing one? We see it all around us in Wiltshire villages. What opportunities would the parish have if the Bell Inn closed? What threats would the parish pubs encounter if Devizes Marina built a pub/restaurant?

Seend Consultation 24th and 27th June 2015 : Feedback from “Post-It Notes” and web site comment from June 2015

Employment and Business

- Does Seend have any broadband? (I know....)
- Would faster broadband benefit businesses (and others). *Very important.*
- Faster wifi please NOW –not in a years’ time.....
- Broadband speed (sad face)!! *Non BT very slow.*
- Broadband 20 mb/s plus of 4G
- Decent broadband
- Fibre optic broadband. : *Agree.*
- Better faster broadband. *Yes please. Agreed.*
- Broadband and a local chamber of commerce? Lots of people in Seend work from home. How many?
- More employment opportunities for teenagers/young people. *+1*
- Workshop spaces
- To turn the rectory into a carehome for the elderly – our elderly have to leave the village which has been their home.; Would provide jobs for locally unemployed. *Who will do this?*
- We need more teacake! Cleeve House? Please can we have a small café? This would provide employment for teens and attract visitors.
- Allow existing businesses to expand if required, eg Sells Green. RHW engineering etc.
- Shop: open in evenings and/or all weekends – employment opportunity for young people?
- Shop is a fantastic asset – use it!

Transport

- Great bus service No. 49. *Agree!*
- Bus service to Trowbridge and Devizes very good.
- Good bus service to Devizes and Trowbridge serving all key destinations in both towns.
- A pity the “Link” has disbanded. Should be resurrected. *Has it? Didn’t know it had finished.*
- Better public transport needed e.g. more regular times for school buses
- Please can we have transport to Melksham. Doctor’s surgery, etc hard to get to it don’t drive, or just for shopping when you want to go. *The Shuttle goes to Melksham Tuesday but is underused, when would be a better time?*
- Bus to Bath (via Melksham) at the moment the bus 272 terminates at Bowerhill – perhaps get it to come via Seend. *X72 continues to Devizes.*
- How about an enterprising person to run a taxi service for this area?
- I value the Seend shuttle – a great facility for the parish. A big thank you to the volunteers who make it viable. *I strongly agree.*
- Seend shuttle is great but needs more support. *V + 1*

Landscape

- All Seend’s fields and skylines need protection from development.
- Protect Seend skyline from development. *I agree.* What I value about the village of Seend is countryside access from good footpaths with fine landscape views.
- Seend’s skyline has changed many times. Dial Close, the Lye. Small development would not hurt. *Provided the Lye field stays intact.*

- Retain green belt between Seend and Seend Cleeve
- It is obvious that our parish will change with the expansion of Melksham's population and the urban growth that this will drive to the south and east of the town. The Seend western SHLAA site is a good place for some sustainable and affordable housing. We need a plan to ensure the necessary social engineering takes place before profit.
- To respect the landscape and acknowledge the need for housing. Then rather than mass development unique developments should encouraged with eco values and that people want to live in. + 2
- What about the 200 acres of solar panels!
- No solar farms on prime agricultural land. Plenty of other land for this inefficient technology
- Any renewable energy facility within the parish must benefit parishioners. Our landscape visual amenity must be valued. Roof installation first – landscape as a last resort. We have a moral obligation to accept and promote renewables – but not at any cost.
- Solar panels are a good thing – just another crop to produce energy. +2. +1. However it would be good if all new houses had to have panels on the roof. +2. +2.
- We should be celebrating the amount of solar power it is a developing technology and needs people with the courage to try it.
- The SPPSG should create a plan that shows the ownership of land parcels.
- I see little value in having a conservation area designated. More important to have development areas designated by parishioners.
- Protect our large trees. *I agree.* +1. +1.
- Put a tree preservation order on the big Beech at the top of Spout lane.
- Plant more trees. +1 *preservation order.* +1. +1. +1
- Plant a public woodland on a field that could otherwise be used for development?

Changes in the Village since the village appraisal in 2011

- Church : Friends of the church formed to provide finance towards cost of church building and fabric.

