

Appendix 1 of Base Evidence
Hindon, Wiltshire
SHELAA Sites - Visual Appraisal

June 2018

NEW masterplanning

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INTRODUCTION

About this report

This Visual Appraisal has been prepared on behalf of the Hindon Neighbourhood Plan Steering Group in order to provide evidence to support their future judgments on the potential development of identified Strategic Housing and Economic Land Availability Assessment (SHELAA) sites. The study presents the findings of visual appraisals of the four separate sites.

As there are no specific development proposals for the four sites this visual appraisal cannot formally assess the Magnitude of Effects, Degree of Effects or Significance of Effects of potential development on the visual amenity.

The appraisal follows the general principles of the guidance set out by the Landscape Institute and the Institute of Environmental Management and Assessment in the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 2013).

The appraisal was prepared by Jon Reynolds, Landscape Architect CMLI, and overseen by Hans van Bommel, Landscape Architect BA (hons) Landscape Architecture, both of NEW masterplanning Ltd.

Context

Hindon is situated in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), and falls within the West Wiltshire Downs, Open Chalk Downland character area.

Some of the key characteristics of this area, as stated in the AONB Integrated Landscape Character Assessment (2003) that relate specifically to Hindon are:

- A large-scale landscape of broad rolling hills and undulating land separated by dry river valleys.
- Dominated by an Upper Chalk surface geology with drift clay with flints capping on higher ground.
- Straight-sided fields representing late 18th/early 19th century Parliamentary inclosure, with large-scale fields resulting from 20th century boundary loss.
- Settlement pattern comprising small villages, dispersed hamlets and isolated farmsteads. Villages tend to be located on the south facing slopes where the landform offers increased shelter.
- Broad leaved copses and clumps (round stands) are eye catching features on the hilltops

The AONB landscape provides the setting and context for all the SHELAA sites considered in this appraisal. The instruction and remit for this appraisal does not therefore include an assessment of the landscape sensitivity. The AONB landscape however is a factor considered in all of the views set out in this appraisal.



METHODOLOGY



Approach

The baseline study comprised desktop and site visits to establish the study area and determine the visual receptors.

A series of viewpoints were then selected to inform this appraisal. The appraisal considers the distance to the site, the potential visual receptor, the sensitivity of these receptors and a summary judgement on the potential effect of development on these receptors.

Where appropriate, potential measures to mitigate against the effect of development is noted, however, in the absence of specific proposals this can only be a partial consideration focused on landscape planting, not on building design or appearance.

Relevant terms

Within the context of this study, the **visual receptor** is the term given to the viewers (people) potentially affected by the impact of development.

The **sensitivity** of the visual receptor is made up of judgements about the value attached to the view and the susceptibility of the receptor to change arising from development. This understanding is developed through the overlaying of contextual information, as well as through site visits.

For example, recreational walkers on the tranquil, rural parts of the long distance footpaths, with only occasional residential development, will have a high expectation of the quality and distinctiveness of the visual amenity. However, a driver on a busy road or the viewer from the window of an office, with views over the countryside, will be considered to have a lower sensitivity to change, since enjoying the view is not the primary activity of the receptor.

Guidance, from Hindon Neighbourhood Plan Steering Group, has been provided on the assumed nature of potential development. For the purpose of this report, **development** refers to the construction of predominantly residential buildings and a doctors surgery, both predominantly two storeys or below.

A **view** is what can be seen from a particular place and **visual amenity** is the overall pleasantness of a view and its setting. Views and visual amenity are identified in terms of the overall quality of the views that people enjoy of their surroundings.

In this study, views may fall into one of two categories; **representative** or **specific**.

Representative views are selected to demonstrate the experience of the visual receptor where large numbers of viewpoints cannot all be included individually, for example along the route of Public Right of Way (PROW).

Specific views are selected to demonstrate a key view from a feature or given viewpoint in the landscape.

THE SITES

The SHELAA sites considered in this report are shown in Figure 01 opposite and summarised below:

Site 1, Angel Lane West (SHELAA Ref. 3157)

This pasture land site of 0.86ha, on the western edge of Hindon, lies adjacent to the B3089 (Angel Lane). The site slopes to the south, bounded on the eastern edge by a hedgerow and tree planting, on the southern and western edges by wire fencing and scrubby vegetation, and on the northern edge by a low hedge.

Site 2, Hawking Down Lane (SHELAA Ref. 3520)

This arable land site of 1.57ha, on the north west edge of Hindon, lies adjacent to Hawking Down Lane. The site slopes to the south. The southern and eastern boundaries are enclosed by hedgerow and tree planting, and open on the western and northern edges.

Site 3, Angel Lane East (SHELAA Ref. S22)

This pasture land site of 1.37ha, on the western edge of Hindon, lies adjacent to the B3089 (Angel Lane). The site slopes to the south, with hedgerow and tree planting on the southern, western and northern boundaries, and open on the eastern edges to the track that leads from the B3089 to the village allotments to the south.

Site 4, Chicklade Lane (SHELAA Ref. S158)

This arable land site of 4.08ha, on the north east edge of Hindon, lies adjacent Chicklade Lane and the B3089. The site slopes to the south, bounded on the northern edge hedgerow and tree planting, and on the eastern, southern and western edges by low hedges.

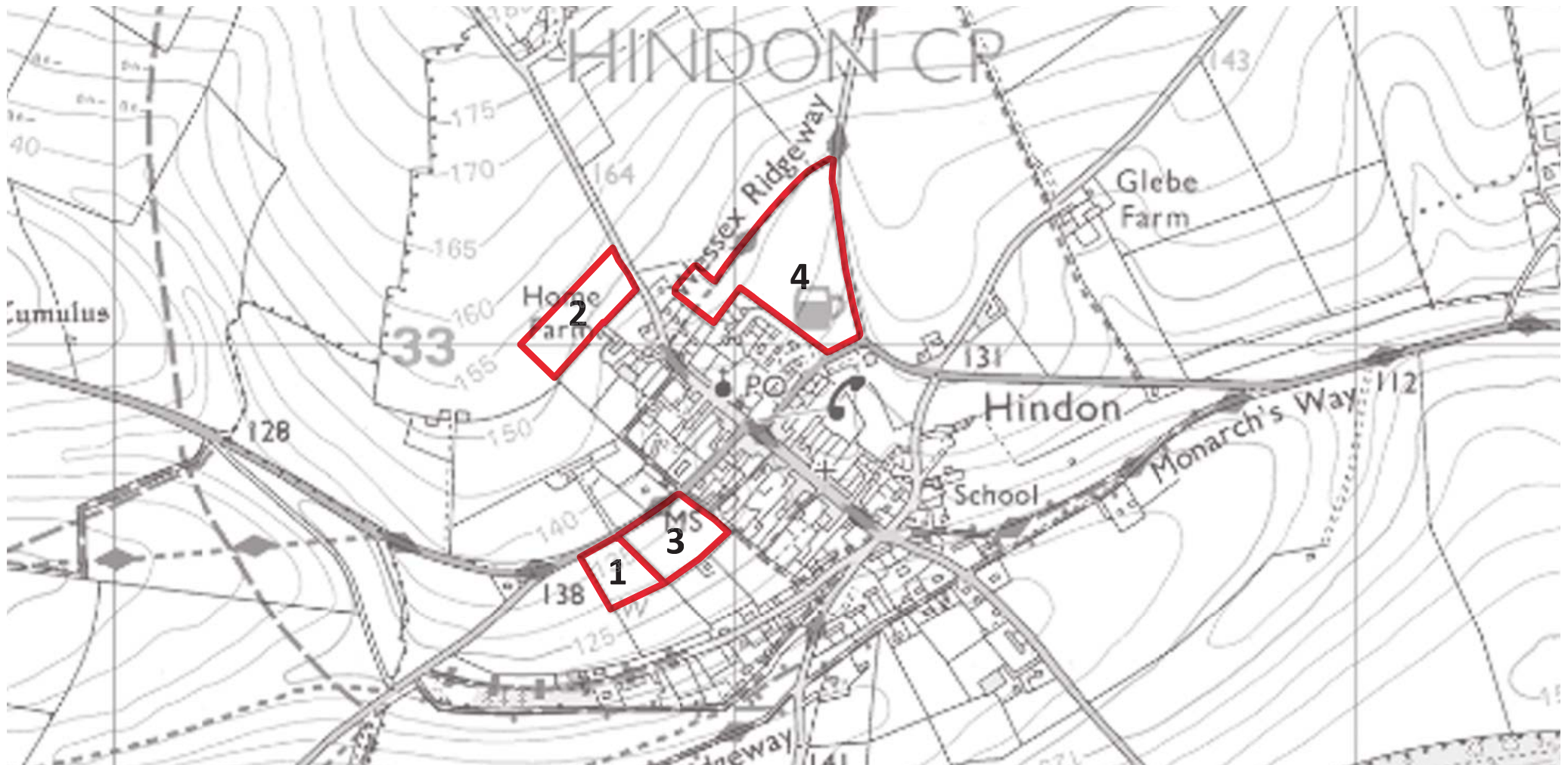


Figure 01: SHELAA Sites

BASELINE STUDY

The Study Area

A desktop study was undertaken, using OS mapping, Cranborne Chase and West Wiltshire Downs AONB Landscape Character Assessment, aerial photos and our knowledge of the area, the sites and surrounding context. These elements were mapped, identifying topography, existing vegetation (large groups of trees, hedgerows, and woodland) and areas already developed.

The desktop review indicated limited potential for long distance views to the sites from much of the surrounding area, due to the containment provided by the topography and existing vegetation. To the south and the west of Hindon, the valley allows for generally longer views towards the settlement, although much of the village is still concealed behind the topography.

This work helped to define the agreed Study Area for this Visual Appraisal of the SHELAA sites. The Study Area extends to the high ridges to the north and south west, as shown in Figure 02 opposite. Site visits identified views within this area, including views from the long distance footpaths and roads leading into Hindon.

The potential occurrence of views to the SHELAA sites beyond the Study Area is not ruled out in this appraisal. However, it is considered that any views are likely to be glimpsed and partial where that might occur or be at such a distance that any visual sensitivity would be limited.

Key

Woodland

High Ridges

Study Area



Figure 02: The Study Area (www.natureonthemap.naturalengland.org.uk/magicmap)

Visual Receptors

This is an visual appraisal and guidance is taken from GLIVA (2013) in regard to the scoping of potential visual receptors.

