Appendix 1 of Base Evidence

Hindon Neighbourhood Development Plan

Landscape and Visual Sensitivity and Capacity Assessment

REPORT

On behalf of Hindon Parish Council

May 2019

DRAFT V2

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Contents

Tables

Appendices:

Note: all appendices are available as separate documents

Figures:

Note: the figures are in colour; they are best printed at A3 size, but should also be legible at A4 for most people

Foreword to the Report

The NDP process is extremely hard work, and many of those involved are local volunteers whose input, usually over a period of several years, often goes unrecognised. We are very grateful to everyone in Hindon who generously provided their time, assistance, fascinating background information and on-the-ground knowledge (and invited us into their homes), all of which have been invaluable to this study. Any errors in the text are likely to be mine, so if spotted, please let me know. Feedback can be via the Parish Council / NDP Steering Group representatives, or directly to the author of this report (carlytinkler@hotmail.co.uk). Thank you.

Carly Tinkler BA CMLI FRSA MIALE May 2019

Acronyms

Below are the acronyms most frequently used in the landscape report and schedules:

ALC	Agricultural Land Classification
AOD	Above Ordnance datum
AONB	Area of Outstanding Natural Beauty
ASNW	Ancient Semi-Natural Woodland
BAP	Biodiversity Action Plan
CA	Conservation Area
CCAONBP	Cranborne Chase AONB Partnership
CRoW	Countryside and Rights of Way
DPH	Dwellings per hectare
EIA	Environmental Impact Assessment
ELC	European Landscape Convention
GI	Green Infrastructure
GLVIA3	Guidance for Landscape and Visual Impact Assessment 3rd Edition
HE	Historic England
HLC	Historic Landscape Character / Characterisation
HPC	Hindon Parish Council
KVP	Key Viewpoint
LCA	Landscape Character Assessment
LC Area	Landscape Character Area
LCT	Landscape Character Type
LDU	Landscape Description Unit
LGS	Local Green Space (NB can also be Local Geological Site)
LNR	Local Nature Reserve
LPA	Local Planning Authority
LVSCA	Landscape and Visual Sensitivity and Capacity Assessment
LVIA	Landscape and Visual Impact Assessment
LWS	Local Wildlife Site
NCA	National Character Area
NDP	Neighbourhood Development Plan
NE	Natural England
NFI	National Forest Inventory (GB)
NPA	Neighbourhood Plan Area
NPPF	National Planning Policy Framework
NVC	National Vegetation Classification
OS	Ordnance Survey
PHI	Priority Habitat Inventory
RPG	Registered Park and Garden
SM	Scheduled Monument
SEO	Statement of Environmental Opportunity
SHELAA	Strategic Housing and Economic Land Availability Assessment
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order
VP	Viewpoint
WC	Wiltshire Council
ZTV	Zone of Theoretical Visibility
ZVI	Zone of Visual Influence

1 Introduction and Background

1.1 Planning Policy Context

1.1.1 In the UK today there is an urgent need to build new homes. In late 2018, the Government's Planning and Housing Minister announced that the target was to build at least one million houses over the next five years. This would represent an increase in the numbers built in the last few years, but would still be less than the numbers required to keep pace with current demand.

1.1.2 As a result, almost every city, town and village in the country is under pressure to find suitable sites for future residential (and other) forms of development.

1.1.3 This section introduces the planning policy context relevant to this study. It briefly explains the concept of 'Neighbourhood Planning', how the study fits within the neighbourhood planning process, and its relevance to Hindon and its community. More detailed information about these issues, the study's aims and objectives, definitions of the terms used, and explanations of the processes followed, are set out in the rest of the report.

1.1.4 The National Planning Policy Framework (NPPF) (revised in July 2018) sets out the policies with which new development should comply. Broadly speaking, there are three factors that must be taken into account when planning new development, and an appropriate - ideally equal - balance should be struck between all of them: the factors are 'social', 'economic' and 'environmental'.