Miscellaneous

- Bell: Make an amazing café! What views = who needs a pub/4 pubs in a village this size.
- We have to get past the idea that the village is perfect as it is. It has grown and developed over 100s of years – it can't stop now.
- Well done everyone. *Smiley face.* Yes.
- Seend is a lovely village with a great community. Everyone needs to get involved in events, groups, activities etc in order for it to develop and change in the future.
- We do need a plan but people have to allow change and some development so the village has a varied and vibrant community.
- Please can you thank all the team for a very professional and informative powerpoint presentation. Really excellent. Smiley face.
- Well done everyone – a professional effort. Yes we do need a plan.
- To all the volunteers who helped put this together well done! And thank you for your efforts.
- Well done all you hard workers.
- Well done for all the effort put in so far and for asking our opinions. +1
- Excellent presentation! Overall we need as plan that encourages more collaboration (rather than competition) between the various organisations that run our community activities.

But we also need more young people with the time, energy and willingness to follow in their footsteps of the aging band of volunteers.

- The next task of the SPPSG should be to explain and then canvas the views of parishioners as to the relative merits of parish and neighbourhood plan and if we should proceed with either.

Traffic

- Parking on alternate sides of Seend Cleeve with footpath on other and passing places.
- School needs to take more responsibility for the parking of parents during mornings and afternoons.
- Seend school parking. Why not park at social centre and walk through?
- School Road needs speed ramps and a 20 mph speed limit. (road used as a short cut too!!) Agree. +1.
- Consider making School Road one way to improve traffic flow – from High Street into school road and out on Bollands Hill junction with School Road.
- Everyone values car parking but no one treats Rusty Lane with respect – SPEEDERS is that you? Walkers/children at play park. *Speed bumps please!* **Noisy for resident's houses.**
- A number of accidents at the junction on the A361 at Seend Cleeve when a car parked close to the junction in the layby obscures visibility of a closely approaching vehicle. Could be resolved by blocking off one parking place. +1/.
- Restrict parking to left of the Lye exit as drivers can't see vehicles coming down the road from Devizes direction when exiting and lower/remove wall on Lye field corner to improve sight line to the right too.
- Traffic too large for the village. Roads not built for 40t lorries. Damaging village fabric. Dangerous to pedestrians especially at pinch point by school road.
- Lorries should be restricted thru Seend.
- Bollands Hill needs a weight restriction! *Agree. 2 lorries can't pass at bend by Pelch Lane as happened last week!!*
- We need a weight restriction on heavy lorries through Seend High St – or at least a night time restriction. This would aid the shop turnover as cars could stop and buy. +1. +1. +2. +1
- Volunteers for a lorry watch? +1
- Too many HGVs go along the High Street. Traffic also moves along that road too fast, 20 mph limit would be much safer. +1.
- Too many large lorries, and heavy goods trucks coming through the village and too FAST! +1. +1.
- There is far too much heavy traffic in the High Street. The fact that it is recommended that HGVs go along the bottom road is not good enough there must be a weight limit.
- Relieve Bollands Hill of heavy goods vehicles and coaches. +1. +1. +1. +1.
- There is an annoying bump in the High Street every time HGVs go over it there is a crash. Very annoying! Far too much heavy traffic through village anyway, nothing like breathing the country air!
- Speed bumps?: Not good for nearby residents – noise. No. Yes. No. Where? Definitely +2
- What about getting a weight restriction on Bollands Hill. Too many 20 tonne trucks. Agree. Yes. +1.
- A marked crossing over the High Street to Church Walk would be good. +2. +1. +1
- ? says close all roads around Seend for a day a year for a Grand Prix.
- The village is an "A" road and always has been where is traffic supposed to go? NIMBY? *Via Melksham as proposed when Semington bypass road built.* +1.
- Would be good to make the voluntary freight route less voluntary. +1. +2.

