

Kington St. Michael Neighbourhood Plan Locally Valued Views Report, Regulation 14 Draft, March 2023 (Updated January 2025 / Reviewed December 2025)

Introduction

Through the Kington St. Michael Neighbourhood Plan, locally valued key views are recorded and identified for protection through a planning policy.

A 'view' is what can be seen from a particular place. Key views can be wide, narrow, long, short or glimpsed between buildings or other structures. They can be in the wider landscape, on the edge of a settlement or within a village or town. To be identified as locally important and 'valued' they should satisfy at least some of the following criteria:

- Be visible from a publicly accessible location (including public rights of way or public highways)
- Be selected for a specific reason i.e. overreaching far view, view to an historical or public interest building/monument
- The quality and distinctiveness of the visual amenity ('visual amenity' is the overall pleasantness of a view, its setting and value to the community)
- Have a historic link to an important event or person
- Be specifically mentioned in literature i.e. 'Ruskin's view over Lunedale'
- Include facilities for their enjoyment i.e. parking places and interpretive boards.

This report sets out the process undertaken to identify locally valued key views in Kington St. Michael, and gives a number of examples; including the location from where the view can be seen, the direction of the view, what can be seen and why it is locally valued.

Landscape Setting and Views in Kington St Michael

The setting of Kington st. Michael village within the surrounding landscape and open countryside is a key factor in shaping the distinctiveness of the Parish as a whole. The village has an interesting relationship with its landscape setting because, despite the generally flat nature of the area around the village, it is barely seen when approaching any of the roads coming in. The landscape around the village is effectively flat, with slight dips to the north and south of the village. These dips act as important signifiers of the north and south entrance points to the village.

Tor Hill is a valued local landmark; views to and from this locally important landscape feature are particularly cherished by the local community. As well as views in and out of the village, views along the historic main road are vital to the character of the village.

The Locally Valued Views in this report are grouped into two categories. Key views are those that demonstrate a valued view of a specific feature from a specific location. Representative views are also valued, but are chosen to demonstrate typical views of valued characteristics within the Parish e.g. representative views along the High Street, representative views of the rural surroundings of the village.

Process to date

The Steering Group has identified key views that can be appreciated from within the Neighbourhood Area, drawing on local knowledge and other evidence gathering work.

The draft key views will be shared at Regulation 14 consultation, to gain the local community's input on if and how the views are important, and if any key views have been missed.

