

Countryside and Environment
Working Group

Upper Clatford Parish Council

Neighbourhood
Development Plan –
Evidence Document

**Landscape and Settlement
Views**

UC9 – Landscape and Settlement Views¹

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¹ All photographs have been taken by John Baxter and Rob Hall who have granted permission to use them in the NDP.

UC9 Landscape and Settlement Views²

UC9.1 Introduction

Development within the Parish should be accommodated without a detrimental effect upon the landscape views that contribute to the identity and setting of the three settlements. Diminution of views can occur in a variety of ways including inappropriately designed or located development, light pollution and changes of use to open areas such as the establishment of solar farms and equestrian facilities.

This chapter will define and catalogue important local views, to include both settled and non-settled areas.

UC9.2 Community evidence

98% of parish respondents rated 'The Countryside Surrounding the Villages' as very important or fairly important. Virtually all submitted comments were supportive of maintaining the rural character of our settlements and unspoilt surrounding countryside. "Being able to look out across the fields is massively important to good mental wellbeing, it's one of the reasons that we chose the village" was one supportive comment.

Anti-social behaviours such as fly-tipping and dog-fouling are high concerns for a majority of residents and can blight near-distance rural views.

An overwhelming percentage of survey respondents attached great importance to unique views of the surrounding countryside which contribute to the character of our villages.

UC9.3 Open views

The impact of development or a change of land use on landscape views can potentially be mitigated by landscaping schemes or by the use of hedgerow and woodland planting. This could be appropriate in areas where planting native species would enhance or complement an existing landscape of hedgerows and trees, but inappropriate where the intent is to protect a significant open vista from visual intrusion. Such views are prominent in the Thruxton and Danebury Chalk Downland LCA³. Opportunities for long views with big expansive skies also provide a development-free backdrop and contrast to adjacent river valley floors. As far as possible changes to the landscape should seek to complement and reflect the landscape character and not rely on mitigation measures to disguise intrusive or uncharacteristic features⁴.

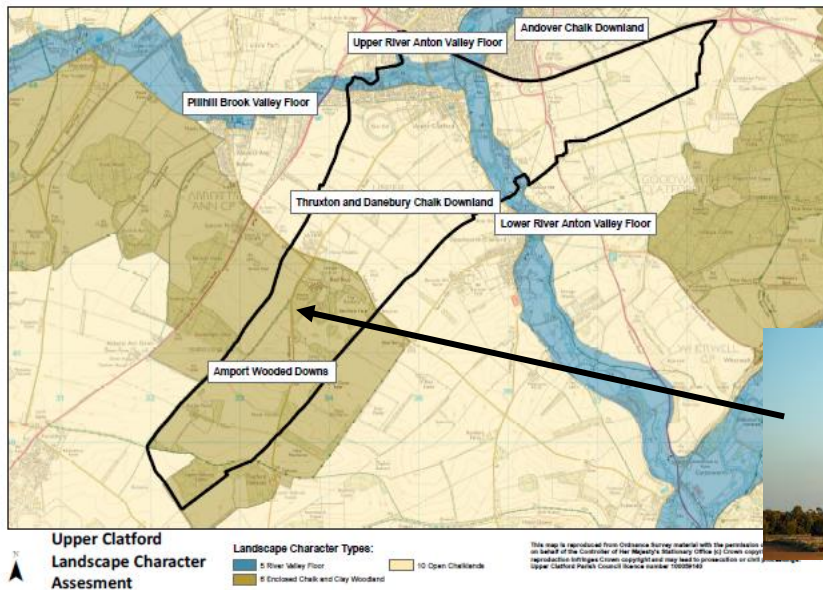
Proposal: extraordinary landscape views of an open nature, as identified later in this chapter, should be protected as open views.

² All photographs have been taken by John Baxter. Aerial photographs courtesy Rob Hall.

³ LCT10C.3

⁴ Landscape Character Assessment main report, para 138

UC9.4 Woodland views



The southern portion of the Parish falls largely within the Amport Wooded Downs LCA. The area is distinguished by higher woodland and hedgerow cover, in contrast with the adjoining open chalklands.



Map 1: Landscape Character Assessment Map

However, these qualities are being eroded and future strategy should aim to enhance and restore the woodland and hedgerow landscape structure.

UC9.5 Utilities infrastructure, highways, tourism

All landscape views within the Parish can be enhanced by avoiding overhead visually intrusive power lines and individual masts. Opportunities should be sought to place existing power lines underground.

Development in close proximity to the A303 should utilise highway planting as a visual screen to reduce glimpsed views of this major road from much of the settled area. Camping, caravan and more permanent related structures must not interfere with landscape views. The Landscape Character Assessment⁵ main report contains guidance on “the new wave of holiday lodges, shepherd’s huts and yurts etc. Careful siting will be required to avoid visual intrusion, loss of rural character with urbanising features including highway improvements (i.e. installation of kerbs, loss of hedgerow for sight lines, hard surfacing of tracks etc). Additionally, sensitive siting of facilities to avoid visual intrusion within areas of a predominantly undeveloped landscape”.