- Speed limit should be 40mph at The Stocks not 50 mph.
- Bell Hill needs a 30 mph limit as far as Inmarsh.
- Bollands Hill. No speed limit. No calming measures. No weight restriction over canal bridge.
- Bring back the policeman scare crow.
- Need 20 mph speed limit and speed bumps in Seend Cleeve.
- Bollands Hill needs traffic control and reduced speed limit.
- How about a 30 mph speed limit on Bell Hill? Also it would be useful in the terms of safety, if there were “give way” signs at this junction when approaching from Worton!
- Move 30 mph limit further back down Trowbridge road so more time for vehicles to slow down before reaching xroads with Bollands Hill/Worton turn making it safer to cross over and to turn right from village.
- Move 30 mph limit to top of Bollands Hill junction with Pelch so footpath safe along whole stretch from school road to Seend Cleeve.
- Reduce speed limit from 40mph in Sells Green to 30 mph, all part of the village. Safer for caravans turning into caravan parks in Spout Lane and to all businesses there.
- Speed calming measures needed in High Street.
- Would be useful to understand how many car owners/cars there are in the village households. Also where people commute to/work/shop, etc. Expand demographic information.

Footpaths and Bridleways

- We value access to footpaths, and countryside – a great asset to living here.
- Great to have so many footpaths and bridleways all of which are generally well maintained. +1. I agree. Observe the country code.
- We really value our footpaths and access to the countryside. +1. +1. +1.
- Plant lots more trees! Provide footpath access through kissing gates in close proximity to living areas.
- Metal kissing gates should have rubber where they close so they don’t clang shut.
- Kissing gates are about £250 to buy. We need more in proximity to parish settlement areas. KISS THOSE GATES. Smiley face. Heart. Tick. tick.
- Kissing gates are not good for the disabled.
- Agree that footpaths are generally well maintained but please keep the stiles in good repair. Several are broken and have been for some time.
- Footpaths are too hard to trust or use. They are not kept clear and can’t be used. *Should there be someone eg parish councillors point of contact and/or liaise with county footpath warden. Where are they?*
- Try to maintain stiles, many have rotted and are dangerous to use.
- Walking group to maintain Church Walk.
- Link footpaths so they work. Check on seen 3 – 3a -2.
- More dog waste bins!!! *Only 1 comes to mind.*
- Maybe another dog waste bin at the top of Rusty Lane as the amount of dog waste along the bridleway from the School to the Canal is unacceptable. **Agree.**
- Poop bins please. +2. +1. +1. Who empties them? When I had a dog, I took the poop bag home, responsible dog ownership?
- Railway track (disused) could become a fantastic footpath if we could get landowners to agree.
- Footpaths and bridleways very important to promote healthy activity and means of access for local people. +1. +1.

Leisure, amenities and tourism

- Will the skatepark ever happen? Older children need facilities too. **Hope not.**
- Village needs more b and bs for visitors.
- No traveller sites. *I agree.* **Disagree.**
- How about an outdoor gym for children, teens and adults? *Good idea.*
- In Keevil they have a new defibrillator in their disused phone box, could we do this in the Cleeve or the Lye. +1. +2.
- A village defibrillator located by the halls could be a good idea. *Agreed* x 7. +2. +2. +1. +1.
- Maybe some play equipment for children/teens over 12 years since at the moment, there is nothing. **Zip wire and equipment for older play.**
- Park (maybe skate?) + other park with equipment for older children 12+ eg swings, zipwire, etc. somewhere to hang out. *Disagree with skatepark.*
- The Lye Field. Park and tennis courts are an amazing resource. We all need outside SPACE! It must be preserved at all costs. +1. +2. Agree.
- The view through Lye Field should be protected from development. **Agree.** +2. +3. +4. +1. +1. +1.
- The Lye Field is the heart of the village enjoyed and loved by all of us. It is used for cricket
- Lye Field. Key views. Consider adopting this as a village green to help preserve this aspect of the village.
- The Lye Field is a village asset, it should be kept as it is for all. NO DEVELOPMENT. +5. +1. +1.
- The Lye Field should be to Seend what Central Park is to New York. Village Green Status? Tick. +1.
- The visual amenity of landscape views from within the village should be preserved at all costs. Do not box in the Lye field. The SHLAA site is a threat to this and to the footpaths running through it. *What is a SHLAA site???*
- SHLAA strategic housing land availability assessment.
- The Lye field should be kept as a green play field without further development of any type. *Strongly agree.* +1. +1. +1. +1.
- The playpark on the Lye field has been a fantastic facility, but needs some upgrading/separation for small ones and older children and safer for play, eg all bark chippings gone, no obvious safe play area in evidence. Metal climbing frame dangerous: wooden balance broken: apply for area board grant to upgrade and improve?
- Mini astroturf pitch for all year round opportunity or money.
- Maybe if the WI was a café this could be utilised for young people too?
- Leisure centre/gym where WI hut is. +1.
- Improve signposting from caravan parks/canal, to village shop to increase trade/use footpaths and road?
- Pubs to serve food between 5 and 6. Children eat earlier than 6.30 and so do some older people.
- WI would make a great café (similar to Rowdey Cow) (Rowde).