1.1.5 The NPPF states that development should be on land '*of the right types*' and '*in the right places*', and that '*Planning policies and decisions should… ensure that new development is appropriate for its location*.' It also states that development should '*contribute to protecting and enhancing our natural, built and historic environment*'.

1.1.6 Clearly, some areas are likely to be more suitable for development than others, for example degraded, or 'brownfield' land; however, in many cases it seems that regardless of what the NPPF's requirements and aspirations are, environmental factors do not carry much weight in the 'planning balance', that 'sense of place' and 'local distinctiveness' are being eroded, and places, characteristics and features of high value are being lost.

1.1.7 One of the reasons for this is probably the time and effort involved in establishing exactly what is important, to whom and why, and justifying why it should be conserved, protected and enhanced (of course the onus of determining the latter usually falls on decision-makers / the local community as opposed to being volunteered by the developer).

1.1.8 The whole of Hindon parish lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Beauty (CCAONB)[1]. The landscapes of the UK's AONBs and National Parks are agreed to be highly valuable (on a national and even international level) by common consensus, and are therefore afforded the highest level of protection in the NPPF (although even these designations do not preclude new development), whereas features and factors of high local and neighbourhood value are often overlooked.

1.1.9 Gaining an in-depth understanding of an area's character, and its importance / value, is a fundamental part of the process of understanding the effects of change on the landscape and those who use it, and the implications. The health and wellbeing of both the community and the environment are also of paramount importance, and landscape makes a significant contribution to this.

1.1.10 Perhaps partly in recognition of these matters, although also due to the complexity of the old planning system, in 2010 the concept of 'Neighbourhood Planning' was introduced by the Government, and was subsequently included in the first version of the NPPF via the 2011 Localism Act. One of the NPPF's original 'fundamental objectives' was *'to put unprecedented power in the hands of communities to shape the places in which they live*'.

[1] Note that technically and legally, the AONB's full name is the Cranborne Chase and West Wiltshire Downs AONB; however, in 2014, following consultation, the AONB Partnership decided to adopt the shortened version 'Cranborne Chase AONB' for 'every-day' use, as is now reflected on the website, Management Plan etc. The latter is the name used throughout the LVSCA.

1.1.11 According to the Government's website[2], '*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.*

'They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.

'*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.*'

1.1.12 In other words, local communities can help to protect and enhance - and shape the future of - their local environment by producing their own Neighbourhood Development Plans (NDPs), with planning policies which are specific and relevant to the local area and its people. So long as the NDP policies do not conflict with national or local policies, the NDP will form part of and sit alongside the plans prepared by the local planning authority (LPA). Decisions on planning applications are made using both the Local Plan and the NDP.

1.1.13 It is also important to note that neighbourhood planning is not all about trying to find the most appropriate places for new development (of any form, not just houses) to take place: it is also an opportunity for the community to identify the *least* appropriate places, and formally protect areas / features which it considers to be of high local value.

1.1.14 NDPs can designate certain areas as 'Local Green Spaces' (LGSs)[3]. The designation is '*a way to provide special protection against development for green areas of particular importance to local communities*'. Indeed, in its emerging NDP Hindon has already considered and proposed two LGSs - see the NDP evidence base on Hindon's NDP website[4]).

1.1.15 The Government's advice is that '*If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space*'. Although Hindon lies within an AONB, the designation does not preclude LGS designations; it just means that there should also be locally-high value features / factors / attributes / qualities / benefits which would justify an area's LGS designation.

1.1.16 LGSs enjoy similar policy protection to that of Green Belt land. Paragraph 100 of the NPPF states that '*Policies for managing development within a Local Green Space should be consistent with those for Green Belts*.' However, it must be borne in mind that as with AONBs, neither Green Belt nor LGS designations can entirely preclude development: but it is another layer of protection.

1.1.17 Also, the Government makes it clear that LGSs cannot perform the same functions as Green Belts, i.e. they cannot be a '*blanket designation of open countryside adjacent to settlements*'; nor can they undermine the aim of plan-making, which is to '*identify sufficient land in suitable locations to meet identified development needs*'.