The susceptibility of the visual receptor to changes in the view and visual amenity are mainly a function of:

- the activity of the people at a particular location, and
- the extent to which their attention may be focused on the views and visual amenity they experience at a particular location.

The GLVIA guidance identifies the following visual receptors that are considered to be of most relevance to this visual appraisal:

- people engaged in outdoor recreation, including use of PROW, and
- visitors to heritage assets or other attractions where views are important

Residents are identified in the guidance as potential visual receptors. There are private dwellings in close proximity to each of the proposed sites, but these areas are not all publicly accessible. They have therefore not been included in this appraisal. This approach is consistent with the guidelines, but if required the scope of assessment can be extended at the appropriate stage.

The key receptors for this appraisal are shown in Figure 03 opposite and defined more specifically as follows:

Cranborne Chase and West Wiltshire Downs AONB

All of the study area lies within the AONB and is therefore a factor in considering all views.

Hindon Conservation Area

The Hindon Conservation Area covers the historic core of the village and adjoins one of the SHELAA Sites. Receptors within the Conservation Area may see views of the potential development sites.

Fonthill

Fonthill (Grade II* listed Historic Park and Garden) is a landscaped park developed in C.1740 and lies to the south of Hindon. Receptors on the northern boundary of the park may have views to the SHELAA sites.

Round Barrow

The Round Barrow near Sheephouse Farm is located to the south west of Hindon. Receptors at this Scheduled Monument are likely to see the SHELAA sites.

PROW

There are a number of PROW in the countryside around Hindon, including two long distance footpaths which run through the village; the Monarch's Way, running east-west and the Wessex Ridgeway running north-south.

Public highways

People using the various roads and lanes in and around the village are likely to have views of the SHELAA sites at different points along the routes, especially when entering the village.

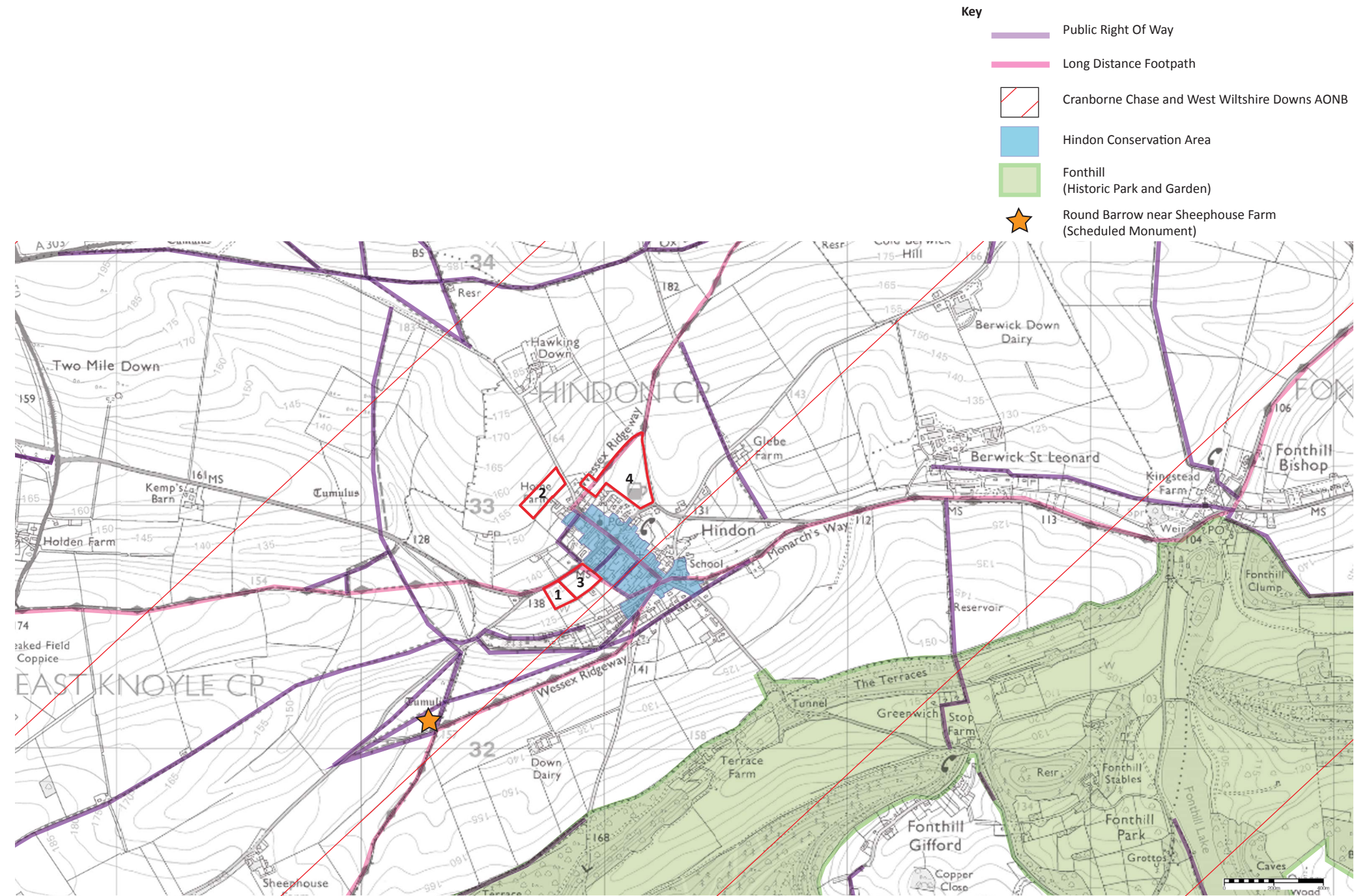


Figure 03: Visual Receptors Plan (www.natureonthemap.naturalengland.org.uk/magicmap)

Viewpoints

Once visual receptors were identified viewpoints were selected to be either representative or specific views towards the SHELAA sites.

The viewpoints in this study were selected through a combination of site visits and desktop study. All of the selected viewpoints within this report are publicly accessible. Selected locations are either on Public Rights Of Way or public highways.

A total of 15 viewpoints were agreed. These are shown in Figure 04 opposite and in the table below.

Viewpoint selection is not intended to cover all possible views of the SHELAA sites but is intended to convey a fair appraisal of the overall potential views from the surrounding area.

Visual Receptors	Viewpoints														
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Cranborne Chase and West Wiltshire Downs AONB	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Hindon Conservation Area					•		•							•	
Fonthill (grade II* listed Historic Park and Garden)				•											
The Round Barrow near Sheephouse Farm (Scheduled Monument)	•														
PROW (including Monarch's Way and Wessex Ridgeway long distance footpaths)	•	•			•			•	•	•	•		•	•	•
Public highways in and around the village			•	•	•	•	•		•			•		•	•

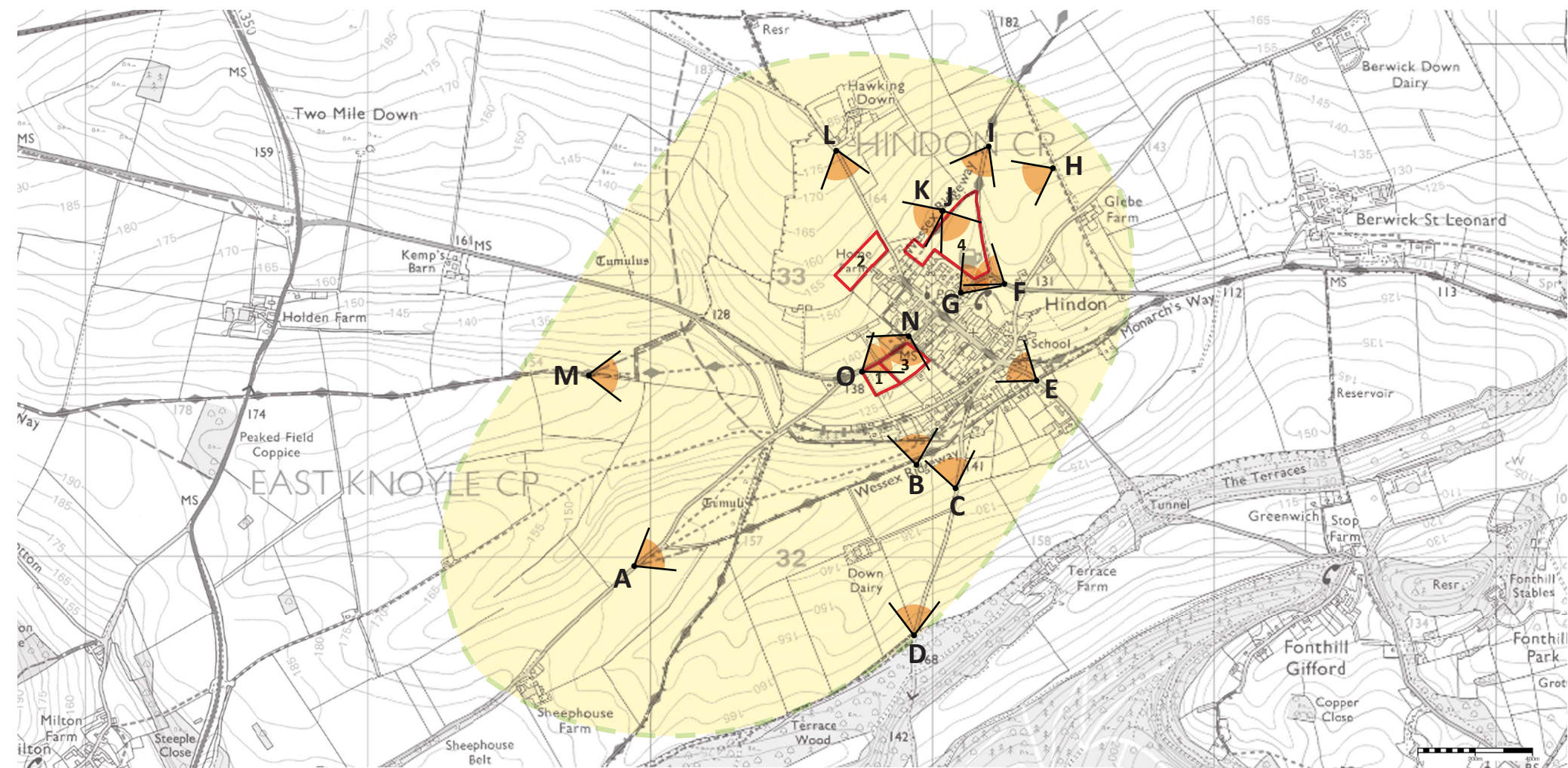


Figure 04: Viewpoints

SITE 1 (3157) - Angel Lane West



Figure 05: Site 1 location

Six viewpoints (A, B, C, D, N and O) were considered in the visual appraisal of Site 1. They relate to the following receptors:

- AONB - all viewpoints
- Hindon Conservation Area - viewpoint N
- Fonthill, Historic Park and Garden - viewpoint D
- Round Barrow near Sheephouse Farm - viewpoint A
- PROW, including long distance footpaths - viewpoints A, B, N and O
- Public highways in and around the village - viewpoints C, D, N and O

Viewpoint A

This viewpoint was selected as a representative view for users of the PROW and visitors to the Round Barrow.

