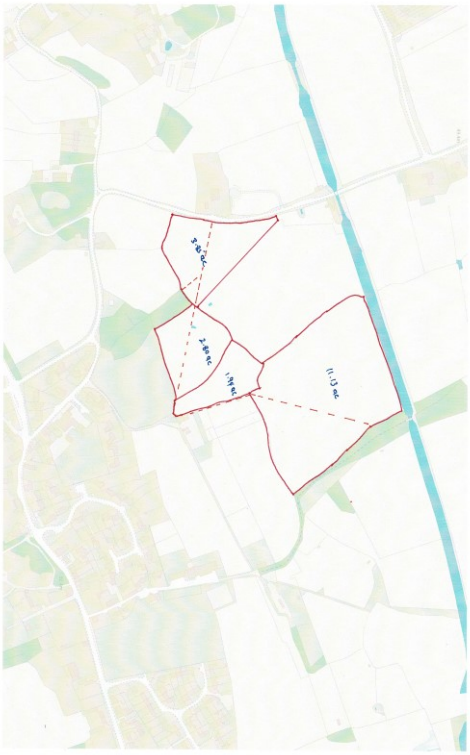
Wiltshire Council

Nomination for listing as an Asset of Community Value

Nominated land

Area to be covered Please describe the nominated land including its proposed boundaries and exact location, address, postcode and a map attachment.	19.72 acres of Grade 3 unimproved grassland adjacent to the village of Seend and located on the northern slope of the Seend ridge centred at grid: 51.352828°N -2.082744°E. The What3Words location is: ///scrolled.stripped.sober Nearest post code is: SN12 6NQ. Land Registry Title No WT446212. 

Ownership Please state all the information you have on: (i) the names of current occupants of the land, and (ii) the names and current or last known addresses of all those holding a freehold or leasehold estate in the land; Please include a copy of the land registry entry.	Current owners are Anthony John Axford and Deborah Ann Axford, formerly of Oriel House, Bollands Hill, Seend, Melksham SN12 6NQ Estate is freehold. PDF Land Registry Entry attached. Land Agent acting for the Axfords is: Richard Nocton, Senior Partner, Woolley & Wallis, Tel: 01672 515252, Email: r.nocton@w-w.co.uk The Land Registry entry for title WT446212 is forwarded with this document as a separate pdf file.

Community value Your reasons for thinking that Wiltshire Council should conclude that the land is of 'community value', having regard to the definition in the Localism Act: • current primary use of the building/ land or use of the building/ land in the recent past furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community • it is realistic to think that now or in the next five years there could continue to be primary use of the building/land which will further the social well-being or social interests of the local community (whether or not in the same way as before)	The land is of community interest for the following reasons: 1. Existing public rights of way designated as of value by Seend Neighbourhood Development Plan 2020 - 20230 Policy SP5 for Green Infrastructure. 2. The land is of national archaeological interest with significant archaeology being discovered since 2019 by both geophysical survey and archaeological excavation on adjacent land. 3. There is a current Trees for Climate Fund project in progress to acquire the land to provide a community woodland extension of the Swindon Community Forest. The project is supported by the Seend Community through the Seend Community Land and Asset Trust. 4. There is reason to believe the land use may change on change of ownership. This may be detrimental to long-term social, environmental, and historical interests of the Seend community and the historical and environmental interests of the nation. 5. Future use of the land under the Trees for Climate project would ensure enhancement of both local environment and local biodiversity. These are desired aims specified through policies contained within the Seend Neighbourhood Plan. The creation of a woodland community assets of value would serve to mitigate impacts of climate change and enhance the green infrastructure of Seend and south-east Melksham. Part of the land would provide priority riparian wet woodland habitat and further enhance value of the Kennet and Avon canal biodiversity corridor. 6. The creation of woodland and the enhancement and protection of green infrastructure is an aim of policies detailed in Seend Neighbourhood Development Plan 2020 -2023.

Eligibility to nominate Please provide evidence that you meet the definition of a community nominator as set out in the regulations (i.e. a parish council or voluntary or community body with a local connection). If an unincorporated group please provide a list of 21 names on the local electoral register.	This nomination is made by Seend Community Land and Asset Trust CIC, incorporated 26th July 2018 at Companies House, Company Number 11485428.