1.1.18 NPPF para. 100 states that '*The Local Green Space designation should only be used where the green space is:*

(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.'

1.1.19 It is up to the community to explain and justify which areas / features are '*demonstrably special*', and of '*particular local significance*', and also to define and explain what the '*local character*' of the area is.

1.1.20 Whilst local people often know more about their neighbourhood than anyone else, sometimes they need 'professional help' with translating 'the language of landscape', and with identifying, recording, analysing, justifying, and reaching a consensus about, what it is that they consider to be most

[2] https://www.gov.uk/guidance/neighbourhood-planning--2

[3] https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/

[4] http://www.hindonvillage.org/neighbourhoodplan.htm

important and valuable. In circumstances such as these, collaborative working almost always yields the best results.

1.1.21 The background to Hindon's NDP and the current situation are explained on its website[5] (the relevant documents can also be found there). In summary, following consultation on the 'Regulation 14' draft of the NDP in the summer of 2018, it was found that not enough evidence had been provided to justify some of the proposed development-related plans and policies. As a result, Hindon Parish Council (HPC) was advised to undertake further work on the NDP.

1.1.22 One of the recommendations was that the approach to this part of the NDP should be 'landscape-led'. A full technical assessment of the whole of the local area's landscapes and associated visual amenity should be carried out, in order to establish the area's 'sensitivity', and its 'capacity' to accept new residential development (the terms 'sensitivity' and 'capacity' are explained in Section 5 below). This was partly due to the Cranborne Chase AONB designation, and the conclusion that the AONB's landscapes' special qualities, character, value, and sensitivity to change, had not been given enough consideration in the emerging NDP.

1.1.23 In the light of the consultation comments received, HPC decided to commission a landscape architect to carry out the required 'Landscape and Visual Sensitivity and Capacity Assessment' (LVSCA); and Carly Tinkler was subsequently appointed. The brief and scope of the study were established, and the preliminary studies began, in October 2018. The process took several months, and the LVSCA was completed in May 2019.

1.2 Aims and Objectives

1.2.1 The aim of the LVSCA is to assess Hindon's landscape and visual capacity to accept new residential development. From this, it will be possible to make informed decisions about where the line of the village's future settlement boundary should be drawn.

1.2.2 The LVSCA will deliver the evidence-base required for the emerging NDP and its policies, and will help the community to decide objectively a) whether new residential development may be acceptable / appropriate in certain locations, given the likely implications, and b) which areas are worthy of protection.

1.2.3 The LVSCA's findings can also be used to help develop detailed landscape strategies and future environmental and recreational projects / initiatives / enhancements / design guides for the local area, the village, and individual parcels of land. These could be the subject of specific NDP policies.

1.3 Relevant Experience

1.3.1 Carly Tinkler is a Chartered Member of the Landscape Institute (CMLI), a Fellow of the Royal Society of Arts (FRSA), and a Member of the International Association for Landscape Ecology (MIALE). She specialises in landscape, environmental and colour assessment, planning, masterplanning and design throughout the UK and abroad, and has done so for over 35 years.

1.3.2 She also specialises in the field of historic landscapes. Many of her projects have involved the conservation / restoration / redesign of sites of historic significance, including Longleat House, Wiltshire; Mells Park, Somerset (Lutyens); Repton Park, Shropshire; Alton, Kenilworth and Sudeley Castles; and various chateaux in Europe. For the Highways Agency, she co-authored *Assessing the Effect of Road Schemes on Historic Landscape Character* (March 2007).

1.3.3 Carly has been instrumental in the promotion of the 'landscape-led and iterative' approach to development, which is now being adopted by local planning authorities and other bodies.

1.3.4 She was a contributor to the Landscape Institute's *Guidance for Landscape and Visual Impact Assessment* 1st edition, and a reviewer of the current 3rd edition ('GLVIA3'). She is a member of working groups set up by the Landscape Institute and Natural England, which include updating current landscape and visual assessment guidance and techniques; she also judges awards and competitions for the Institute, and is a member of design review panels.