Distance to site boundary: 1070m

Visual Receptors:

- AONB
- Round Barrow
- PROW

Sensitivity of Receptor

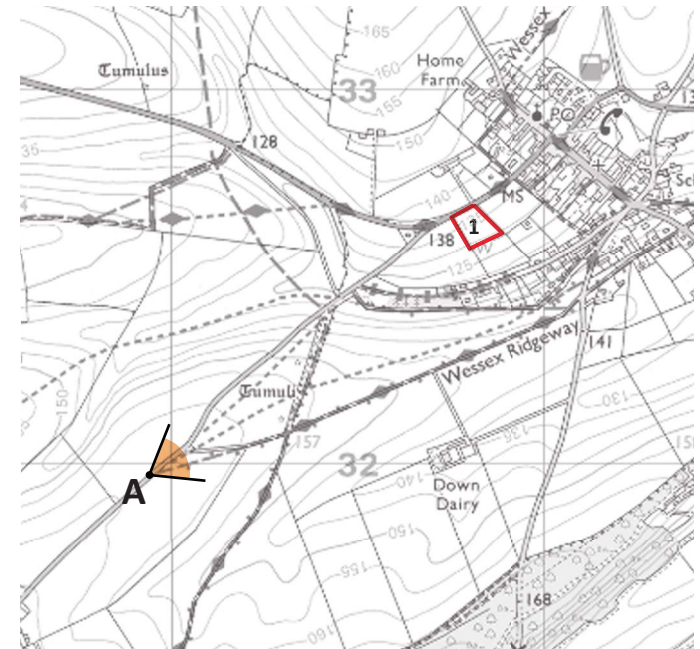
The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore susceptible to changes within this view.

Visual Appraisal

The majority of the site cannot be seen from this viewpoint. Only the northern corner of the site can be seen before the land falls away and out of sight behind the fields in the foreground. The site is not prominent in the context of the wider view and is read in the overall landscape, set against the tree planting and occasional buildings within the village. However, it does form part of the village setting.

It is possible that a small amount of development on this site will be visible from this viewpoint.

There could therefore be some effect on the receptor with potential to reduce this through tree planting on the western boundary.



Viewpoint A location

Approximate extent of site



Viewpoint B

This viewpoint was selected as a representative view for users of the Wessex Ridgeway.

Distance to site boundary: 260m

Visual Receptor:

- AONB
- Wessex Ridgeway, long distance footpath

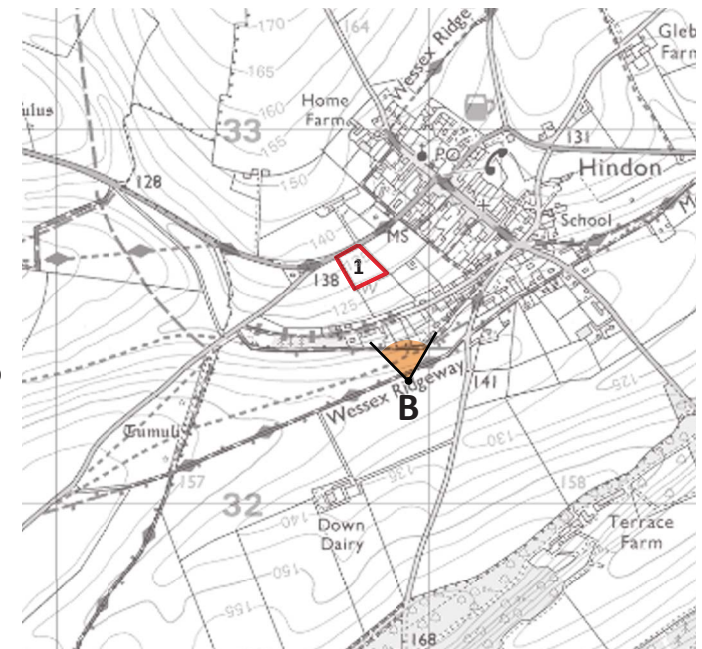
Sensitivity of Receptor

The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore susceptible to changes within this view. However, the presence of existing buildings is likely to reduce the receptors susceptibility to change.

Visual Appraisal

The majority of the site is visible from this viewpoint. The land can be seen rising up the slope to the north. Areas of the south of the site are partially obscured by the houses on The Down, in the foreground. The low hedges to the site boundary do not shield the site from view.

Development of this site is very likely to be visible from this viewpoint. It could appear detached from the existing village if developed in isolation. There is likely to be an effect on the receptor.



Viewpoint B location

Approximate extent of site



Viewpoint C

This viewpoint was selected as a representative view for users of the unnamed public highway, approaching Hindon from the south.

Distance to site boundary: 320m

Visual Receptors:

- AONB
- Public highway

Sensitivity of Receptor

The receptors at this viewpoint are likely to be predominantly motorists but may include other users who will have a general interest in the landscape. These users will therefore have a degree of susceptibility to change within this view. However, the presence of existing roof-scape and planting is likely to reduce the receptors susceptibility to change.

Visual Appraisal

The majority of the site is visible from this viewpoint. The land can be seen rising up the slope to the north. Areas of the site are partially obscured by the houses on The Down and vegetation in the foreground.

Development of this site is very likely to be visible from this viewpoint and to have an effect on the receptor. It could appear detached from the village if developed in isolation.

This could be reduced to some extent by tree planting within the proposed development and to the southern boundary of the site.



Viewpoint C location

Approximate extent of site



Viewpoint D

This is a specific view for users of the public highway at the point at which they leave Fonhill, Historic Park and Garden.

Distance to site boundary: 870m

Visual Receptors:

- AONB
- Fonhill, Historic Park and Garden
- Public highway

Sensitivity of Receptor

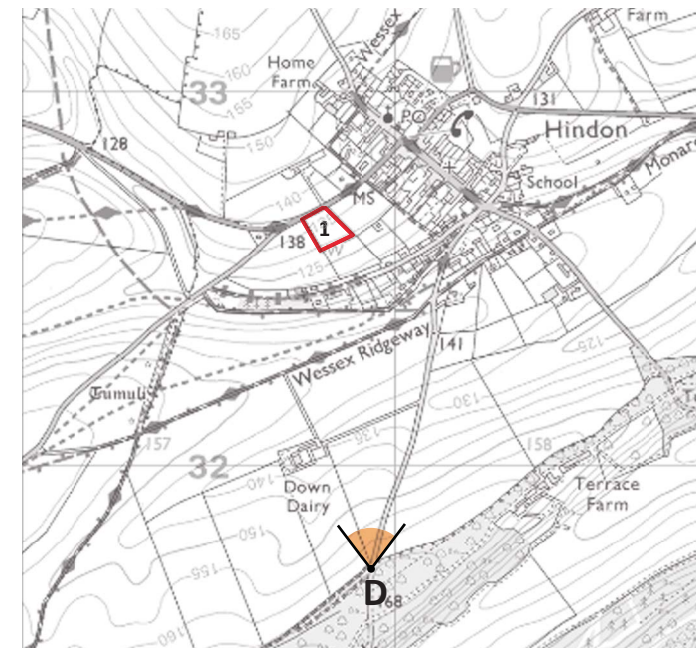
At this viewpoint receptors are likely to be predominantly motorists. Visitors to Fonhill are exiting the historic grounds and are likely to focus on the wider view. Therefore there could be a degree of susceptibility to changes within this view.

Visual Appraisal

The majority of the site is visible from this viewpoint. The land can be seen rising up the slope to the north. The southern boundary of the site is obscured by the elevated ridge in the middle distance.

Development of this site is likely to be visible from this viewpoint. It may appear detached from the existing settlement if developed in isolation. There is likely therefore to be an effect on the receptor.

This could be reduced to some extent by tree planting within the proposed development and to the southern boundary of the site.



Viewpoint D location

Approximate extent of site



Viewpoint N

This is a specific view from the edge of the Hindon Conservation Area, on the B3089, Monarch's Way and PROW.

Distance to site boundary: 120m

Visual Receptors:

- AONB
- Hindon Conservation Area
- PROW
- Public highway

Sensitivity of Receptor

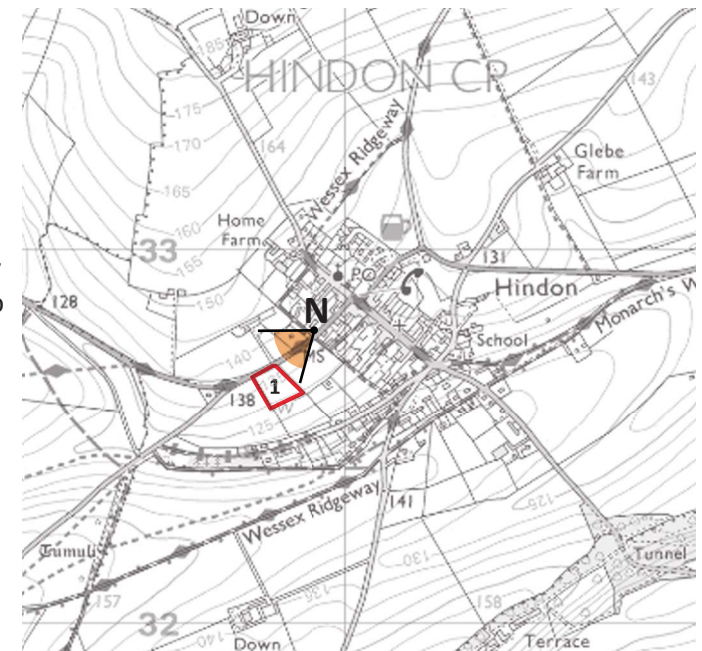
The receptors at this point are likely to be a combination of users exiting the village and Conservation Area. The rural character of this route means users will have a degree of susceptibility to change within this view, although this may be reduced by the mature hedgerow edges to the route which channel views ahead.