Housing

- No to development on the field north of the Lye Field. It would spoil the view and spoil the rural feel of the Lye Field. We certainly don't want more traffic in The Lye. SAVE OUR LOVELY VIEW!
- The Parish needs a "Housing Needs Assessment", We have children in rented housing who would like to live in the parish. We need housing that is affordable for first time buyers. Under £200,000. It can be done!
- Be realistic first time buyers in the village haven't been able to buy houses recently sold at £130 and £140,000!
- Already has been done in Cooks Close. Unfortunately they can be bought as buy to let!
- Where will the so called affordable housing go. This is a real problem.
- Should we be thinking about building more affordable housing to encourage young families into the village to keep the school alive? **No.** If it's a suitable place. +1
- More affordable housing needed, potentially cross-subsidised by market sale housing. The question is where? WI Hall?
- Sheltered housing for older residents needed.
- Sheltered housing on site of WI Hall? *Or elsewhere in village.*
- Wonderful idea to extend existing vicarage to make accommodation for the elderly. *By whom? Agree.* +1. +1. +1
- Re vicarage – a good idea, could be developed in this and perhaps extended (large garden).
- Suitable housing available for the "ageing" population, to free up the large properties so more families and younger children can move in.
- *Maybe a good development area if the Diocese buy a new vicarage?*
- If vicarage becomes redundant, enlarge to 4 luxury apartments for elderly. *It is not redundant.* +1.
- We must have more affordable housing and small flats/houses for single people and couples. There is plenty of room in the village to do this.
- New domestic housing not to be viewed from Kennet and Avon canal – WC planning rules!
- The beauty of Seend lies both in the landscape and the friendly, country loving folk it attracts. I agree any housing built should not be "rented out" at sky high rates and first off, unused buildings be developed as pleasant abodes.
- The western SHLAA site should be teamed with the Wiltshire Rural Housing Association Bromham, and the Ikea/Skanska partnership, www.boklok.com
- Don't forget starter homes for singles and marrieds without children.
- Vicarage? Not redundant. Small old peoples home? Agreed. Bring back a vicar!
- I think that a development of housing on the school road site would be a good idea – to provide some opportunities for families to move in. Close to the school with easy access.
- We need a really good old peoples home so the old codgers can free up their big houses to families. +1.
- There is a requirement for retirement properties within Seend. Ideally 2 bed bungalows – This would allow local's living in 4 bed properties to downsize and still live in the village. +1.
- We need to change the village demographic profile to make it more sustainable. We need to create space and facilities for more of the young generation. We also need space for "twilighters" to stay in the rural community. Affordable homes for senior generation.
- Yes to old peoples home.
- The need for affordable housing to be addressed, but not as an extension to The Lye. The School Lane site would be much better (close to the school).
- Any new building does not have to be anachronistic – I would prefer to see good modern design rather than faux-Elizabethan or mock-Georgian!. *Agree*