Map 1 – Locally Valued Views in Kington St. Michael

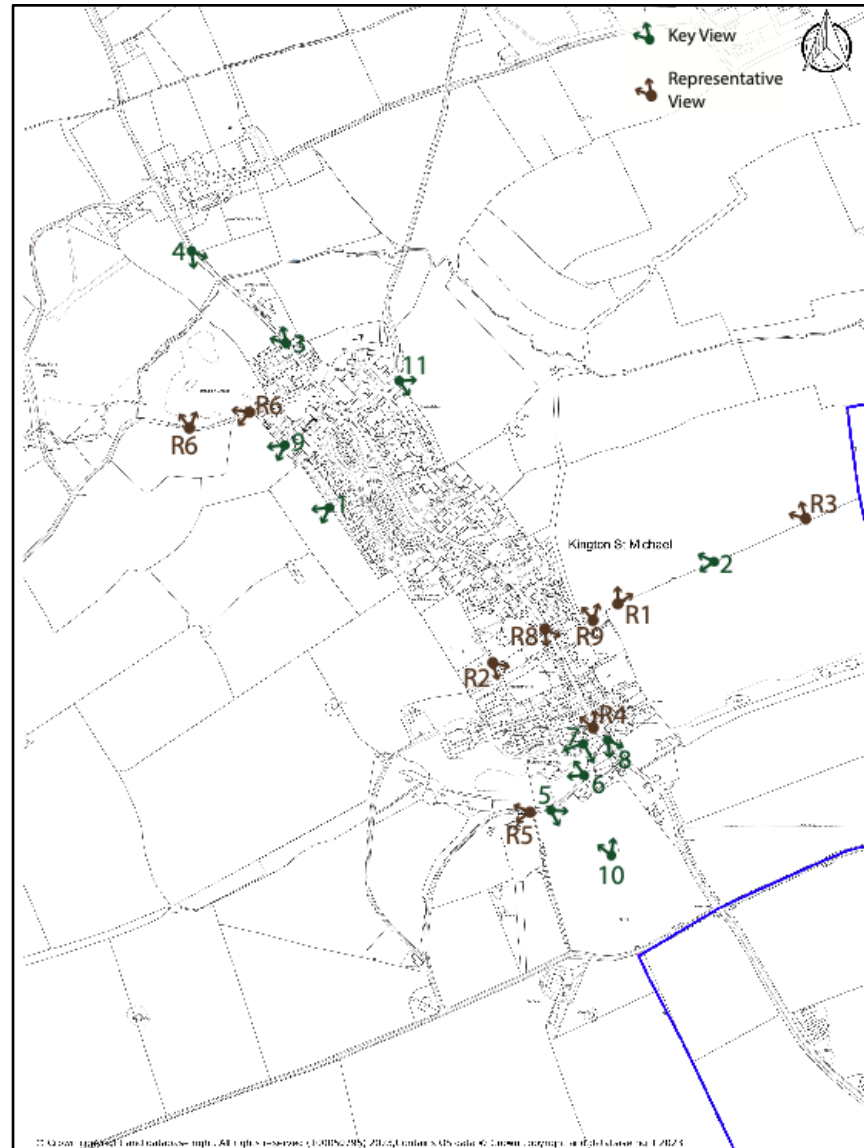






Table 1. Locally Valued Views in Kington St. Michael

Map ref.	Description and why it is considered a Locally Valued Key View	Photograph
1	<p>Open rolling countryside beyond The Ridings and Town Close hedgerow which coincides with the village boundary. Shows the rural nature of the setting of KSM including natural field boundaries (hedges), shrubs and trees.</p> <p>Taken from the footpath along the back edge of The Ridings development</p> <p>Picturesque</p> <p>Key View</p>	
2	<p>The linear form of the village and the left hand side of the photograph shows the natural landscape dip at the Southern end of the village, beyond which there is limited visible development</p> <p>Taken from the footpath which runs East from the Ham Lane bridleway</p> <p>Distinctive</p> <p>Key View</p>	

3	<p>The reduction in development approaching the edge of the village boundary and the natural dip in the landscape which coincides with the village boundary</p> <p>Taken from Honey Knob Hill North-bound</p> <p>Distinctive</p> <p>Key View</p>	
4	<p>Approach to the northern end of the village boundary with the natural dip of Honey Knob Hill. The Honey Knob Hill backland development is visible on the hill to the right of the road. Honey Knob Hill is a C road (C154-country lane)</p> <p>Taken from Honey Knob Hill South-bound</p> <p>Picturesque</p> <p>Key View</p>	

5	<p>Tor Hill field with a single tree at the top. The hill is widely visible as a backdrop around the village hub and used for sledging in the winter.</p> <p>Taken from Stubbs Lane between the Village Green and Old Rectory</p> <p>Iconic</p> <p>Key View</p>	
6	<p>St Michael and All Angels church on the mound across Stubbs Lane from Tor Hill and within the village hub.</p> <p>Taken from Stubbs Lane between the Village Green and Old Rectory</p> <p>Iconic</p> <p>Key View</p>	

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Wide view: to the west you can see the large area of the village hub including the village hall, shop, church and original stone entrance to Kington Manor with Squire Prodgers Gatehouse. To the south, the view extends across Stubbs lane and out towards Tor Hill.

