

Seend Parish

Neighbourhood Development Plan

Parish Sites Assessments – LANDSCAPE

August 2019

Final Report

Introduction

This report has been produced by Charles Potterton, a Chartered Member of The Landscape Institute and Director of Potterton Associates Ltd. I hold a BA Degree in Landscape Architecture (1982), a Diploma in Landscape Architecture (1983) – both from Gloucestershire College of Arts & Technology and have been practicing as a Landscape Architect since 1984. I am a Chartered Member of the Landscape Institute (CMLI).

Potterton Associates Ltd was founded in 1992, is a Registered Member of the Landscape Institute and trades as a Limited Company. During this time, I have carried out a significant number of visual impact assessments and character appraisals on a wide variety of sites primarily in Worcestershire, Herefordshire and Gloucestershire. I have also worked on a number of Neighbourhood Development plans in Wiltshire, together with Place Studio.

Scope

Seend Parish Council are in the process of preparing a Neighbourhood Plan to help inform and shape future development. The Neighbourhood Plan Steering Group on behalf of the Parish Council have already done some community work identifying key views and identifying the character of the built settlements of the parish, and locally valued heritage assets.

Whilst there is also already some broader Wiltshire and national level work on Landscape Character in the area, the Neighbourhood Plan evidence base being assembled required more local overview on the suitability, in landscape terms, for possible residential development on a number of potentially suitable and available sites in the Parish.

Each site that has progressed beyond a first stage desk-top assessment undertaken by the Steering Group together with Plan consultants, Place Studio, was visited during August 2019 and a variety of the various PROW's on and around the sites were also walked. I also drove along all the roads and visited the key vantage points which may be affected by the development of any of these sites.

For each site I have taken an overview of the key constraints, opportunities, sensitivity and visual context and have made a judgement as to how the development of each of the sites may affect the landscape and its appreciation. Site Conclusions are presented in tables on the following pages.

The report should be read together with the overall Site Assessment Report produced by Place Studio.

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 01		SURVEYOR C.Potterton	
LOCATION Land north of the Lye Field		DATE 19.08.2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>Outside but adjacent to Seend Conservation Area (CA). Bisected (W/E) by PROW SEEN6 with SEEN44 to the west and SEEN24 to east. No Listed buildings on / immediately adjacent to the site but directly in front of The Manor House (Grade 2*).</p> <p>Adjacent to Recreation Area.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA 117 Avon Vales Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005) – Type 11c Trowbridge Rolling Clay Lowland.</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Flat land on northern edge of plateau. Performs important role as transition / buffer between urban (housing at The Lye) and rural / open countryside beyond to the north.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Panoramic views to the north. Overlooked by housing (The Lye) to the south. West side of the site is adjacent to the recreation area and in direct line of sight from The Manor House.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
<p>Consider that any development would be harmful to the development pattern of Seend. It would cause considerable visual harm by extending ridgeline development to the north. Development would harm the setting for The Manor House and would cause visual harm to those very sensitive users of the PROW network and the recreation area.</p>			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
<p>Primary mitigation i.e. avoid development.</p>			

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 06 LOCATION Park Farm, Seend Cleeve		SURVEYOR C.Potterton DATE 19.08.2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
Adjacent to Kennet & Avon canal. Outside Seend Conservation Area. Mid-Wilts Way Recreational Route passes front of the site and PROW Seen20 located to the immediate north. Road frontage elm hedge, important Willow group to northern boundary. Post and wire fence as rear boundary. Overhead cables to rear of site. Near Bridge 153 / The Barge P/h. No listed buildings on / beside the site (nearest at Park Farm and The Brewery Inn).			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 117 Avon Vales Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005)– Type 12b Avon Open Clay Vale			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Located on edge of existing settlement. Gently sloping field / paddock. Important roadside hedge and good willows to north.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Limited views out given relative low lying position (in relation to the wider area), but is overlooked by existing housing adjacent and those along Perry Lane and is also visible from the Canal which is a key heritage and recreational asset.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Small site with some limited capacity for development. Opportunity to create definite entrance point into Seend Cleeve village. Suggest built form should not extend past line of hedge / Chestnut tree on east side of road. Design must be sensitive and responsive to views from the canal.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Layout of any development here should seek to enhance the settlement edge and retain open land to the immediate north adjacent to the drainage stream and retain existing road frontage hedge. Any scheme must also include tree / hedge planting scheme to address front and rear boundaries.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 07		SURVEYOR C.Potterton	
LOCATION Sells Green, adjacent to canal		DATE 19.08.2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>Adjacent to Scotts Wharf bridge 149 (on Spout Lane) and A365 Bath Rd bridge.</p> <p>Outside Seend Conservation Area. SEEN52 PROW runs along canal towpath to immediate south of the site. Mounding to southern boundary, otherwise generally flat. Single freestanding Oak tree to east end of site.</p> <p>No Listed buildings on the site, but Moiety Manor (Grade 2) to south of canal and Milestone on A365 (by No 7). Bridge 149 is a locally valued Heritage Asset.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA 117 Avon Vales</p> <p>Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005)– Type 12b Avon Open Clay Vale</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Large triangular shaped field with busy A365 Bath Rd to the immediate north. Tall vegetation to southern boundary provides good screen to / from canal. Generally already strongly influenced by adjacent development on north side of A365 and development (residential and commercial) to NW corner of site.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Trimmed hawthorn hedging to northern boundary allows open views into the site. Very limited views out. Tall vegetation along canal boundary provides effective screening to the south.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
<p>Some capacity for development. Retention of perimeter vegetation is paramount. Consider that development of this site, assuming high quality design and appropriate scale and use of local materials, would not be harmful to wider landscape character and would only cause limited visual harms. It is probable that these harms can be adequately addressed through a good quality scheme.</p>			