1.3.5 She advises bodies such as AONB partnerships and local planning authorities, developing guidance for publication, providing comments on planning applications, and giving expert evidence at public inquiries. In 2014 she produced the method and criteria for, and led the team undertaking,

[5] https://www.hindonvillage.org/neighbourhoodplan.htm

landscape assessments of over 300 sites for Herefordshire Council's Strategic Housing Land Availability Assessment (SHLAA).

1.3.6 Since 2012, Carly has been carrying out landscape and visual assessments for, and providing ongoing advice on, neighbourhood plans, helping communities to develop a more in-depth and informed understanding of matters such as landscape character and planning policy.

1.3.7 She also advises and acts for private and commercial developers in the UK and abroad, and has been responsible for the planning, design, co-ordination, management and implementation of large-scale schemes including urban extensions and eco-resorts, working alongside architects such as Richard Rogers, Norman Foster and Terry Farrell. She has been involved in the design and delivery of urban regeneration programmes in places such as Great Malvern, Cheltenham (Civic Pride Initiative) and Longbridge (Birmingham), and has produced strategies for conservation, GI, open spaces, public art, signage and colour throughout the UK.

1.3.8 Carly was assisted by Catherine Laidlaw. Catherine is currently studying for an MA in Landscape Architecture; she has over three years' experience of working on a range of landscape projects, including landscape character and visual impact assessments.

1.4 Structure of Report

1.4.1 **Section 2** explains the landscape and visual assessment methods used, the approach to the commission, and the processes followed.

1.4.2 **Section 3** describes the landscape character of the area, identifying key factors such as designations, national, regional and local features and characteristics, landscape history, heritage assets, cultural associations, biodiversity, Green Infrastructure, and public and social amenity. Key constraints to development are also considered in this section.

1.4.3 In **Section 4**, the visual baseline of the area is described.

1.4.4 **Section 5** sets out and describes the processes followed in making judgements about landscape and visual sensitivity. It explains the key terms and phrases used, and summarises the information that was factored in to judgements about levels of capacity. Potential effects arising from future development are considered.

1.4.5 In **Section 6**, the overall levels of capacity of the individual Areas assessed is set out, with summary capacity tables.

1.4.6 **Section 7** sets out the assessment's conclusions. The various recommendations arising from the study are also noted.

1.4.7 Appendices are as follows (all bound separately):

Appendix A contains the figures referred to in the report (see list of figures on Contents pages).

Appendix B describes and illustrates the identified 'Key Viewpoints', and sets out a summary of the visibility of each LVSCA Area

Appendix C contains the LVSCA Area schedules.

Appendix D sets out the criteria used in making judgements about levels of value, sensitivity, capacity etc.

Appendix E is a flowchart which sets out the steps in the LVSCA process.

Appendix F contains a series of tables setting out levels of landscape and visual value, susceptibility to change, sensitivity and capacity, in order of a) Area numbering; b) landscape capacity; c) visual capacity; and d) overall capacity.

2 Method, Process and Approach

2.1 Landscape and Visual Assessment Methods

2.1.1 As explained above, the main aims of this LVSCA are i) to assess Hindon's landscape and visual sensitivity, and its capacity to accept new residential development, and ii) to inform and guide decisions about where the line of the future settlement boundary should be drawn.

2.1.2 Clearly, any new development will result in certain changes to the existing 'baseline' landscape and visual situation, which are likely to subsequently affect landscape character and views in some way.

2.1.3 It is necessary to establish what and who could be affected by these changes, and what the implications of the changes would be, in order to make decisions about whether the changes are 'acceptable' or not, taking into account a wide range of factors.

2.1.4 At the outset, questions have to be asked such as:

- What is there, and who sees it?
- How important is what is there, to whom, and why?
- What is the nature of the change?
- Is what is there, and / or the people who see it, tolerant of, or sensitive to, this type of change?
- How and to what degree would the changes affect what is there and those who see it?
- Does the area have 'room', or 'capacity', for these types of changes?
- Is the change acceptable or not, especially in relation to current planning policy, guidance and strategy?