Your details

Parish	Seend
Community area	Devizes Rural West
Your organisation	Seend Community Land and Asset Trust CIC
Contact name	Steven Vaux
Position held	Chair and Director
Address	Bradley Farm, Rusty Lane, Seend, Melksham Wiltshire SN12 6NS

I confirm that all information provided is accurate and complete

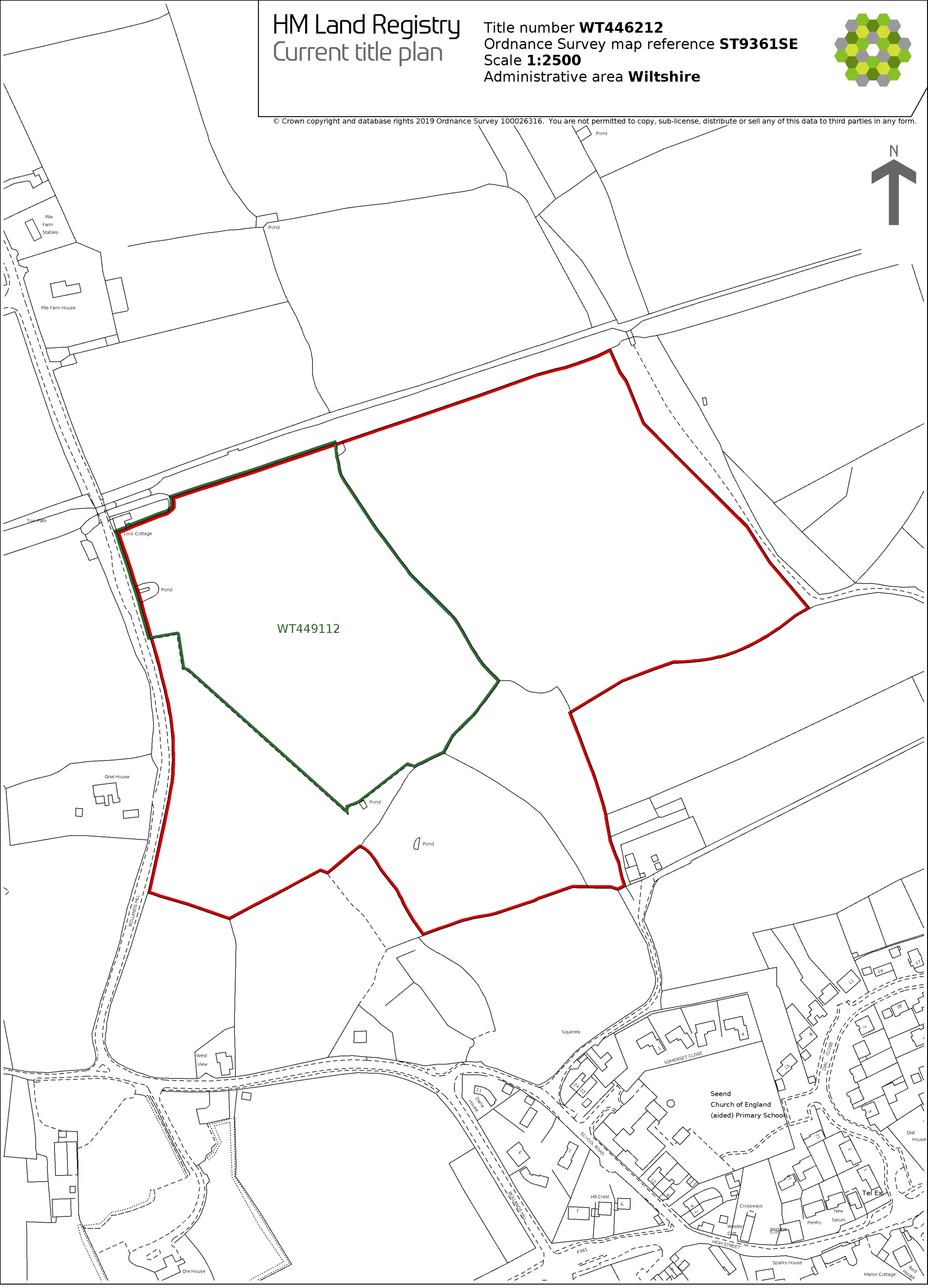
Name	Steven D Vaux
Date	13th July 2023

Please return to assetsofcommunityvalue@wiltshire.gov.uk (scanned attachments can be accepted).

HM Land Registry
Current title plan

Title number **WT446212**
Ordnance Survey map reference **ST9361SE**
Scale **1:2500**
Administrative area **Wiltshire**

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