- Housing: 3 parts to the village: space in Sells Green? The Cleeve? Rural Housing Association partnership to get affordable RENTED property for young families – keep village alive with playgroup/school. +1
- Development should be small scale (a few here, a few there) rather than another estate.
- Affordable housing with the first priority for allocation being the length of time living in the village. Local housing for local people.
- Develop beautiful, eco, yet affordable housing. Encourage “build your own” plots. +1.
- No domestic housing development to be visible from the K & A Canal – This is a County Council Planning Policy – therefore the 2 plots suggested on the slide show would NOT be suitable!!
- Housing development could be carried out opposite the Bell (allotment area). This could provide a new road layout by the Bell which would slow traffic leaving and entering the village from the East (Trowbridge)
- Have we carried out a Housing Needs survey? In Seend ??? – mini SHLAA
- What is the demand for new affordable housing in Seend? Currently only 1400 applicants on Wilts Council waiting list for the whole of Wilts. Need to assess need rather than aspiration first.
- Wilts housing list does not reflect real housing need – people in rented accommodation removed from Bronze cat waiting list in Dec 2014. They still have a need for affordable housing rather than high private rentals in the village.
- Housing for the “next generation” of Seend/Seend Cleeve. Affordable/nut eco and blending into surroundings. My children love this village and want to stay but could not afford to buy. Priority given to children who have grown up in village. *Strongly agree*
- Small affordable self build schemes so young people can remain part of the community.
- Any new development of village would need to pay consideration to improving utilities especially water and sewage to village. Land behind Somerset Close used to be a tip. Very costly to clean up. Could not be built on as it is now.
- No development on, or surrounding/ adjacent to the Lye Field. Will spoil village. *Agree.*
- Build lots of smaller homes/bungalows for older people to move into and then we can stay in the village but free up our 3/4/5/6 bedroom houses for families to move into. But how would they afford them? Not happening now. Downsizers move instead.
- The/Any affordable housing built in the village ought to be tied into affordable re-use. So the buildings remain low in value for new owners to buy them. People from the village ought to be given first choice of purchasing these affordable houses. +1.
- School site is preferred – near school and public transport. Boundary trees should be preserved to avoid devaluing ‘squirrels’. Should have houses for families as well as starter homes and some accommodation for “elderly.”
- Concern over strategic expansion of Melksham – how it is encroaching on rural countryside – need for clear buffer between settlements to protect Seend PC and its rural setting.
- Seend is mainly a linear village with development along its roads both main and village, eg Cleeve, Spout Lane, Pelch, Sells Green. Still many parts where housing could be considered – all on or near Trowbridge-Devizes bus, or Devizes-Melksham bus and never far from the school/church/etc. Development is not just houses for the High Street area.

Community Buildings

- Also need to consider community spaces/greens/playing fields and how they are managed into the future. Think about a village common ??? ??
- Value the wonderful (oversubscribed) village school.
- Church and chapel is a valuable asset to community –needs support to maintain fabric. +1. *Strongly agree.*

- Church and chapel is a valuable asset to community –needs support to maintain fabric. +1. Strongly agree.
- I think we are all guilty of underusing the local amenities and services in the village. If we don't all use them we could lose them in the future. We should all support the hard work put in to maintain pubs, clubs, shop, leisure groups etc. *Agree.* +1. +1 Agree v strongly.
- WI Hall – don't spend good money on it. Pull it down and give 2 great village halls more parking and also keep allotments.
- Demolish WI Hall (beyond economic repair) and no need for 3 halls. Find alternative use for land (possible develop and use proceeds to upgrade other halls.
- WI Hall. Renovate. A great asset that should be used for the benefit of village. +1. +1.
- WI Hall is underused. It could be an amazing asset if done up properly! +1. *How about "friends of the WI Hall".* Where would finance come from? The WI building may be redundant as a WI Hall but it is still a community asset of some value. We need to find a way to preserve it or transfer it. +1.
- NB removing WI Hall does not provide a lot of extra parking. Think about manoeuvring and not blocking in.
- WI Hall doesn't belong to the village, yet all activities used to happen there, fete breakfasts, youth club, guides, brownies, scouts, skittles, panto, dog training – parties, concerts, flower show, teas – REFURBISH +1.
- WI Hall needs to go – we do not need 3 halls. BUT no housing – access on/off A361 is dangerous. Try going in as playgroup/soccer training parents drive out!
- WI knocked down and an extended social club. Could be used for more activities or a place for young people to meet with cheapish games, eg Pool, Darts, etc. *Surely room in Community Centre for this now – just not offered/encouraged by it?*
- WI Hall is an eyesore – needs renovating but where does the money come from and do we need 3 halls? Or pull it down and make more parking, keeping the allotments.
- Sell WI hall plot for a supported housing development with a caveat that the new owner maintains Rusty Lane roadway. Disagree x 7 times. Strongly disagree x 1.
- Put sheds for the allotments on the WI Hall site.
- Demolish the WI Hall – we do not need 3 in the village but NO to housing however limited on its site. *Agreed. Why not houses x 2. Keep car park.*
- WI Hall a valuable asset for the village being allowed to be wasted.
- The WI Trustees should make a decision this year about the future of the site. What about moving the shop and incorporate a café in a new building. Funded by rent/grants/donations.
- WI Hall not fit for renovation find better use. Agree – no need for 3 halls anyway.
- WI Hall has well and truly had its day – just an eyesore between two lovely village halls. Pull it down. *AHHH but the atmosphere of its interior!!! Good condition inside!*
- Do up the WI Hall and move the village shop there – ??? parking – small coffee shop and farm shop there too! Access? Parking? Brilliant, makes a lot of sense. Bad idea difficult access, no passing places.
- WI hall owned by WI – in process of being looked at for possible removal/renovation.
- Get rid of the WI Hall it is a real eyesore and could be used for extra parking. +1.
- Keep the WI Hall for storage etc. Do not sell hall and provide housing in its space, this will affect parking and the use of all the other amenities (Lye Field, tennis courts, halls, etc)
- The church is a very important asset for the community and must play a key part in any plan. Strongly agree. +1. Underused building?
- Combine the 2 Hall committees to make 1 group to manage both. +1. +1. +2. +2.
- Please can the shop be open at more convenient times for working people eg evenings, early mornings, this would benefit the shop and local people, *They work long enough as it is. Is 7 days a week not enough!*

