

Charlton Parish Viewpoint Assessment

August 2019

Prepared by the Neighbourhood Plan Steering Group in conjunction with
Bluestone Planning
in respect of the Charlton Neighbourhood Plan

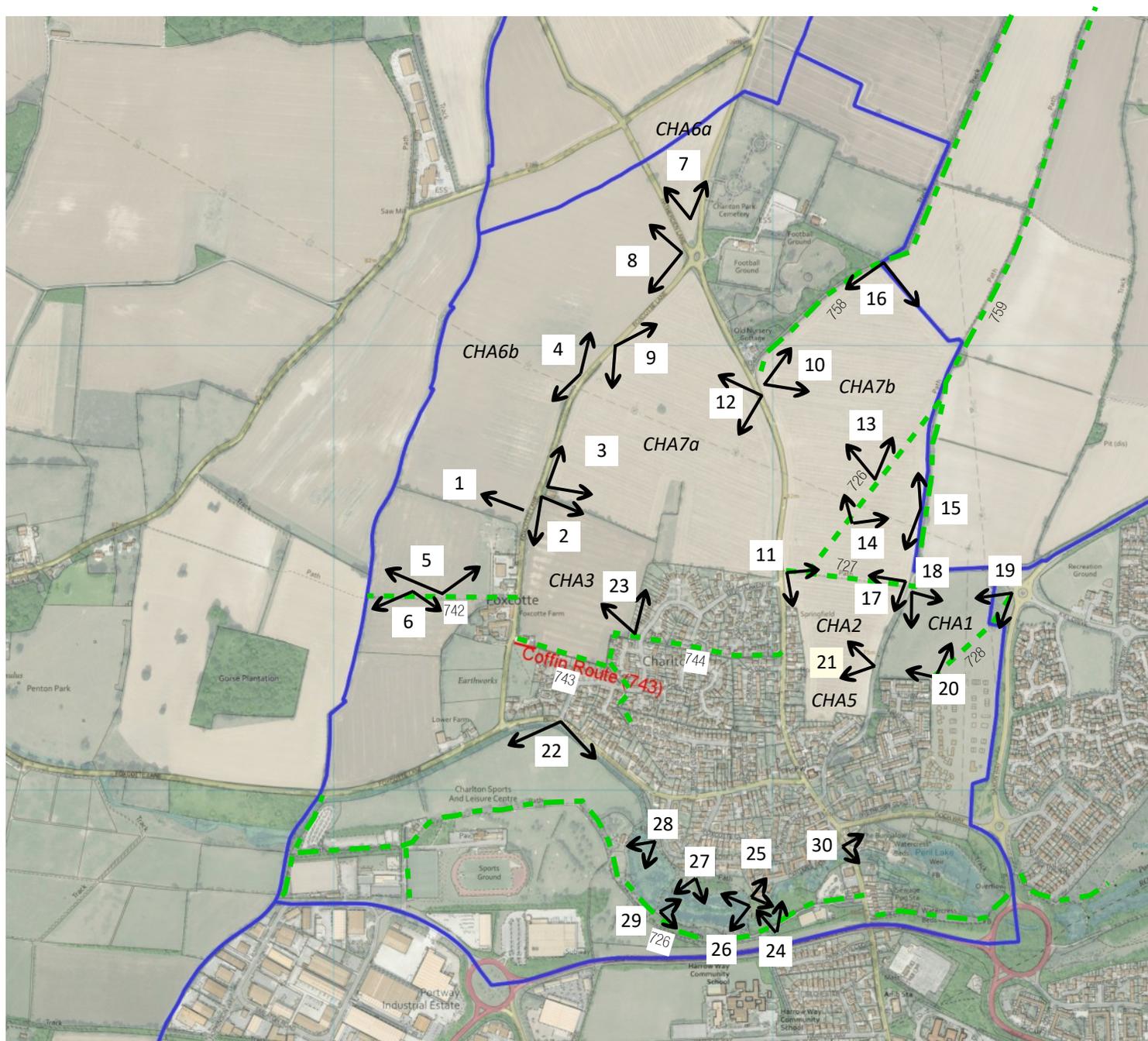
Viewpoint Analysis

Following Neighbourhood Plan objectives in which the importance of the character of the area and visual amenity were highlighted. Residents were asked to look at views within the parish from public vantage points.

With nearly every undeveloped parcel of land being assessed for future development potential, it also allowed residents to examine the landscape character of each site in this regard. For more details of the sites, please see the Site Assessment Evidence Base document.

The following plan details the relevant locations with the corresponding photographs highlighting the extent of the views.