2.1.5 Landscape and other technical assessments can help to answer these questions. Landscape and visual assessment is a complex process, but it is important to understand it in order to interpret the findings and draw conclusions. The assessments' findings may be used by planning authorities and others to inform decisions about whether the change is 'acceptable' (for example in relation to planning policy and guidance), or whether it would result in 'unacceptable consequences', which are often expressed as 'harm', or 'negative' / 'adverse' effects.

2.1.6 In this case, a variety of published methods for carrying out the different types of assessments required have been used and combined in order to provide the fine-grained, evidence-based and objective results which are needed here. Other issues, such as certain physical constraints to development, have also been factored in.

2.1.7 The three main forms of assessment used are Landscape Character Assessment (LCA), Landscape Sensitivity and Capacity Assessment (LSCA), and Landscape and Visual Impact Assessment (LVIA). For the purposes of this study, the term 'Landscape and Visual Sensitivity and Capacity Assessment' was considered most appropriate.

2.1.8 An explanation of these and other terms used in the LVSCA, and more detailed information about the methods used and process followed, is set out in the following sections (especially Section 5), but the footnote below lists the most relevant guidance and other documents[6].

2.1.9 LCA is really a stand-alone process / study, and may, for example, be adopted as Supplementary Planning Guidance (SPG), simply describing the landscape context without making any 'value-judgements'. However, the information recorded in the LCA will inform all aspects of the other types of landscape assessment, so it is always carried out first.

2.1.10 In *An Approach to Landscape Character Assessment* (October 2014), Natural England defines LCA as '… *the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive… By setting down a robust, auditable and transparent, baseline, Landscape*

[6] For further information on the various methods, techniques, processes and advice, see *An Approach to Landscape Character Assessment* (October 2014) Natural England; *Landscape Character Assessment Guidance for England and Scotland* The Countryside Agency and Scottish Natural Heritage (2002); *Topic Paper 5: Understanding Historic Landscape Character* and *Topic Paper 6: Techniques and criteria for judging sensitivity and capacity* (ditto); and *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (2013) Landscape Institute / Institute of Environmental Management and Assessment (usually referred to as 'GLVIA3').

Character Assessment can not only help us to understand our landscapes, it can also assist in informing judgements and decisions concerning the management of change'.