UC9.6 Equestrian facilities, farm buildings

Paddocks, stabling and other horse-related facilities are located throughout the Parish. Where possible, the use of hedgerows as field boundaries for horse paddocks instead of timber post-and-rail fencing would soften the impact upon views and provide safe havens for wildlife. Field stables should be sited to avoid visual intrusion. Within the valley floor, field boundaries should be

Proposal: In order to maintain established views within this area, all development proposals should endeavour to provide new areas of woodland or hedgerow planting to mitigate visual detractors.

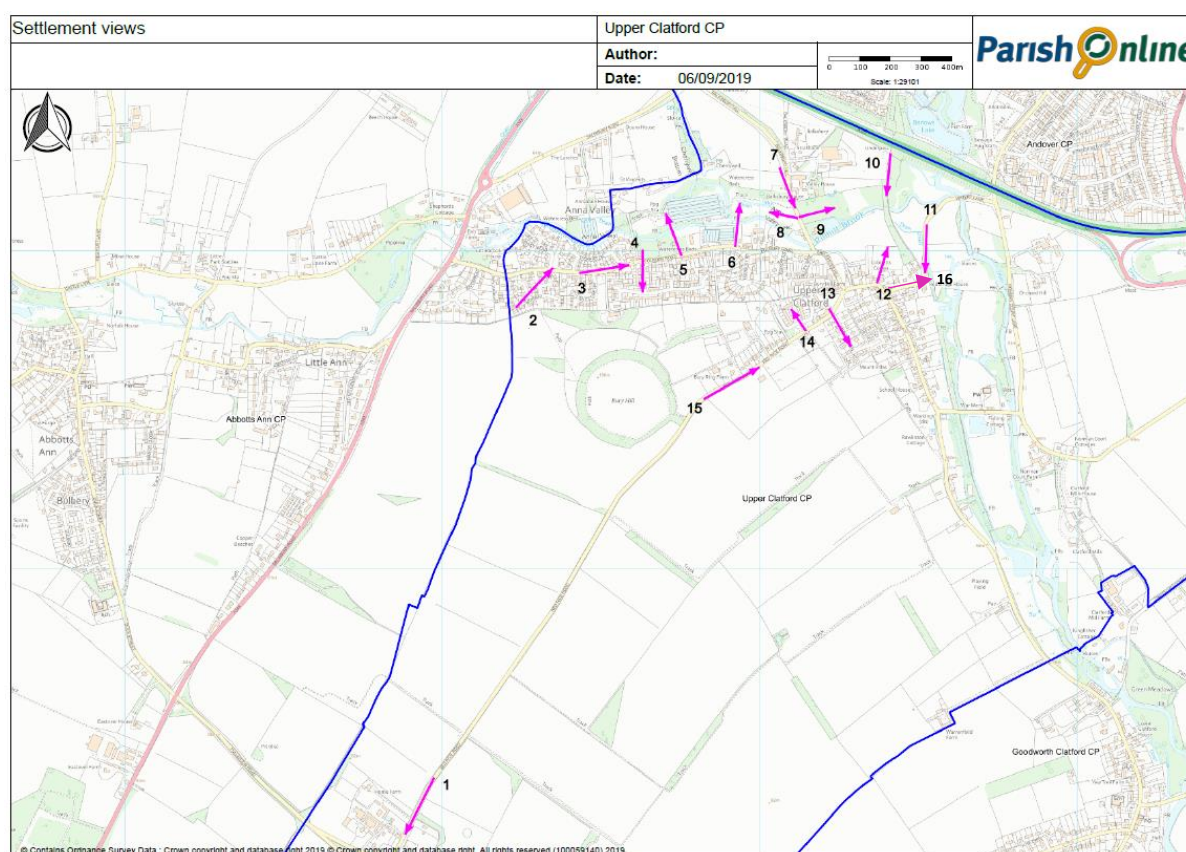
⁵ para 139

carefully located to avoid the loss of the simple landscape character of pasture and meadow grassland.

New farm buildings should be integrated into the landscape.

UC9.7 Settlement Views⁶

With the exception of entering Anna Valley from the west, access to all three settlements occurs along village roads through open countryside, including that within the Local Gap. A parishioner commented that “the rural aspect of our area is very important to us”. Recently revised guidelines for the Pillhill Brook LCA⁷ caution against infill along valley floor and approach roads, poor quality boundary treatments (such as high close-boarded fencing) and light pollution in predominantly dark areas⁸.



Map 2 – Identification of Settlement Views

The table below lists and names all the views in Map 1 above.

⁶ These are in addition to views listed in the TVBC Clatford Character Assessment or UC7 Conservation Area

⁷ Landscape Character Assessment LCT 5.21

⁸ Landscape Character Assessment para 109

View W at Red Rice crossroads	1
View NE at Taskers Drive in Anna Valley	2
View NE Foundry Road approaching Waterloo Terrace	3
View S Bury Hill in Anna Valley	4
View N across Foundry Road from Waterloo Terrace	5
View NE from Greenfields to the Gap	6
View S across Gap on Balksbury Hill	7
View E across the gap at Balksbury Hill	8
View W across the gap at Balksbury Hill	9
View S on cycle track from Andover	10
View S on Watery Lane entrance to village	11
View NE at Cobbetts Corner	12
View S into Above Town	13
View NW into Clatford Manor	14
View N from the top of Red Rice Road	15
View E from The Street down Watery Lane	16

Table 1: Names and numbers of all Settlement Views

On the following pages, are photographs of all the views listed above.