Visual Appraisal

The approach route leading to the site is heavily shielded by mature hedgerows and trees, which limit views in from this viewpoint. The boundary planting along the northern edge of the site itself is however reduced in comparison to the approach route edges.

Development on this site is likely to be visible, especially if positioned close to the road frontage, which is likely to have an effect on the receptor.

This could be reduced by continuing the planting along the northern site boundary, closest to the road edge.



Viewpoint N location

Approximate extent of site



Viewpoint O

This is a specific view at the entry point into the village on the B3089 (Monarch's Way) when approaching Hindon from the west.

Distance to site boundary: 5m

Visual Receptors:

- AONB
- Monarch's Way, long distance footpath
- Public highway

Sensitivity of Receptor

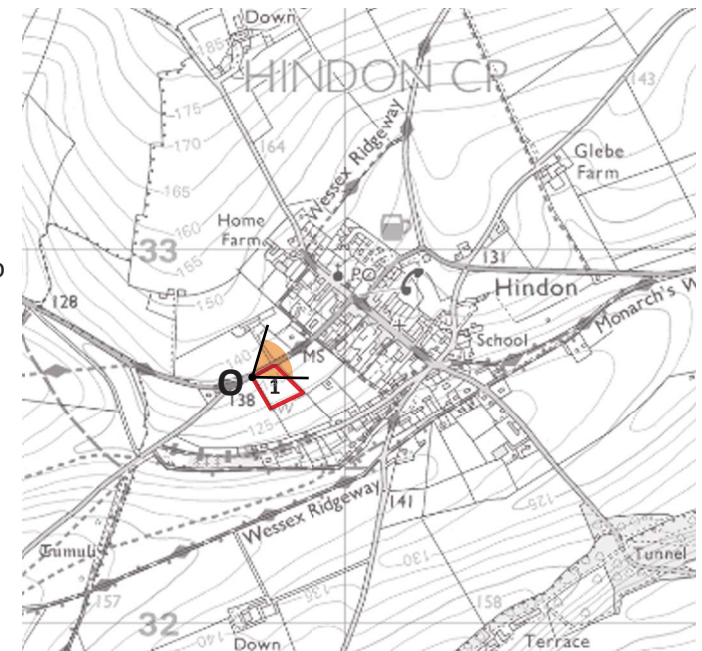
Users of the Monarch's Way long distance footpath are likely to be focused on the landscape setting and susceptible to change, but will be aware of Hindon and the approach to the village. Other users of the public highway, particularly those in vehicles are only likely to take a general interest in the landscape, and have a lower susceptibility to change within this view.

Visual Appraisal

From this viewpoint the majority of the site is visible over the hedgerow to the south of the road.

Development is very likely to be visible from this viewpoint and is likely to have an effect on the receptor.

This could be reduced to some extent by tree planting to the northern and western boundaries of the site.



Viewpoint O location

Approximate extent of site



SITE 2 (3520) - Hawking Down Lane



Figure 06: Site 2 location

Nine viewpoints (A, B, C, D, E, H, K, L and M) were considered in the visual appraisal of Site 2. They relate to the following receptors:

- AONB - all viewpoints
- Hindon Conservation Area - viewpoint E
- Fonthill, Historic Park and Garden - viewpoint D
- Round Barrow near Sheephouse Farm - viewpoint A
- PROW, including long distance footpaths - viewpoints A, B, E, H, K and M
- Public highways in and around the village - viewpoint C, D, E and L

Viewpoint A

This viewpoint was selected as a representative view for users of the PROW and visitors to the Round Barrow.

Distance to site boundary: 1260m

Visual Receptors:

- AONB
- Round Barrow
- PROW

Sensitivity of Receptor

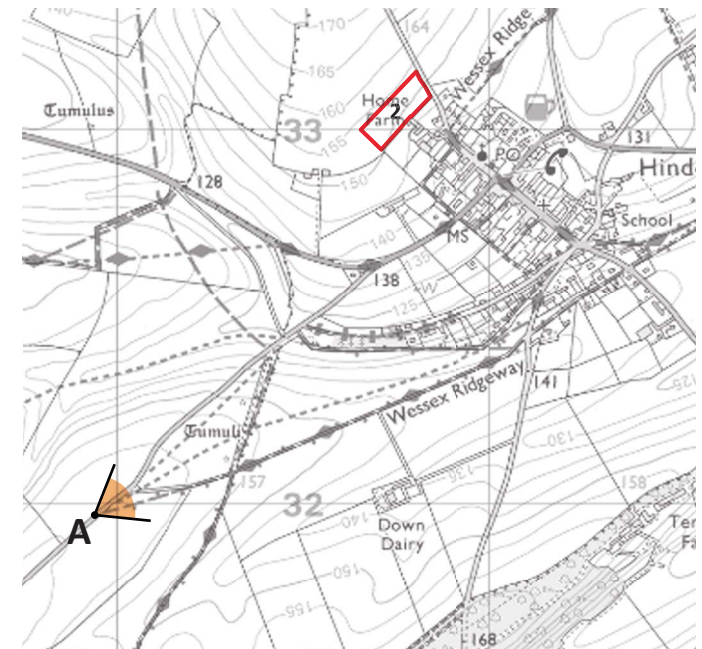
The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore susceptible to changes within this view.

Visual Appraisal

The site can be seen on the northern edge of the village. Northlands House and Home Farm mark the current edge of the village and the potential development site lies on the rising ground to the north of these properties.

Development on the site is likely to be visible. It may appear detached from the existing settlement if developed in isolation. There is likely therefore to be a greater effect on the receptor.

This could be reduced to some extent by tree planting within the proposed development and to the southern boundary of the site.



Viewpoint A location

Approximate extent of site



Viewpoint B

This viewpoint was selected as a representative view for users of the Wessex Ridgeway.

Distance to site boundary: 630m

Visual Receptor:

- AONB
- Wessex Ridgeway, long distance footpath

Sensitivity of Receptor

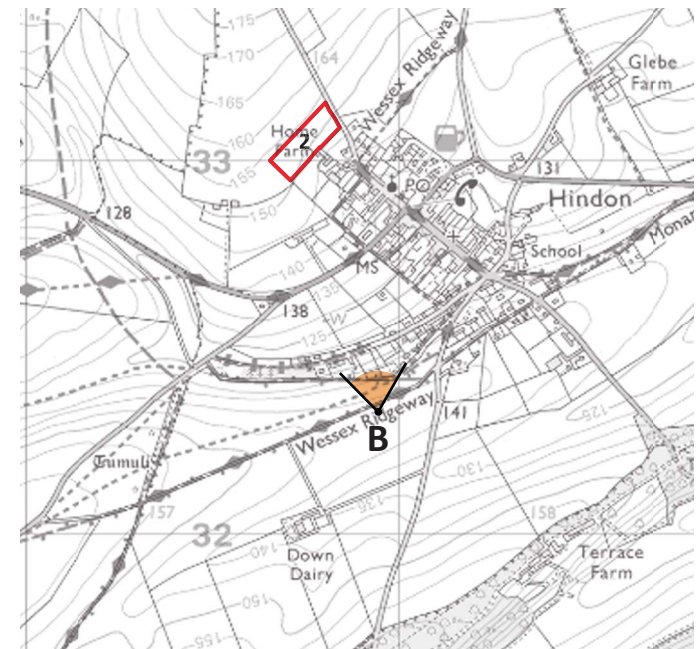
The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore susceptible to changes within this view. However, the presence of existing buildings is likely to reduce the receptors susceptibility to change.

Visual Appraisal

Some of the site is visible on the south facing slope above the village. Much of the land area is however obscured by tree planting in front of and on the site boundary.

Some development of this site is likely to be visible from this viewpoint and could have an effect on the receptor. Development could potentially obscure the ridge on the horizon which forms part of the open green setting to the village. If this were to occur it would have an effect on this receptor.

This could potentially be reduced with tree planting or by limiting development in the most prominent areas.



Viewpoint B location

Approximate extent of site



Viewpoint C

This viewpoint was selected as a representative view for users of the unnamed public highway, approaching Hindon from the south.

Distance to site boundary: 790m

Visual Receptors:

- AONB
- Public highway

Sensitivity of Receptor

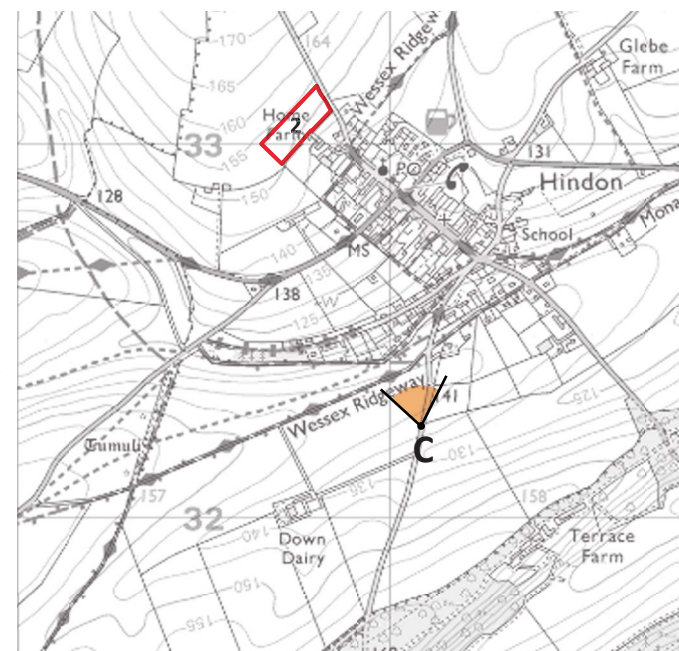
The receptors at this viewpoint are likely to be predominately motorists but may include other users who will have a general interest in the landscape. These users will therefore have a degree of susceptibility to change within this view. However, the presence of existing roof-scape and planting is likely to reduce the receptors susceptibility to change.

Visual Appraisal

To the north of the village the site is partially visible, adjacent to the deep-cut hedge-lined lane that leads into Hindon High Street. The tree planting and hedgerows to the south of the site screen much of its lower area, but as the land rises to the north the site appears above the vegetation. This area forms part of the green visual setting to the village.

Development in this location is likely to be visible. Although it is viewed across existing roofscape, it is likely to reduce the visible green slopes leading to the ridge and will therefore have an effect on the receptor.