STEP 6: MITIGATION *possibility / type / potential for success / key elements to address*

Key point here is the bolstering to northern boundary hedging important. Retention of elevated land to southern side important and could be used in landscape design as a key feature. Must retain / protect Oak tree.

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 08 LOCATION Rew Farm, Seend Cleeve		SURVEYOR C.Potterton DATE 19.08.2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>Outside Seend Conservation Area. Recreational Route (Mid Wilts Way) runs along western (unnamed) lane.</p> <p>No listed buildings on the site. Green Acres (Grade 2) to west side. High elevation (generally 75m AOD).</p> <p>Remnant stone walling to NW boundary. No freestanding internal vegetation but some perimeter trees to west side and NE corner.</p> <p>Adjacent road (unnamed) is generally much lower than field / site.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA 117 Avon Vales</p> <p>Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005)– Type 11c Trowbridge Rolling Clay Lowland</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Forms the main plateau of Seend Cleeve (at circa 75m AOD – the ridge at The Stocks is at +/- 60m AOD and the main plateau at Seend is at 90m AOD – despite error on OS map showing it at 60m AOD). Dominated by adjacent farm building and equestrian land use.</p> <p>Open panoramic views are the key feature.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Equestrian use is generally unattractive but readily resolved with change of use / removal. Very exposed site with extensive panoramic views. Some screen to views provided by roadside vegetation but primary views are to north or south.</p> <p>Elevation over road would add to visual intrusion.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low

Must avoid any development to main elevated part of the site, but there may be some very limited capacity to lower, southern end adjacent to properties fronting onto Trowbridge Rd. Existing farm access could provide logical access point. Should not extend any further northwards than existing properties.

STEP 6: MITIGATION *possibility / type / potential for success / key elements to address*

Retain and protect perimeter vegetation. Avoid any development on elevated part of the site. Any scheme must include extensive planting to northern and eastern boundary.

