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Introduction

Stanton Drew Parish, which includes the village of Stanton Drew and the hamlet of Stanton Wick, sits in an extremely beautiful landscape with significant historical assets that are protected by a number of designations. These include Scheduled Ancient Monuments, a Conservation Area, Listed Buildings and Non-Designated Heritage Assets.

The purpose of this document is to identify important & significant views and where possible and in accordance with national, local and NDP policies protect them.

We aim to protect some views across and out of the Parish and we have a statutory duty to consult with other parishes surrounding Stanton Drew. Some of the views extending outside the Parish will need cooperation from adjacent parishes and, equally, some neighbours may wish to protect views *into* our Parish. In such instances, Stanton Drew Parish Council will be consulted.

Whilst the majority of the Parish enjoys beautiful views over fields, including to Dundry Hills and the Mendips, it is proposed that only a few views should be given extra protection through the Neighbourhood Plan process due to their public accessibility and very special nature, which will include scheduled ancient monuments; national monuments, historically important and listed buildings.

In addition, whilst we would like to protect the entire vista, we are not able to do so and have concentrated on the wider vistas and specific features instead.

Scope of the Document

This document sets out the reason for the protected views, the definition of the protected views, the criteria the views were assessed against, all the potential views set out in the 2014 Resident Questionnaire and all the additional views residents submitted during the consultation sessions in November 2015.

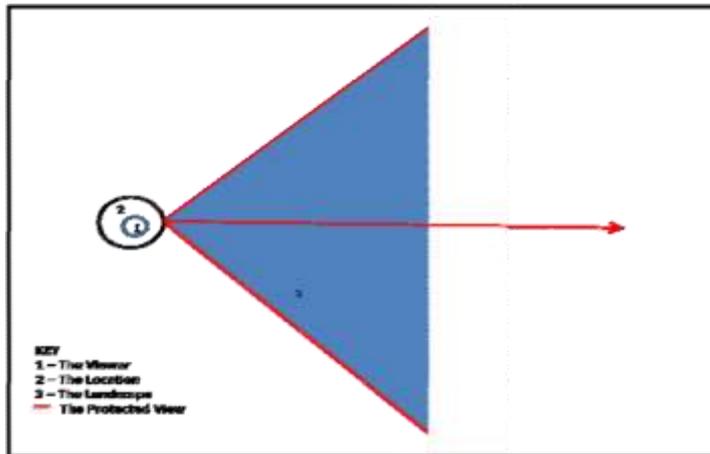
Each potential view was assessed against the criteria detailed, and includes photos, maps and grid references. Subsequently, we have included recommendations as to which views should be protected and the reasons for our recommendations.

Our Definition of a View

A view is a sight of a landscape that can be taken in by the eye from a particular place. Three elements have been taken into account for this definition:

1. The Viewer - the person who sees and determines that a view exists and gives it meaning. This is a personal and subjective experience of a view, although others may share this experience.
2. The Viewing Place – the location determines what is seen, how it is experienced and it may also give it meaning. This location is defined with each protected view and the features of the view are usually consistently visible (subject to weather conditions). This view may be seen from other points within the area or glimpsed when moving through the area.
3. The Landscape of the View – this is formed from a number of different elements including the foreground, middle and long distance, any focal points and distinguishing historical/very special features.

Illustrative diagram:



Proposed Policies

It is proposed that protected views will be approximately 90 degrees. The Green Belt policy promotes openness and any less would restrict the wider view, whilst wider angled views could be deemed to be blanket coverage and too restrictive. The premise is that the view should be preserved in such a way that any development will be considered in keeping with the view and not detrimental to the conservation of that view.

As a priority, national and local policies will be considered. Subsequently, the adopted Neighbourhood Plan policies will be taken into account. Developments that adhere to all three groups of policies will be considered. As an example, if a protected view includes a line of roofs then adding one or two more roofs will not detract from the view. However, adding either one roof that is appreciably higher than the other roofs, or several roofs may be considered to significantly detract from the protected view and therefore would not be supported by the adopted Neighbourhood Plan.

Criteria for a Protected View

To ensure consistency and protection of the most significant views the criteria proposed are detailed below:

Criterion	Reason
The view must be accessible from a public road or public community space.	To ensure inclusion of the majority of residents and visitors including drivers, cyclists, horse riders and walkers.
There must be a specific reason for selecting the view i.e. overreaching far view, view to an historical or public interest building/monument.	To ensure that there is a valid reason for protecting the view rather than blanket protection, which may be too restrictive.

It is appreciated that many residents enjoy beautiful views and personal views from private residences or gardens which are important, however this document focuses on vistas and panoramic views that can be enjoyed by the majority of the wider public.

Views Assessed

View 1: from cricket ground - north towards Dundry and north-east towards Maes Knoll.