If the site dimensions allow, tree planting could help reduce the visibility of development.



Viewpoint C location

Approximate extent of site



Viewpoint D

This is a specific view for users of the public highway at the point at which they leave Fonthill, Historic Park and Garden.

Distance to site boundary: 1220m

Visual Receptors:

- AONB
- Fonthill, Historic Park and Garden
- Public highway

Sensitivity of Receptor

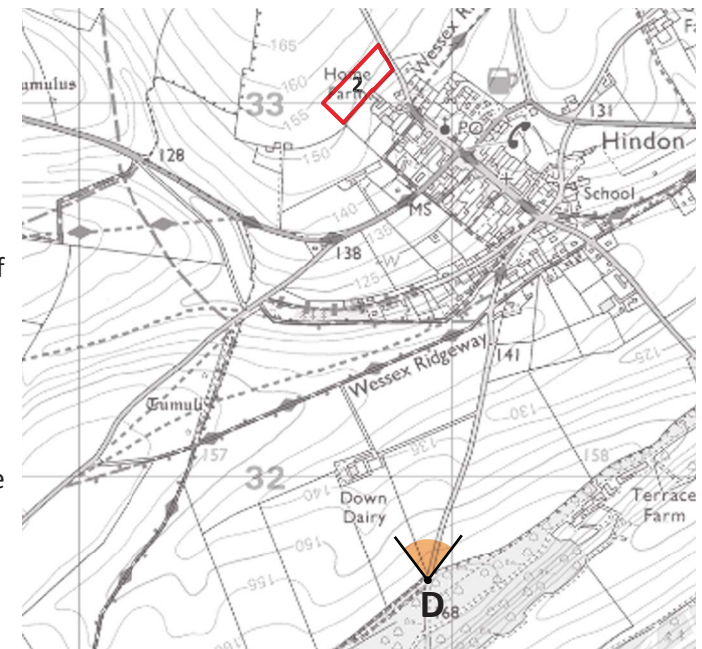
At this viewpoint receptors are likely to be predominantly motorists. Visitors to Fonthill are exiting the historic grounds and are likely to focus on the wider view. Therefore there could be a degree of susceptibility to changes within this view.

Visual Appraisal

The site is visible on the north-western edge of the village, though partially screened by tree planting. Currently the open land on the south facing slopes, provides a distinct separation between the village and the grounds of the large residence (Hawking Down), surrounded by tree planting. This visual separation is important to the character of the view and the setting of the village.

Development is likely to be visible from this viewpoint and will have an effect on the receptor. Development may appear to reduce the separation between Hindon and Hawking Down. If this were to happen it would have a greater effect on the receptor.

Tree planting may reduce the visibility of development, but could still reduce the visual separation.



Viewpoint D location

Approximate extent of site



Viewpoint E

This is a specific view for users of the public highway and the PROW at the point at which the core of the village becomes visible within the Conservation Area.

Distance to site boundary: 700m

Visual Receptors:

- AONB
- Hindon Conservation Area
- PROW
- Public highway

Sensitivity of Receptor

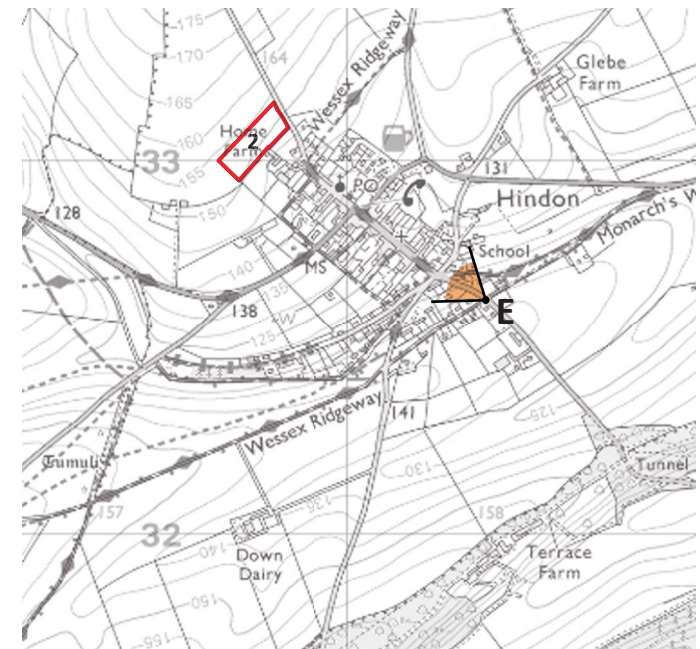
At this viewpoint, users of the PROW are likely to be focused on the village scene and its landscape setting. Receptors would be very susceptible to changes.

Visual Appraisal

The site is partially visible above the village and below the ridgeline which provides a green setting to the Conservation Area. Home Farm can be seen standing against the trees that adjoin the site, with the open field of the potential development area beyond.

Some development could be visible from this viewpoint. This will partially reduce the visibility of the ridgeline and open landscape, and have an effect on how receptors view the church.

Tree planting could reduce the visibility of development.



Viewpoint E location

← Approximate extent of site →



Viewpoint H

This viewpoint was selected as a representative view for users on the PROW.

Distance to site boundary: 650m

Visual Receptors:

- AONB
- PROW

Sensitivity of Receptor

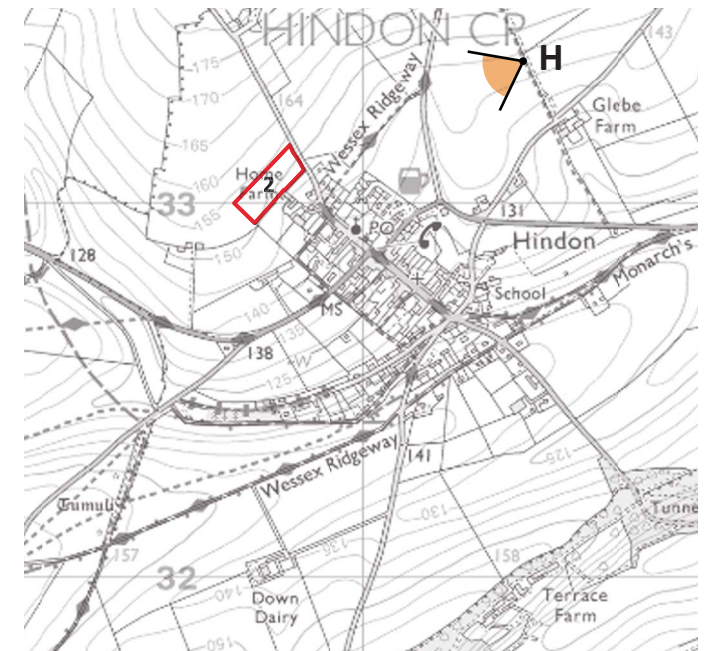
The receptors at this viewpoint are likely to be focused on the landscape setting but will be aware of Hindon and the housing on the eastern edge, outside the Conservation Area. The nature of this edge will reduce the receptors susceptibility to change.

Visual Appraisal

The site can be seen on the slope above Northlands House. The potential development area rises slightly to the west, further increasing its visibility from this viewpoint. The majority of the village is concealed by mature tree planting and the topography.

Development on this site is likely to be visible. This is likely to have an effect on the receptor.

This could be reduced to some extent by tree planting within the proposed development and to the eastern boundary of the site.



Viewpoint H location

Approximate extent of site



Viewpoint K

This viewpoint was selected as a representative view for users of the Wessex Ridgeway.

Distance to site boundary: 220m

Visual Receptors:

- AONB
- Wessex Ridgeway, long distance footpath

Sensitivity of Receptor

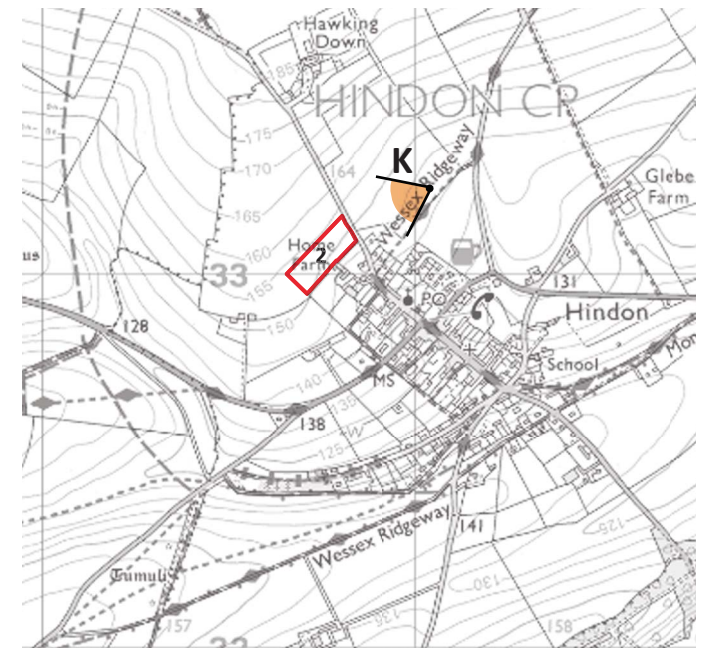
The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore likely to be susceptible to changes. This is reduced by the presence of existing buildings.

Visual Appraisal

The land within the site is not visible from this viewpoint. However, the low hedge to the eastern boundary of the site is.

The land rises up towards the west and development of this site may therefore be visible above existing hedgerow. This could have some effect on the receptor.

This could be reduced with tree planting within the site and to the eastern boundary.



Viewpoint K location

Approximate extent of site



Viewpoint L

This viewpoint was selected as a representative view for users of Hawking Down Lane, public highway, approaching Hindon from the north.

Distance to site boundary: 320m

Visual Receptors:

- AONB
- Public highway

Sensitivity of Receptor

At this viewpoint receptors are likely to be a combination of motorists and other users. The rural character of the lane means receptors are likely to be susceptible to change.

Visual Appraisal

A combination of topography and high hedges should mean that development is unlikely to be prominent in this view.

Provided this is achieved and development is not visible above the hedge, it is unlikely to have an effect on the receptor.



Viewpoint L location

← Approximate extent of site →



Viewpoint M

This viewpoint was selected as a representative view for users of the Monarch's Way.