Taken from Junction between the high street and Stubbs Lane


Iconic



Key View



<p>8</p>	<p>Approach to the southern end of the village boundary with the natural rise and corner of Tor Hill leading out of the village. Home Farm can be seen on the left and a row of terraces on the right including Bailiffs Cottage. Taken from Junction between the high street and Stubbs Lane</p> <p>Picturesque</p> <p>Key View</p>	
<p>9</p>	<p>This view is taken from Town Close, looking west to the open, green countryside beyond the development. This view is important as it ensures visual connection with the rural surroundings of the village from within housing development.</p> <p>Picturesque.</p> <p>Key View</p>	

10	<p>View north from the top of Tor Hill. The view includes much of the village hub; including the church and Village Hall and encapsulates a sense of the character of the Conservation Area.</p> <p>Iconic.</p> <p>Key View</p>	
11	<p>View south east from Stanton Lane, along the back of properties on Kyneton Way. A rural view, with open fields, hedgerows and trees, which stretches into the distance.</p> <p>Picturesque.</p> <p>Key View</p>	

R1	<p>Open countryside/farmland beyond the village boundary. Shows that majority of development outside the village boundary is agricultural (past and/or present) Taken from The footpath which runs East from the Ham Lane bridleway.</p> <p>Picturesque</p> <p>This is a representative view of the rural character of the village surroundings.</p>	

<p>R2</p>	<p>Rural landscape behind the village boundary with footpath link between the village hub (village hall, shop, pub, church, etc.) and the school alongside the allotments.</p> <p>Taken from Footpath behind the Alms Houses and allotments on the West side of the village</p> <p>Picturesque</p> <p>This is a representative view featuring a number of valued facilities in the village.</p>	
<p>R3</p>	<p>The linear form of the village looks North West towards the back of The Skillings. Shows the natural dip in the landscape behind the Eastern edge of the village and the rolling countryside beyond.</p> <p>Taken from the footpath which runs East from the Ham Lane bridleway</p> <p>Picturesque</p> <p>This is a representative view of the rural character of the village surroundings.</p>	

R4

Old village hall with traditional finger sign post, telephone box, post box and raised bed often re-planted to celebrate events or commemorations (most recently the Queens Platinum Jubilee and passing).
Taken from opposite the junction between the high street and Stubbs Lane



R4.2

The high street leads north from the village hub and junction with Stubbs Lane. The Jolly Huntsman pub can be seen on the left (West side) and cafe, club and original White Hart pub location on the right (East side).

Taken from High Street Northbound

These are **representative** views along the High Street



<p>R5</p>	<p>Stubbs Lane leading away from the village boundary from the Village Green, below the church. The Old Rectory can be seen on the left, with Stubbs Lane leading around the corner and up the country lane. Taken from Stubbs Lane Westbound Picturesque</p> <p>This is a representative view of the rural nature of the village.</p>	
<p>R6</p>	<p>Grove Lane westbound with the natural dip coinciding with the edge of the village boundary, leading away from Town Close and the QE2 playing field. Taken from Grove Lane Westbound Picturesque</p> <p>This is a representative view out of the village to the rural surrounding countryside.</p>	

<p>R7</p>	<p>The QE2 playing field with Nymph Hay woodland as a backdrop. Both areas are used for village events and gatherings including general play and games, fitness sessions and competitions, bonfire and fireworks display, summer fete and regular BBQs. Taken from Grove Lane</p> <p>This is a representative view of the QE2 field and Nymph Hay woodland.</p>	
<p>R8</p>	<p>View south along the High Street out to Tor Hill to the south of the village. Taken from the junction of Paddock End and High Street.</p> <p>Representative High Street view</p>	

R9

View north parallel with KSTM3. Taken from junction of KSTM3 and KSTM1. Old stone wall in the foreground and undeveloped field to the north. This view is representative of the edge of development along the settlement boundary; the clear line along the back of the properties on Paddock End and The Ham where the development stops.

Representative view of the settlement boundary edge.