VIEWPOINT LOCATIONS





1. Long distance views along Foxcotte Lane looking west into CHA6b toward Penton Mewsey Parish



2. Along Foxcotte Lane looking east into CHA3 with the Listed Foxcotte Tower beyond.



3. Along Foxcotte Lane looking north and east into CHA7a from the barn to the southwest



4. Along Foxcotte Lane looking west into CHA6b giving long distance views



5. Along Footpath 742 looking north into CHA6b with Farm buildings at SHLAA169 to the right



6. Along Footpath 742 looking south into CHA6b with the Listed Foxcotte Manor to the left beyond the trees with Penton Mewsey Parish in the distance. The land is situated within the designated Local Gap.



7. From roundabout north into CHA6a enclosed by Hatherden Lane to the left and Mays Down Lane to the right



8. Panorama highlighting extensive long distance views from roundabout west/southwest into CHA6b with Foxcotte Lane to the left and planting along Hatherden Lane to the right



9. Panorama highlighting extensive long distance views from Foxcotte Lane southeast into CHA7a



10. Long distance views Hatherden Road/ Footpath 758 looking north/ northeast into CHA7b



11. Along Hatherden Road looking southeast into CHA2



12. Along Hatherden Road looking east into CHA7a/
SHLAA 042



13. Along Footpath 726 looking north into CHA7b/ SHLAA 155 with
distant views beyond



14. Along Footpath 727 with rising topography looking north into CHA7b/ SHLAA 155



15. Along Footpath 727 looking north/ northwest into CHA7b with part of CHA2 visible to the left adjacent to the footpath



16. Along Footpath 758 looking south/east into CHA7b



17a. Along Footpath 727 looking south into CHA2 with CHA5 beyond and west along Footpath 727 towards Hatherden Road



18a. Enham Lane east looking into CHA1. Spoil from the development of Peake Way is currently visible



18b. Enham Lane southeast looking into CHA1 with Aldrin Close visible to the right



19. Footpath 728 Lane looking southwest across CHA1



19. From Roundabout looking west into CHA1 with Peake Way play area/ landscaping under construction to the left



20a. Footpath 728 Lane looking along the edge of the Peake Way site across CHA1



20b. Footpath 728 from the edge of the Peake Way site with the play area/ landscaping under construction



20c. New housing at Peake Way constructed alongside Footpath 728 with the play area/ landscaping under construction



21. Along Enham Lane looking west into CHA5/ with CHA2 to the right



22. Along Foxcotte Road looking south into Charlton Leisure Centre sports grounds



23. Looking north from the informal path between Foxcotte Lane and Richborough Drive with the listed Foxcotte Tower visible to the right



24. Looking north from footpath 726 to the footbridge and informal lakeside path with housing at Carters Meadow visible in the centre



25. Looking north along informal lakeside path with housing at Carters Meadow visible to the left



26. Looking north from the lakeside footbridge across Charlton Lakes (fishing)



27. Looking east from the lakeside path across Charlton Lakes (fishing)



28. Looking southwest from the lakeside path across Charlton Lakes (recreation)



29. Looking northwest from the lakeside path across Charlton Lakes (fishing)



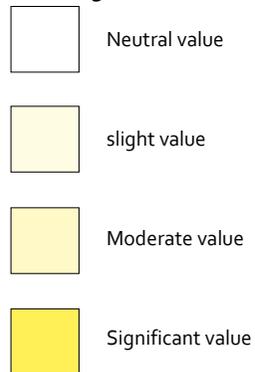
30. Looking east across the Green with Charlie's (Peril) Lake beyond

VIEWPOINT ANALYSIS

Viewpoint Analysis

Each viewpoint has been assessed by the residents as to whether it provides amenity value. This can be recreational, historical or landscape character.

A sliding scale has been produced and set out below:



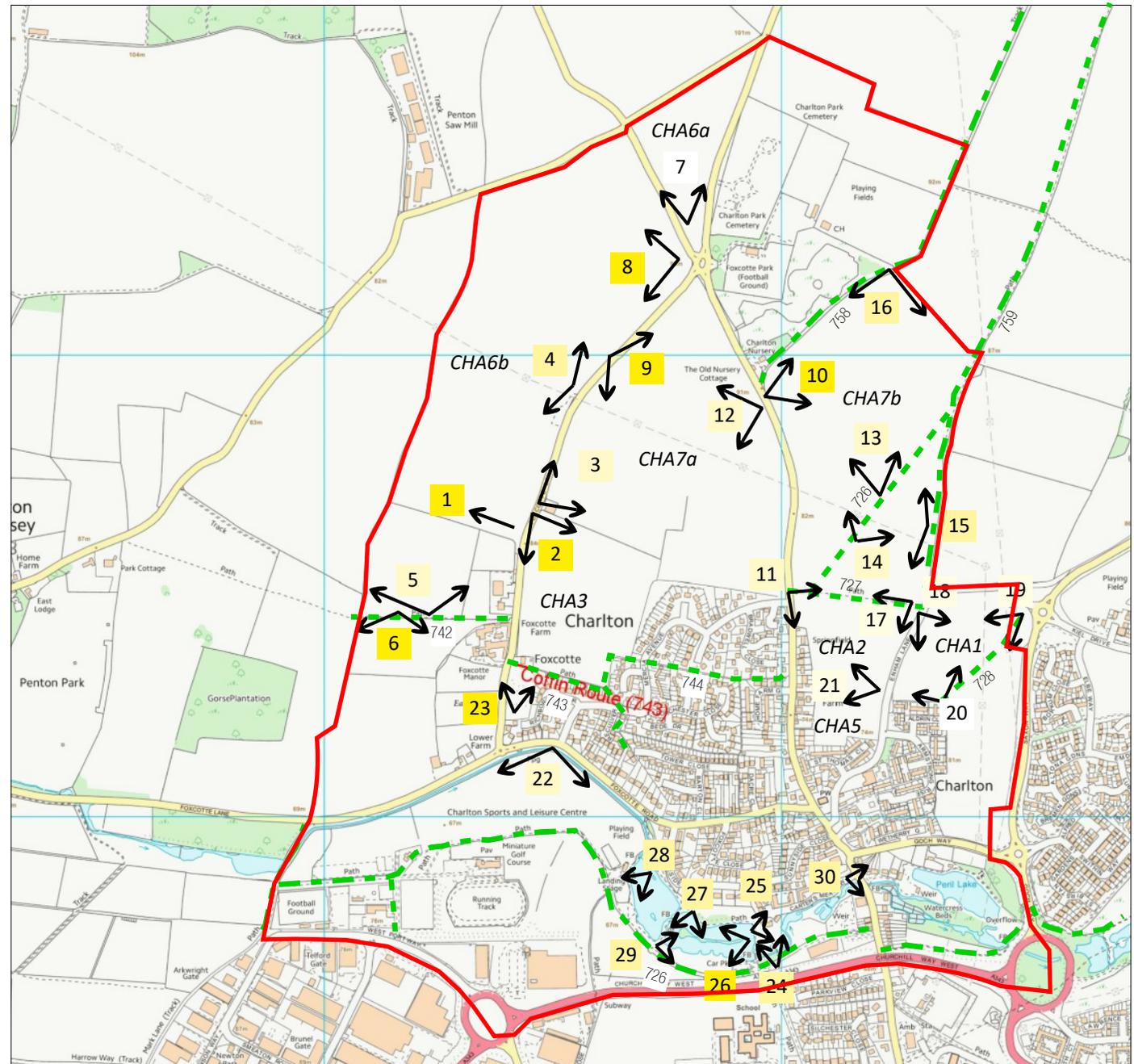
Views have been graded accordingly. It can be clearly seen that the views along the western edge of the parish are largely considered to be of moderate to significant value. This corresponds with the fact that they largely consist of open, long distant, wide ranging views and fall within the Local Gap or its setting.

Further long distance views to the north east of the settlement are also considered to be moderate to significant in landscape character terms.

Views of the designated heritage assets around Foxcotte are also considered to be of significant value.

Charlton Lakes are considered to provide largely moderate value in both recreational and landscape character terms.

Views alongside the edge of the village have either not been identified as important or of slight to neutral value.



IMPORTANT VIEWPOINTS

Viewpoint Analysis Conclusion

From the work undertaken, it is considered that views valued by parishioners to be of moderate to significant value are deemed to be important viewpoints to be protected.

These views have been highlighted on the adjacent plan and are considered to be of sufficient value to warrant protection in the Neighbourhood Plan.

These have been set out below:

1. Along Foxcotte Lane looking west into CHA6b
2. Along Foxcotte Lane looking east into CHA3
3. Along Foxcotte Lane looking east into CHA7a
4. Along Foxcotte Lane looking west into CHA6b
5. Along Footpath 742 looking north into CHA6b
6. Along Footpath 742 looking south into CHA6b
8. From roundabout south into CHA6b
9. From roundabout south into CHA7a
10. Along Hatherden Road looking east into CHA7b
11. Along Hatherden Road looking east into CHA2
12. Along Hatherden Road looking east into CHA7a
13. Along Footpath 726 looking north into CHA7b
14. Along Footpath 727 looking north into CHA7b
15. Along Footpath 759 looking west into CHA2
16. Along Footpath 758 looking south/east into CHA7b
22. Along Foxcotte Road looking south into Charlton Leisure Centre
23. Looking north from the informal path between Foxcotte Lane and Richborough Drive
24. Looking north from footpath 726
25. Looking north along informal lakeside path
26. Looking north from the lakeside footbridge across Charlton Lakes
27. Looking east from the lakeside path across Charlton Lakes (fishing)
29. Looking northwest from the lakeside path across Charlton Lakes (fishing)
28. Looking southwest from the lakeside path across Charlton Lakes (recreation)
30. Looking east across the Green