Distance to site boundary: 920m

Visual Receptors:

- AONB
- Monarch's Way, long distance footpath

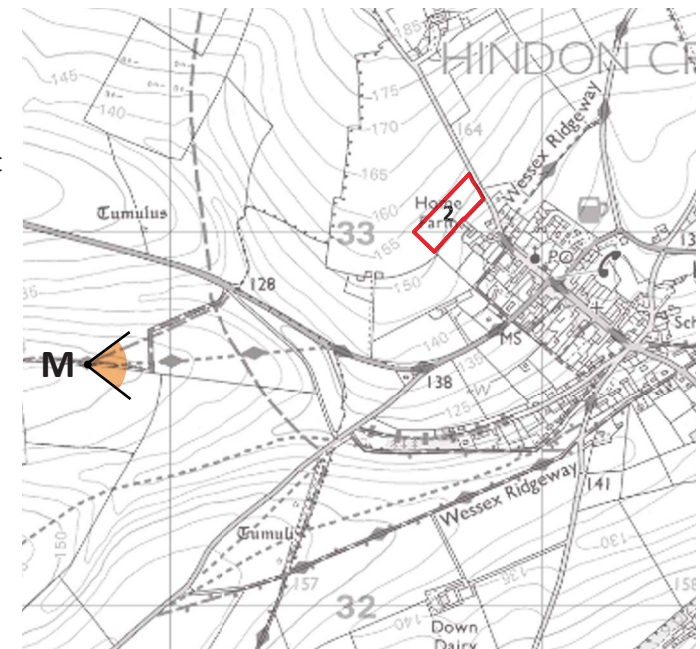
Sensitivity of Receptor

The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore susceptible to changes within this view.

Visual Appraisal

The site is not visible from this viewpoint due to topography and existing vegetation.

This should mean development would not be prominent in this view. However if it were to be visible it would have an effect on the receptor as little of the current form of Hindon is visible.



Viewpoint M location

Approximate extent of site



SITE 3 (S22) - Angel Lane East



Figure 07: Site 3 location

Six viewpoints (A, B, C, D, N and O) were considered in the visual appraisal of Site 3. They relate to the following receptors:

- AONB - all viewpoints
- Hindon Conservation Area - viewpoint N
- Fonthill, Historic Park and Garden - viewpoint D
- Round Barrow near Sheephouse Farm - viewpoint A
- PROW, including long distance footpaths - viewpoints A, B, N and O
- Public highways in and around the village - viewpoints C, D, N and O

Viewpoint A

This viewpoint was selected as a representative view for users of the PROW and visitors to the Round Barrow.

Distance to site boundary: 1150m

Visual Receptors:

- AONB
- Round Barrow
- PROW

Sensitivity of Receptor

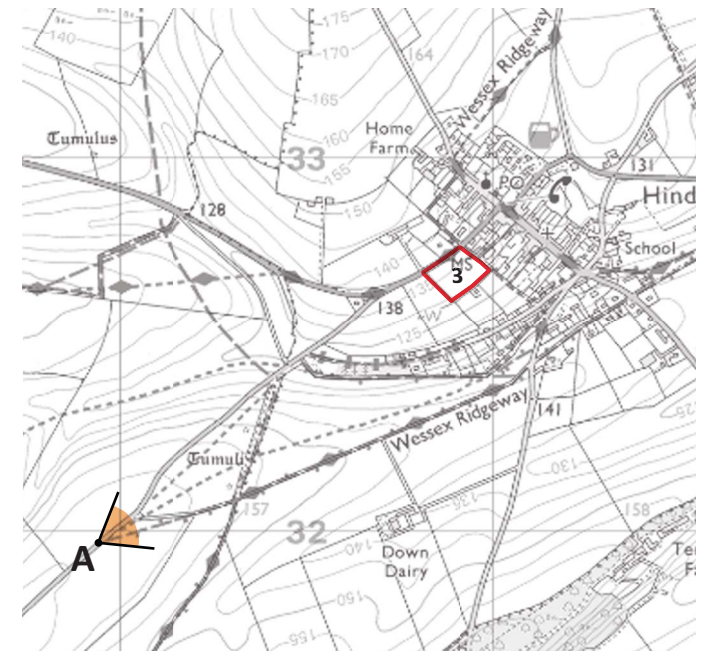
The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore susceptible to changes within this view.

Visual Appraisal

The majority of the site cannot be seen from this viewpoint. Only the northern corner of the site can be seen before the land falls away and out of sight behind the fields in the foreground. The site is not prominent in the context of the wider view and is read in the overall landscape, set against the tree planting and occasional buildings within the village. However, it does form part of the village setting.

It is possible that a small amount of development on this site will be visible from this viewpoint. There could therefore be some effect on the receptor.

There maybe potential to reduce this with tree planting on the western boundary.



Viewpoint A location

Approximate extent of site



Viewpoint B

This viewpoint was selected as a representative view for users of the Wessex Ridgeway.

Distance to site boundary: 260m

Visual Receptor:

- AONB
- Wessex Ridgeway, long distance footpath

Sensitivity of Receptor

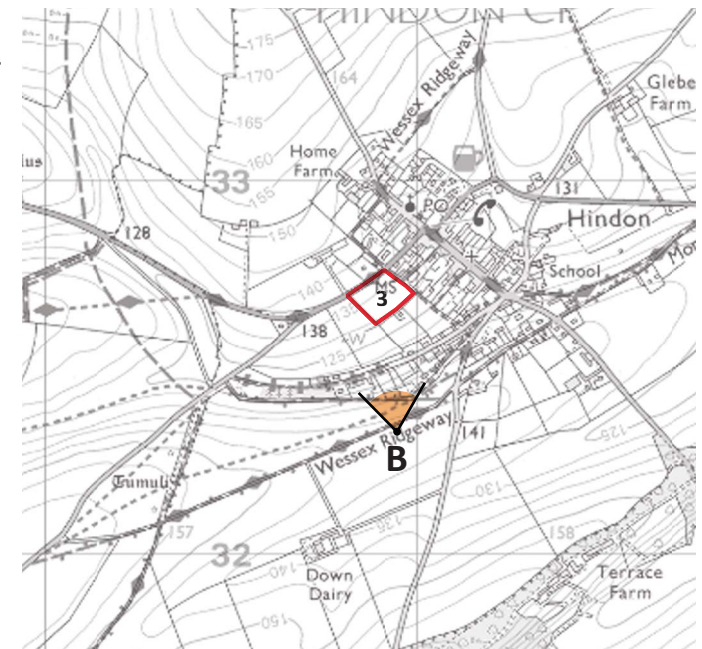
The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore susceptible to changes within this view. However, the presence of existing buildings is likely to reduce the receptors susceptibility to change.

Visual Appraisal

Large portions of the site are visible from this viewpoint. The land can be seen rising up the slope to the north, although areas of the south of the site are partially obscured by the trees on the southern boundary and houses on The Down, in the foreground.

Development of this site is very likely to be visible from this viewpoint and is likely to have an effect on the receptor.

This could be reduced through tree planting on the southern site boundary.



Viewpoint B location

Approximate extent of site



Viewpoint C

This viewpoint was selected as a representative view for users of the unnamed public highway, approaching Hindon from the south.

Distance to site boundary: 320m

Visual Receptors:

- AONB
- Public highway

Sensitivity of Receptor

The receptors at this viewpoint are likely to be predominantly motorists but may include other users who will have a general interest in the landscape. These users will therefore have a degree of susceptibility to change within this view. However, the presence of existing roof-scape and planting is likely to reduce the receptors susceptibility to change.

Visual Appraisal

Much of the northern part of the site is visible from this view point. The land can be seen rising up the slope to the north. Areas of the south of the site are generally obscured by the trees on the southern boundary and houses on The Down, in the foreground.

Development of this site is very likely to be visible from this view point, and to have an effect on the receptor.

Tree planting within the proposed development and to the southern boundary of the site may reduce the visible built form.



Viewpoint C location

Approximate extent of site



Viewpoint D

This is a specific view for users of the public highway at the point at which they leave Fonthill, Historic Park and Garden.

Distance to site boundary: 880m

Visual Receptors:

- AONB
- Fonthill, Historic Park and Garden
- Public highway

Sensitivity of Receptor

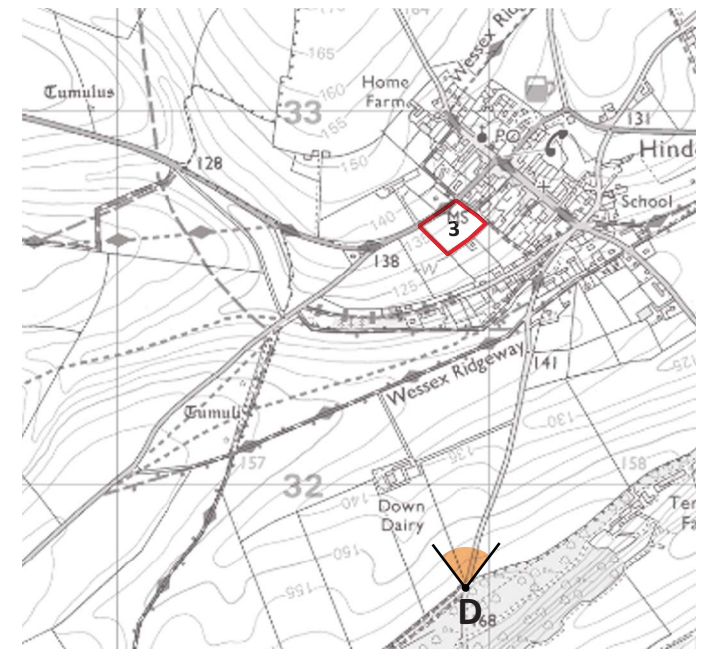
At this viewpoint receptors are likely to be predominantly motorists. Visitors to Fonthill are exiting the historic grounds and are likely to focus on the wider view. Therefore there could be a degree of susceptibility to changes within this view.

Visual Appraisal

Much of the northern and eastern portions of the site are visible from this viewpoint. The land can be seen rising up the slope to the north. The southern and eastern boundaries of the site are obscured by the tree planting on the southern boundary and by the intervening landforms.

Development of this site is likely to be visible from this viewpoint and have an effect on the receptors.

Tree planting within the proposed development and to the southern boundary of the site may reduce the visible built form.



Viewpoint D location

← Approximate extent of site →



Viewpoint N

This is a specific view from the edge of the Hindon Conservation Area, on the B3089, Monarch's Way and PROW.