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 10		SURVEYOR C.Potterton	
LOCATION Land opposite Three Magpies ph / Sells Green		DATE 19.08.2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
Small, triangular parcel of land. Open gateway leading SW direction onto busy A365 Bath Rd. No PROW on the site. Not within Seend Conservation Area. Opposite to Three Magpie's Public House (Grade 2 Listed).			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 117 Avon Vales Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005)– Type 12b Avon Open Clay Vale			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Small triangular site heavily influenced by sheds to the north side and housing to the east. Good boundary hedging to the road frontage and some taller trees to the boundaries. Access to / from road is a key issue.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Small, visually isolated site with limited views in / out. Roadside vegetation is relatively tall and screens views from passing motorists (who are focusing on busy road / bends).			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Access is the key issue and roadside vegetation must be retained / enhanced. Could be developed and would cause limited landscape harms if access issue could be resolved.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Any scheme must retain road frontage vegetation and provide for such management to retain them at a certain height to filter / block views of housing.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 12	SURVEYOR C.Potterton		
LOCATION Land at The Bell Crossroads / West of Bollands Hill	DATE 19.08.2019		
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>Elevated site. Near to (but not in) Seend Conservation Area. Opposite The Bell – Grade 2 Listed building. No internal vegetation.</p> <p>No PROWs. Adjacent to Parish Council Allotments. Bounded by SSSI to the south (along A361 Trowbridge Rd) and to the NW adjacent Ore House by Iron Stone Quarry.</p> <p>Centre of the site is marked with a marker popular with the hobby of 'hill bagging' (http://www.hill-bagging.co.uk/mountaindetails.php?rf=18584&st=cld). High industrial heritage interest due to history of Iron Ore mining (hence Ore House) in / around this area.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA 117 Avon Vales</p> <p>Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005)– Type 11c Trowbridge Rolling Clay Lowland.</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Large domed field located at high point of Seend Village. No existing development in this area except Ore House. Quarrying in the area is as a result of the discovery of very rich areas of iron Ore in 1856 https://www.wiltshire-opc.org.uk/Items/Seend/Seend%20-%20Seend%20Iron%20Works%201856-1890.pdf</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Domed site at high point of village. Long range view potential. Height above adjacent road limits actual views into the site.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
<p>High elevation, adjacent to SSSI's and Industrial Heritage all combine to result in a highly sensitive site with no scope for any development due to the landscape harms caused. Development would be wholly contrary to existing settlement pattern.</p>			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Avoid development.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 13 LOCATION Garden site at Martinslade	SURVEYOR C.Potterton DATE 19.08.2019		
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
Small garden site adjacent to the A365. No's 11 and 12 (opposite side) are Grade 2 listed. The White House (same side) is Grade 2 Listed. No 7 (same side) is Listed. Not in Seend CA.			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 117 Avon Vales Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005)– Type 11c Trowbridge Rolling Clay Lowland / 12b Avon Open Clay Vale			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Domestic garden to the front of No's 5/6. Some existing vegetation and some small garage type buildings. Forms part of the wider setting for No 7, 11, 12 and The White House.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Small site with good vegetation cover to the east side. Limited screening to views from the adjacent road.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Such a small domestic site is unsuitable for any strategic level development. It might be that very limited, single development may be possible but dangerous / difficult access onto road and distance from any facilities would be primary considerations.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Key point here is retention of existing vegetation is of paramount importance. Scale, design and use of local materials is also important.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 14		SURVEYOR C.Potterton	
LOCATION Land opposite Seend House		DATE 19.08.2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>Small triangular site on north side of A361. Inside (but on east end of) Seend Conservation Area. Opposite Seend Park House (Grade 2 Listed), Stable Block at Seend Park House (Grade 2 listed) and Egypt Farmhouse (Grade 2 listed).</p> <p>No PROW's on the site, but PROW SEEN24 and SEEN7 are located nearby and users would pass this site if linking the two.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA 117 Avon Vales Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005)– Type 11c Trowbridge Rolling Clay Lowland</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Small, triangular field that sits outside what feels to be the settlement boundary i.e. Spout Lane. Is heavily influenced by agricultural detritus associated with Egypt Farm, but this is not a reason to develop the site. Located on a busy corner and within the setting of a number of listed buildings.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Limited wider visibility due to existing vegetation to south and east sides. Some views into the site even through roadside vegetation to the south. Some more of the flat plateau extends further to the east, restricting longer range visibility. Important roadside vegetation must be retained and protected. Of great importance is the group of trees to the SW corner of the site as they are a part of the grouping that marks the edge of the village.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
<p>Consider this site to be within the immediate setting of a number of important listed buildings and outside the logical development boundary. Any development would be harmful to landscape character and would cause some visual harm. Overall, unsuitable for any development.</p>			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Avoid development.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF SEEND - SITE 15	SURVEYOR C.Potterton		
LOCATION Land behind Cooks Close	DATE 19.08.2019		
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
Immediately adjacent to Seend Conservation Area. Rectangular site on northern side of the village. Adjacent to Egypt Farmhouse (Grade 2 listed) and north of Seymour Lodge (Grade 2 listed). Located immediately north of Three Ways, The Hawthorns and Linden House. To the east of residential area at Cooks Close. PROW SEEN24 bisects the site. No internal vegetation.			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 117 Avon Vales Landscape Character of Wiltshire (Wiltshire LCA LUC Dec 2005)– Type 11c Trowbridge Rolling Clay Lowland.			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Open grazed farmland but heavily influenced by existing residential development immediately to the south and east of the site.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Open plateau land to north side of village, but depth of plateau and the fact that existing housing forms existing backdrop combine to mean some limited development may be possible without necessarily being visible in important views towards Seend from the north or east. A more detailed visual assessment would be required to determine this.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
As noted above, there may be some potential for limited development to be accessed off Spout Lane and not extending northwards past a line drawn between NE corner of Cooks Close and the front of Egypt Farmhouse.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Key point here is appropriate boundary treatment, this should include stone walling and extensive tree planting would be required.			