1: View W at Red Rice crossroads



2: View NE at Taskers Drive in Anna Valley



3: View NE Foundry Road approaching Waterloo Terrace



4: View S Bury Hill in Anna Valley



5: View N across Foundry Road from Waterloo Terrace



6: View NE
from
Greenfields
to the Gap



7: View S across Gap on Balksbury Hill



8: View E across the gap at Balksbury Hill



9: View W across the gap at Balksbury Hill



10: View S on cycle track from Andover



11: View S on Watery Lane entrance to village



12: View NE at
Cobbetts Corner



13: View S into Above Town



14: View NW into Clatford Manor



15: View N from the top of Red Rice Road

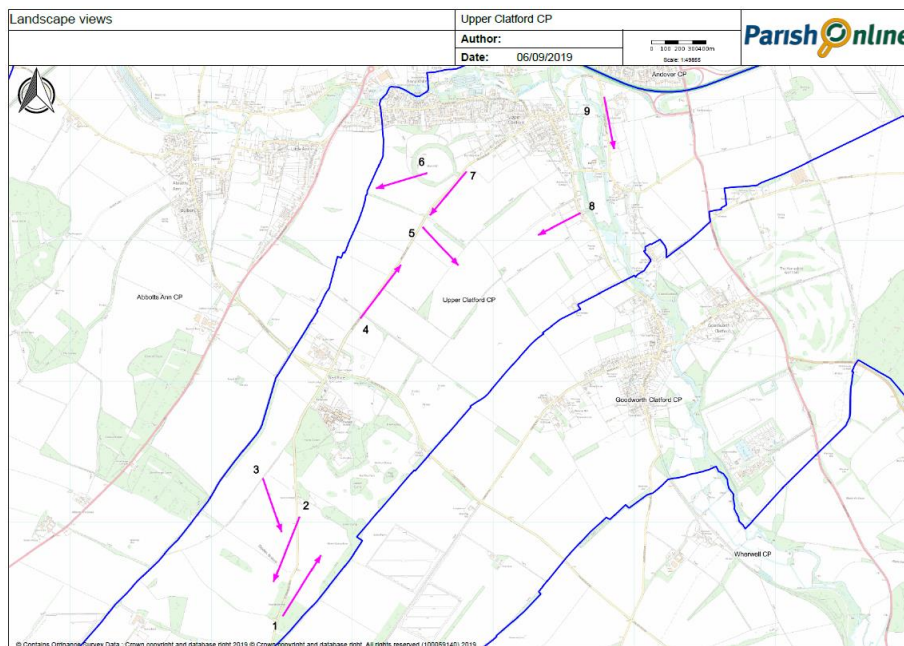


16: View E from The Street down Watery Lane

Proposal: development upon the settlement boundary and along valley floor and approach roads should be assessed against the local aspiration to maintain a rural feel. Urbanised features that may be deemed acceptable within the settlement boundary would be inappropriate in 'access' locations.

UC9.8 Important countryside views⁹

Red Rice Road forms the spine of the Parish road network and open countryside exists to either side. Panoramic views exist in all directions and arguably would be most damaged by insensitively sited development, such as a solar farm, within this open landscape.



Map 3: Important countryside views

⁹ These are in addition to views listed in the TVBC Clatford Character Assessment or UC7 Conservation Area

The views listed in Map 2 above are summarised in Table below:

Views	Ref #
Dipden Bottom, viewed from South	1
Dipden Bottom, viewed from North	2
Open View SE from the bridleway SW of Farleigh School	3
View NE from Red Rice towards Bury Hill Ring	4
Predominantly open views SE from Red Rice Road	5
Predominantly open view WSW from Bury Ring	6
Predominantly open views SW from Red Rice Road	7
Open View north from Road opposite The Willows	8
Woodland view along Norman Court Lane	9

Table 2: List of Important Countryside Views

Below, are a set of photographs of each of these views.



Views 1 and View 2: Dipden Bottom, viewed from South (below) and North (right) incorporates woodland views (as defined in UC9.4)



View 3 – Open View from the bridleway track past Farleigh School, facing SE



View 4: View from Red Rice north east towards Bury Hill Ring. This landscape view should be protected as an open view (as defined in UC9.3) with the backdrop of Bury Hill Ring in the distance.



View 5 (above/south) and View 7 (right/south west) predominantly open views either side of Red Rice Road that are typical of the Thruxton and Danebury Chalk Downland LCA.



View 6: Open View East from Bury Hill Ring SW toward Abbots Ann



View 8: Open View north from Road to Goodworth Clatford opposite The Willows



View 9: Woodland view along Norman Court Lane.

Summary - The Upper Clatford Neighbourhood Area has many important long- and short-range and glimpsed views of the open farmland and countryside surrounding the settlements, which should be protected from visually intrusive development.