Distance to site boundary: 10m

Visual Receptors:

- AONB
- Hindon Conservation Area
- PROW
- Public highway

Sensitivity of Receptor

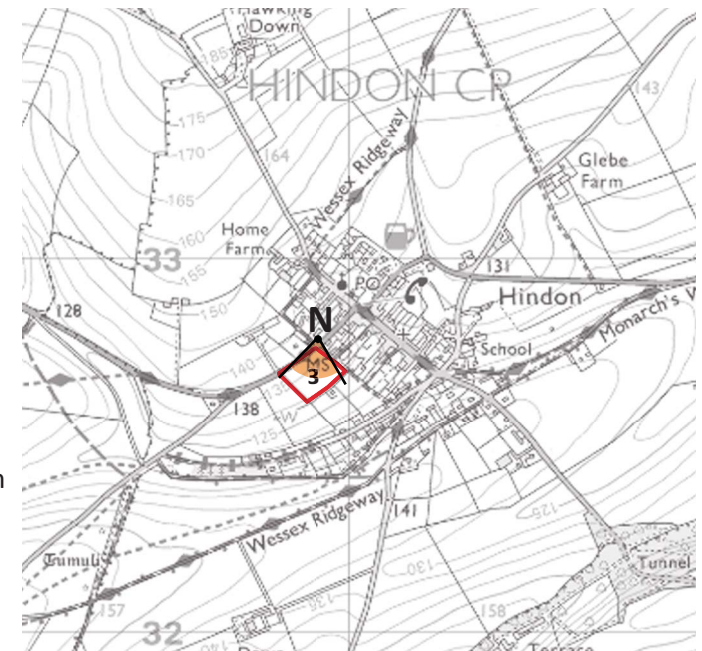
The receptors at this point are likely to be a combination of users exiting the village and Conservation Area. The rural character of this route means users will have a degree of susceptibility to change within this view, although this may be reduced by the mature hedgerow edges to the route which channel views ahead.

Visual Appraisal

The northern boundary of the site is predominantly shielded by mature hedgerows and trees which line the roadside and limit inward views. There is however a large gap in the planting in the north eastern corner enabling clear views into the site and across the wider landscape.

Development in this part of the site is very likely to be visible and therefore have an effect of the receptor.

This could be reduced by continuing boundary planting along the site edge to close the gap, but it is anticipated a vehicular access would be required at some point from Angel Lane, which may increase visibility.



Viewpoint N location

Approximate extent of site



Viewpoint O

This is a specific view at the entry point into the village on the B3089 (Monarch's Way) when approaching Hindon from the west.

Distance to site boundary: 70m

Visual Receptors:

- AONB
- Monarch's Way, long distance footpath
- Public highway

Sensitivity of Receptor

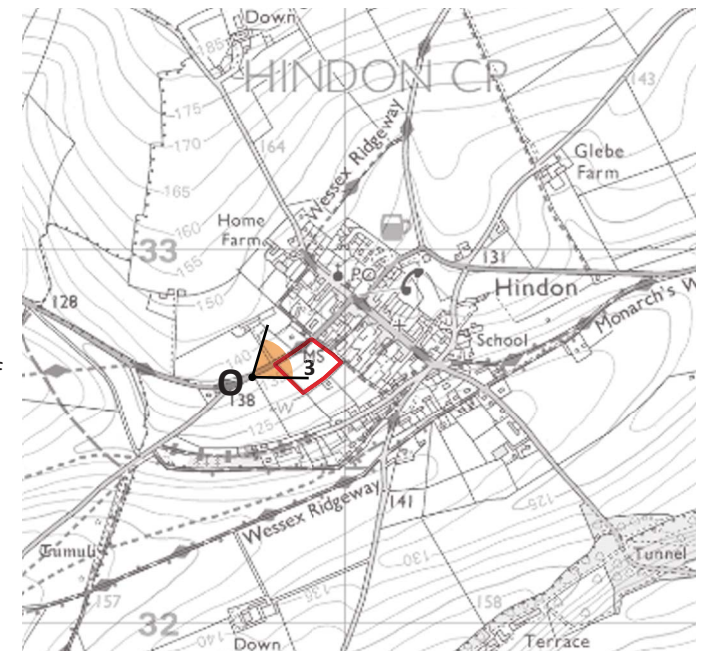
Users of the Monarch's Way long distance footpath are likely to be focused on the landscape setting and susceptible to change, but will be aware of Hindon and the approach to the village. Other users of the public highway, particularly those in vehicles are only likely to take a general interest in the landscape, and have a lower susceptibility to change within this view.

Visual Appraisal

From this viewpoint the site is generally shielded from view by tall hedge planting to the northern and western site boundaries.

Development is likely to be partially visible, through and above the hedgerow, from this viewpoint and is likely to have some effect on the receptor.

This could be reduced to some extent by reinforcing the tree planting to the northern and western boundaries of the site.



Viewpoint O location

Approximate extent of site



SITE 4 (S158) - Chicklade Lane



Figure 08: Site 4 location

Eight viewpoints (B, C, D, F, G, H, I and J) were considered in the visual appraisal of Site 4. They relate to the following receptors:

- AONB - all viewpoints
- Hindon Conservation Area - viewpoint G
- Fonthill, Historic Park and Garden - viewpoint D
- Round Barrow near Sheephouse Farm - viewpoint A
- PROW, including long distance footpaths - viewpoints B, H, I and J
- Public highways in and around the village - viewpoints C, D, F, G and I

Viewpoint B

This viewpoint was selected as a representative view for users of the Wessex Ridgeway.

Distance to site boundary: 650m

Visual Receptor:

- AONB
- Wessex Ridgeway, long distance footpath

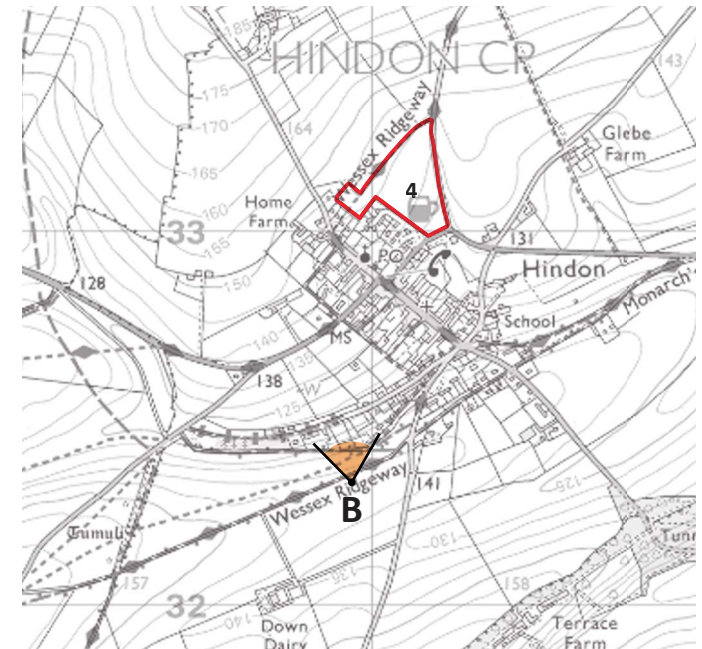
Sensitivity of Receptor

The receptors at this viewpoint are likely to be focused on the landscape setting. They are therefore susceptible to changes within this view. However, the presence of existing buildings is likely to reduce the receptors susceptibility to change.

Visual Appraisal

The site is sloping up to the north, making a strip visible, but the existing buildings and tree planting in the village obscure the majority of the site.

Some development in this northern strip could be visible. However, it would be seen within the context of the village roofscape. There would be some effect on the receptor, but this could be reduced by limiting development on this northern edge.



Viewpoint B location

Approximate extent of site



Viewpoint C

This viewpoint was selected as a representative view for users of the unnamed public highway, approaching Hindon from the south.

Distance to site boundary: 790m

Visual Receptors:

- AONB
- Public highway

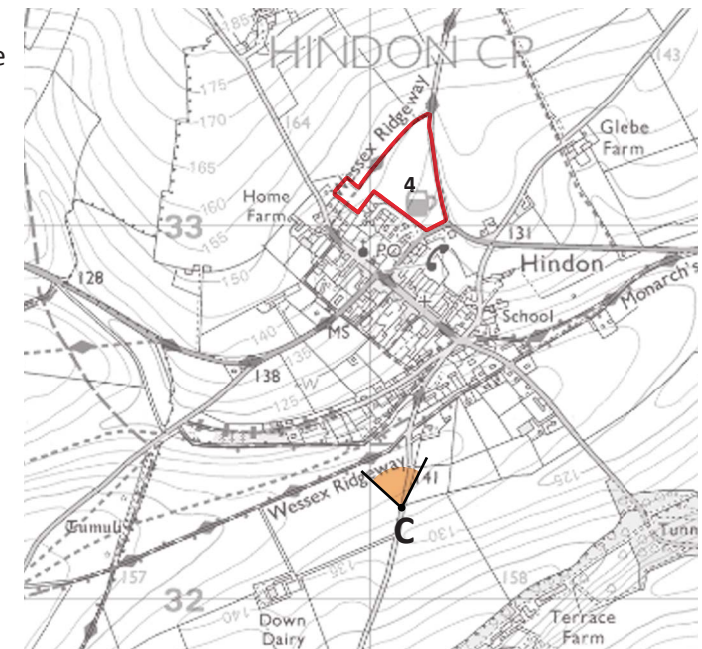
Sensitivity of Receptor

The receptors at this viewpoint are likely to be predominantly motorists but may include other users who will have a general interest in the landscape. These users will therefore have a degree of susceptibility to change within this view. However, the presence of existing roof-scape and planting is likely to reduce the receptors susceptibility to change.

Visual Appraisal

The majority of the site is not visible but a portion of the north west of the site can be seen over the roof tops of existing buildings.

Some development to the north of the site could be visible. However, it would be seen within the context of the village roovescape. There would be some effect on the receptor, but this could be reduced by limiting development on this northern edge.



Viewpoint C location

Approximate extent of site



Viewpoint D

This is a specific view for users of the public highway at the point at which they leave Fonthill, Historic Park and Garden.

Distance to site boundary: 1260m

Visual Receptors:

- AONB
- Fonthill, Historic Park and Garden
- Public highway

Sensitivity of Receptor

At this viewpoint receptors are likely to be predominantly motorists. Visitors to Fonthill are exiting the historic grounds and are likely to focus on the wider view. Therefore there could be a degree of susceptibility to changes within this view.