Description:

This is a significant view towards Maes Knoll a national monument believed to have been built in 250 BC. The view takes in St Mary’s, the Parish church, with Maes Knoll clearly seen against the skyline.

It is acknowledged that the location from which the view is taken is privately owned, however it is used as community playing fields and as such attracts significant numbers of people and is defined as a community space.

Photograph:



Map:



Grid Reference:

Easting	Northing	OS Grid Ref
359822.66	162534.29	ST598625
Latitude	Longitude	
51.3604469	-2.5784296	

View 2: from Stanton Drew medieval bridge across the standing stones to the Winding House.

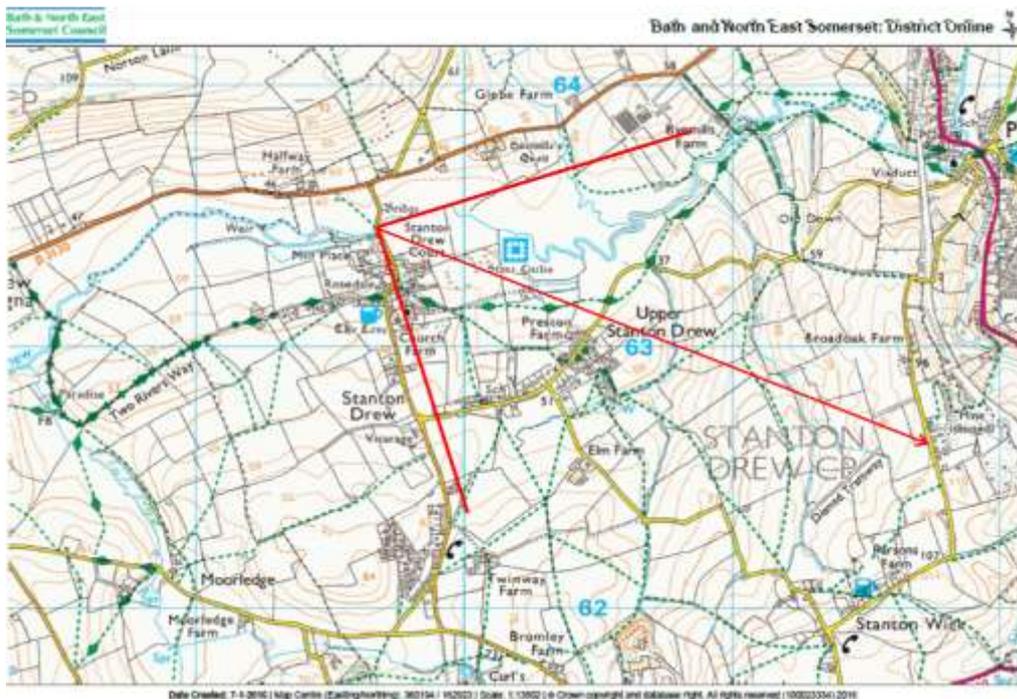
Description:

This is an extremely important view from the medieval bridge over the large stone circle and up towards the Old Colliery (Pensford Colliery). The Stone (or Great) Circle is the second largest in Britain and is in alignment with Hauteville Quoit to the north and another southern circle. The view takes in both the prehistoric past and the more recent history at the Old Colliery, which is also a non-designated heritage asset. The Old Colliery played a significant role in the history of both Stanton Drew and Pensford, where a significant part of the conservation area is dominated by mining cottages.

Photograph:



Map:



Grid Reference:

Easting	Northing	OS Grid Ref
359822.66	162534.29	ST598625
Latitude	Longitude	
51.3604469	-2.5784296	