- Why do we need a Community Centre – refurbished on grant money – is it sustainable? How many village people use it? How often? Why? Old working mens club, had its day? Only really need one hall, the Lye Field one.
- Is the Seend school building redundant? This is implied in the slide show!
- Do everything possible to support the village school and keep it open. +1. +1. +1. +1.
- The Community centre is vital to village life. Loads of people use it. +1. +1. +1. +1. +1. *Get sports tv, bring in people and will more than likely stay.*
- I would like to see more co-operation between management of Lye Field and Community Centre for mutual benefit of both facilities eg pooling resources. +1. +1.
- The Lye Field Pavilion could reduce running costs by using solar panels to heat water, cavity wall insulation should be considered as an option too. The “Summer Wine” crew need your help to keep this building and open space going for the future. +1.
- Lye field : Brilliant : used by everyone, field an amazing asset to the village – use it or lose it – join the committee and keep it alive. *Agree.*
- Why are all the “community” halls in Rusty Lane and not any in the Cleeve or Sells Green/Martinslade?
- Keep the Bell as a community asset if necessary.

Responses received from the web site in August 2015.

1. Regarding suggested change in use for the Vicarage, I would not be happy for any extension into the gardens or for parking, especially if access is to the rear via Rusty Lane. This would undoubtedly increase noise and traffic levels causing intrusion on adjacent properties.

2. 'No' to proposal for speed humps anywhere, especially in High Street. They are noisy and cause damage to tyre side walls and suspension, even at low speed, over a period of time. Motoring is costly enough!

3. I'm sorry I missed the opportunities to visit the Irene Usher Hall for comments. I see that most of the things I was going to comment on have been covered but one thing which has been bugging me for years is the signpost at the top of Bolland's Hill. If a stranger, approaching Seend from the Melksham road, does not know the village at all (as has been the case with many of my friends travelling to visit me), they see the sign to Seend on the main road and they are led up Bolland's Hill. Fair enough. At the top is an ambiguous signpost which reads Seend Cleeve (to the right) and Seend Worton (to the left). I know that the words Seend and Worton are separated but many friends have become confused at this juncture, thinking there may be a Seend Cleeve and a Seend Worton, two villages rather than three. Which Seend do they choose? Then, when they get to the crossroads as The Bell there isn't a single sign telling them they are now in Seend. The same applies for someone coming up Bell Hill. Oh, where are we now? I think we need a fourway signpost at the crossroads and a less ambiguous signpost at the top of Bolland's Hill.

[illegible]

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