Visual Appraisal

The north west of the site can be seen over the roof tops of existing buildings.

Development to the north of the site is likely to be visible, but seen at some distance and within the context of the existing roofscape. It is likely to have some effect on the receptor, but this could be reduced by limiting development on the northern edge and through tree planting.



Viewpoint D location

Approximate extent of site



Viewpoint F

This viewpoint was selected as a representative view for users of the B3089 public highway, approaching Hindon from the east.

Distance to site boundary: 70m

Visual Receptors:

- AONB
- Public highway

Sensitivity of Receptor

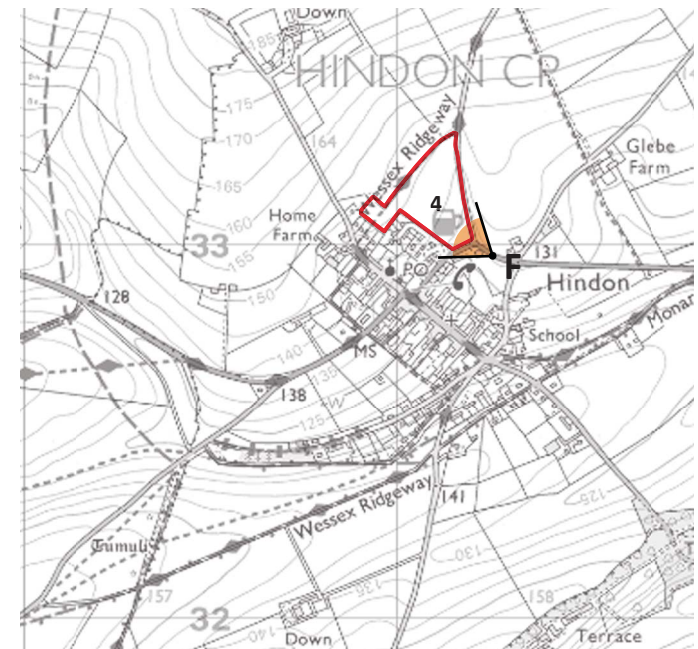
At this viewpoint, users of the public highway are likely to take a general interest in the landscape. However, the receptor is also likely to be aware of the transitional, edge of settlement landscape that they are travelling through, they are therefore likely to be less susceptible to change.

Visual Appraisal

The central portion of the site is clearly visible from this viewpoint.

Given the close proximity of the site to the road, the rise in the land and the channelled nature of the vista, development of the site is very likely to be visible and the change in the view is likely to have an effect on the receptor.

Tree planting could reduce visible development, however it may be more appropriate for the development to define an arrival to the village in this transitional location.



Viewpoint F location

Approximate extent of site



Viewpoint G

This is a specific view taken from the boundary of Hindon Conservation Area on the B3089.

Distance to site boundary: 80m

Visual Receptors:

- AONB
- Hindon Conservation Area
- Public highway

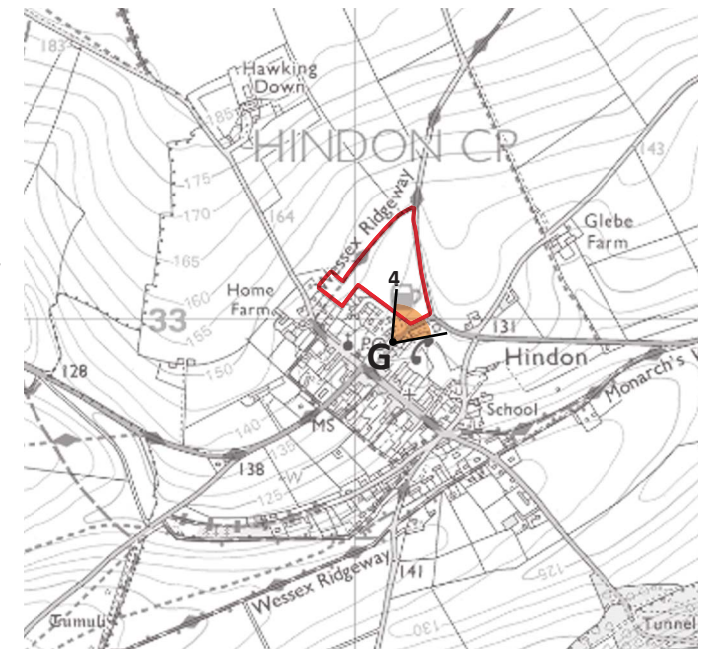
Sensitivity of Receptor

The receptors at this point are likely to be a combination of users, predominantly motorists exiting the village and Conservation Area. They will have a degree of susceptibility to change. However the presence of buildings along the road edge outside of the Conservation Area may reduce this.

Visual Appraisal

The majority of the site is not visible from this viewpoint. Only a small area at the southern corner is visible just beyond the green space at the end of East Street.

Should development take place in this area of the site it is likely to be visible, however the effect on the receptor is likely to be limited and could be further reduced by tree planting along this edge.



Viewpoint G location

Approximate extent of site



Viewpoint H

This viewpoint was selected as a representative view for users on the PROW.

Distance to site boundary: 280m

Visual Receptors:

- AONB
- PROW

Sensitivity of Receptor

The receptors at this viewpoint are likely to be focused on the landscape setting but will be aware of Hindon and the housing on the eastern edge, outside the Conservation Area. The nature of this edge will reduce the receptors susceptibility to change.

Visual Appraisal

The site is visible in the foreground of this view.

Development is very likely to be visible and will have an effect on the receptor, but is unlikely to interrupt the view of the church spire and green setting on the rising ground to the wooded ridge, which form the attractive features of this view.

The effect could be reduced by a continuation of the existing tree planting on the eastern edge.



Viewpoint H location

Approximate extent of site



Viewpoint I

This viewpoint was selected as a representative view for users of the Chicklade Lane, public highway, approaching Hindon from the north east.

Distance to site boundary: 160m

Visual Receptors:

- AONB
- Wessex Ridgeway, long distance footpath
- PROW

Sensitivity of Receptor

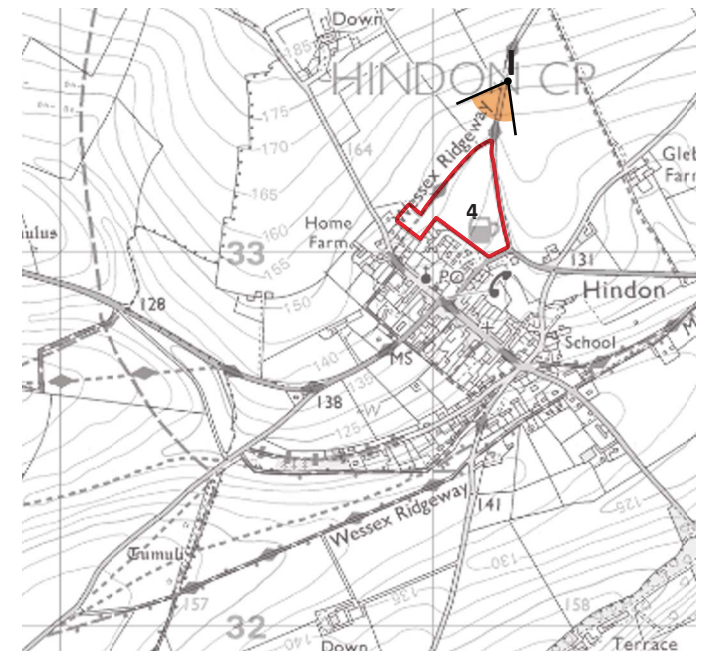
Users of the Wessex Ridgeway long distance footpath are likely to be focused on the landscape setting and susceptible to change, but will be aware of Hindon and the approach to the village. Other users of the public highway, particularly those in vehicles are only likely to take a general interest in the landscape, and have a degree of susceptibility to change within this view.

Visual Appraisal

From this viewpoint the site is visible with the village behind and the green slopes up to the wooded ridge.

Development is very likely to be visible and have an effect on the receptor. The visual setting created by the slopes and wooded ridgeline to the south of the village is however likely to remain.

Tree planting could reduce the visibility of development along the eastern edge.



Viewpoint I location

Approximate extent of site



Viewpoint J

This viewpoint was selected as a representative view for users of the Wessex Ridgeway.

Distance to site boundary: 2m

Visual Receptors:

- AONB
- Wessex Ridgeway, long distance footpath

Sensitivity of Receptor

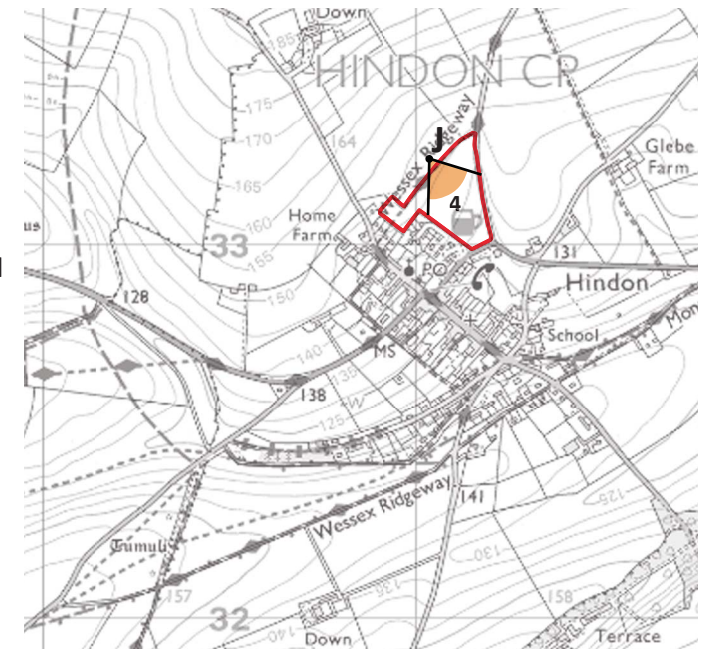
The receptors on the PROW are likely to be focused on the landscape setting but at this viewpoint are very aware of the village, and the post war housing on East Street, outside the Conservation Area. This will reduce the receptors susceptibility to change.

Visual Appraisal

The site is clearly visible in the foreground with the village edge behind.

Development is very likely be visible over the hedgerow along the field boundary and there will therefore be an effect on the receptor. However, in this location there is a reduced sensitivity to change due to the proximity and nature of the existing village edge.

Tree and landscape planting on the northern edge could reduce the visibility of development.



Viewpoint J location

Approximate extent of site