View 3: from Wick Lane east across Pensford to Beckford Tower

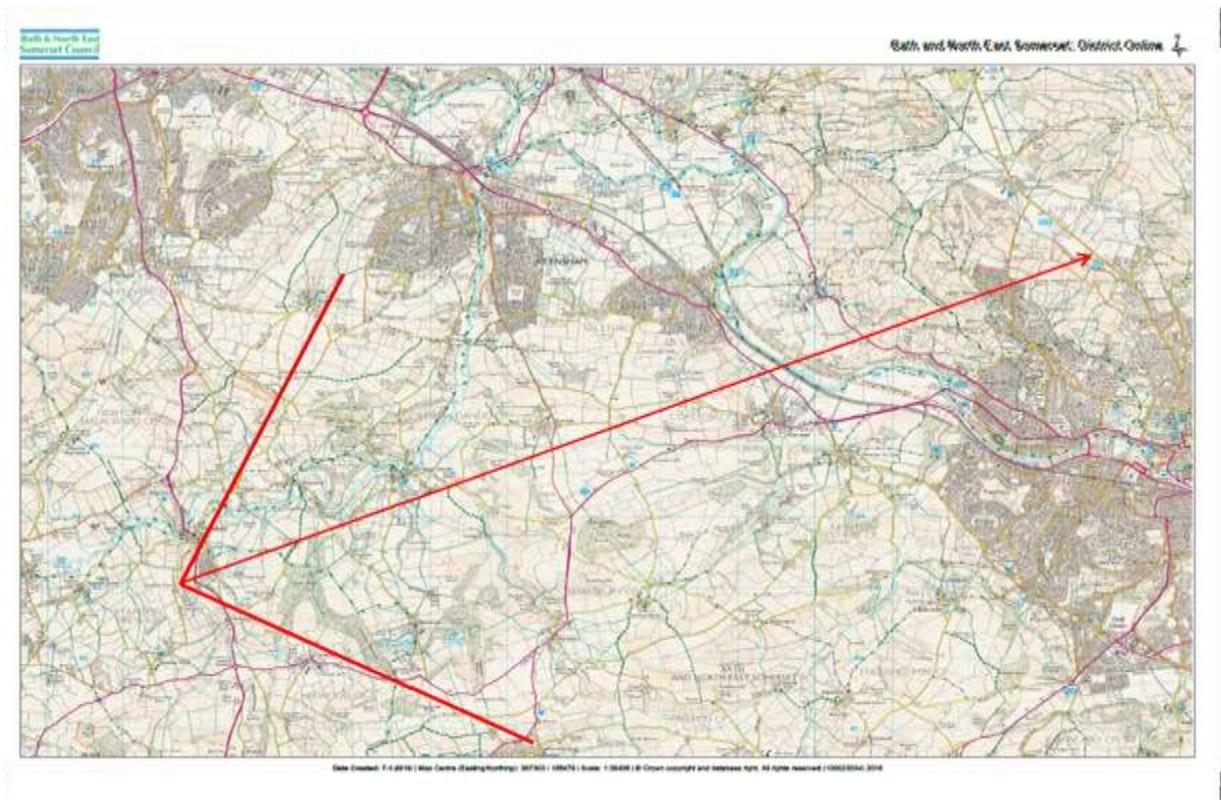
Description:

This view takes in the wilds of the former railway sidings in the foreground with the rooftops of Pensford in the middle ground. The Old Colliery is a hundred yards away from the viewing location. Lansdown and the Grade 1 Beckford Tower can be seen in the far distance.

Photograph:



Map:



Grid Reference:

Easting	Northing	OS Grid Ref
361657.99	163053.93	ST616630
Latitude	Longitude	
51.3652463	-2.5521274	

View 4: from junction of Bromley Road with A368 towards Knowle Hill

Description:

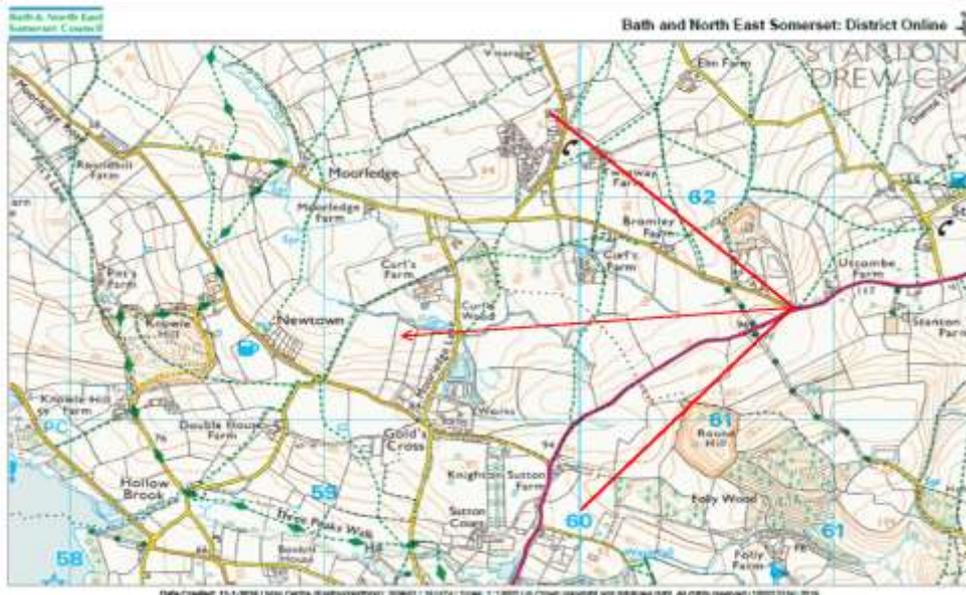
The view location is from the road in front of Kelston Sparkes towards Knowle Hill, situated between the village of Chew Magna and Chew Valley Lake. The south side of the summit of Knowle Hill is home to the grass, wood small-reed (*Calamagrostis epigejos*). The population of this plant forms a circular patch some 20 metres wide, which may be 200 years old.^[1]

A resident did also nominate the same view from a different angle, closer to the edge of Stanton Gate. However, this view is broadly similar to the view from Kelston Sparkes and takes in the same features.

Photograph:



Map:



Grid Reference:

Easting	Northing	OS Grid Ref
360837.34	161500.84	5T608615
Latitude	Longitude	
51.3512259	-2.5637430	

View 5: from A368 just east of junction of Bromley Road looking towards Mendips

Description:

The Parish is located close to the Mendips and this view is taken from the A368 just east of the junction of Bromley Road by Kelston Sparkes. This view includes the Round Hill on Folly Farm and illustrates the proximity of the Parish to the Mendips.

Photograph:



Map:



Grid Reference:

Easting	Northing	OS Grid Ref
360836.49	161497.65	ST608614
Latitude	Longitude	
51.3511972	-2.5637548	

View 6: from Sandy Lane and footpath to west, north and north-west

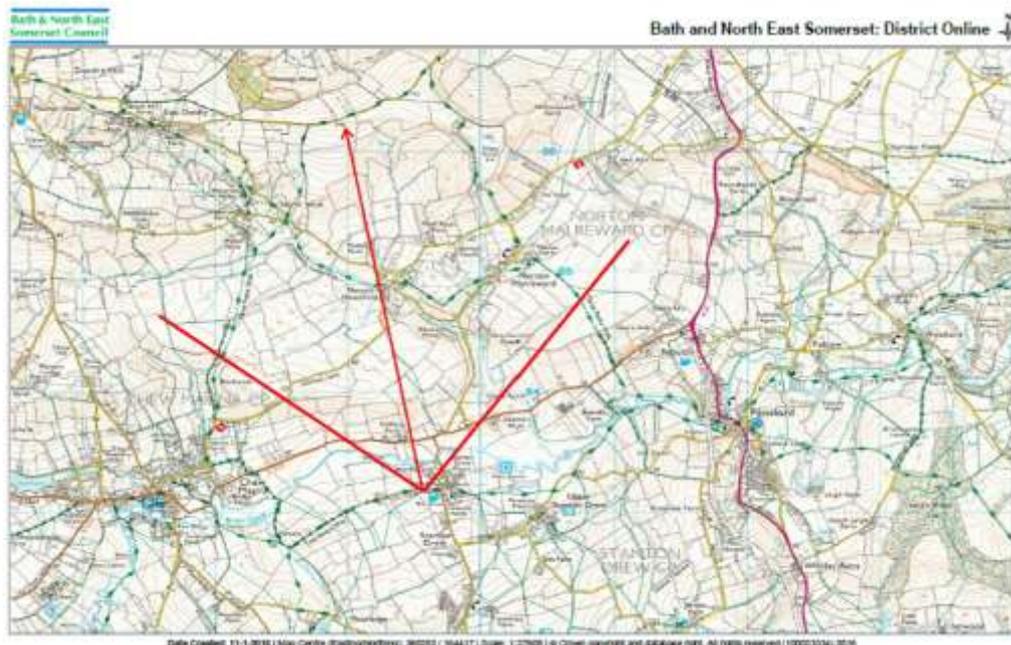
Description:

Sandy Lane runs approximately west from the conservation area in Stanton Drew. This view is from the road in front of the entrance to the footpath that leads southwards between houses on Sandy Lane. The views from the road are restricted due to the hedges bordering the road on the north side. Views from the footpath are limited due to the houses along Sandy Lane. It was suggested that the vista took in views from the West right through to Maes Knoll in the north-east. This view is too wide and is therefore only considered in the 90 degrees format as per all the assessed views.

Photograph:



Map:



Grid Reference:

Eastings	Northing	OS Grid Ref
359511.89	163167.75	ST595631
Latitude	Longitude	
51.3661203	-2.5829650	

Summary

After the assessment of the six views, it has been determined that four views qualify for inclusion in a protected view policy, whilst the other two views do not meet the criteria as given on page 3.

Recommendations

The recommendation is that four views should be included as the protected views, these are:

View 1: from cricket ground looking north towards Dundry and north-east towards Maes Knoll.

View 2: from Stanton Drew medieval bridge across the standing stones to the Winding House.

View 3: from Wick Lane east across Pensford to Beckford Tower.

View 5: from the A368 just east of the junction of Bromley Road looking towards the Mendips.

Two views should not be considered suitable, as they cannot be viewed from the road or a community space, and/or the view is very restricted or limited due to either very narrow views or high hedges:

View 4: from junction of Bromley Road with A368 towards Knowle Hill.

View 6: from Sandy Lane and footpath to west, north and north-west.