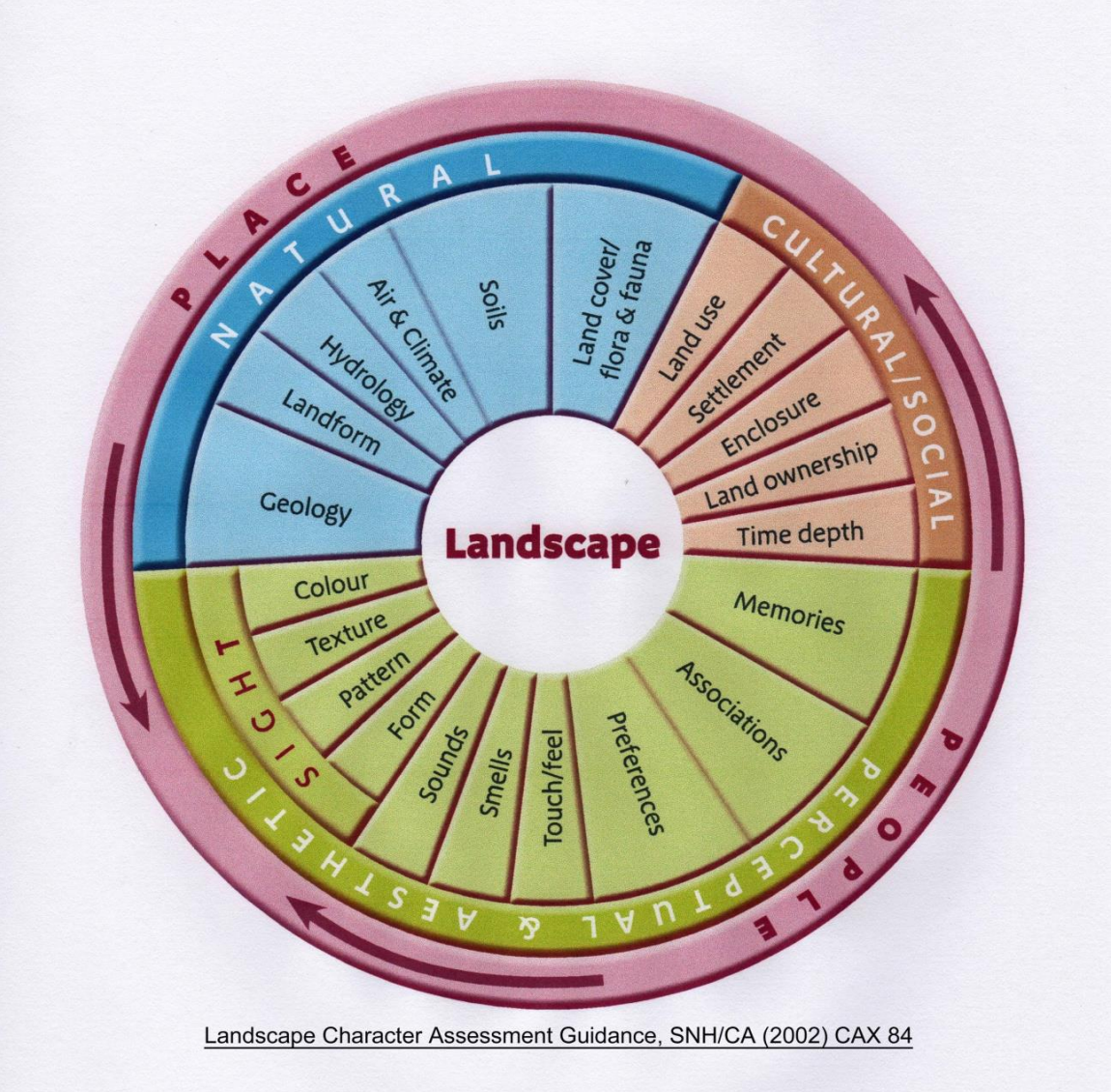
2.1.11 It is also important to understand what exactly is meant by 'landscape' in the above context. The definition given in the 2002 version of the LCA guidance (para. 1.11) is as follows:

'*Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) - interact together and are perceived by us (**Figure 1.1**). People's perceptions turn land into the concept of landscape.*

'*This is not just about visual perception, or how we see the land, but also how we hear, smell and feel our surroundings, and the feelings, memories or associations that they evoke. Landscape character, which is the pattern that arises from particular combinations of the different components, can provide a sense of place to our surroundings*'.

2.1.12 The 2014 version of the 'Figure 1.1' referred to in the guidance is shown below; it illustrates all the different factors / qualities that LCA and other forms of landscape and visual assessment must consider.

LCA Guidance 2014 Figure 1: What is Landscape?



Landscape Character Assessment Guidance, SNH/CA (2002) CAX 84

2.1.13 It is also necessary to understand what is there and how valuable it is before making judgements about levels of sensitivity and capacity and / or potential effects. The 2002 LCA guidance explains that:

'*People value landscape for many different reasons, not all of them related to traditional concepts of aesthetics and beauty. It can provide habitats for wildlife and a cultural record of how people have lived on the land and harnessed its resources. Landscape can have social and community value, as an important part of people's day-to-day lives. It can contribute to a sense of identity, well-being, enjoyment and inspiration. It has economic value, providing the context for economic activity and often being a central factor in attracting business and tourism. Landscape Character Assessment has emerged as an appropriate way to look at landscape because it provides a structured approach to identifying character and distinctiveness as well as value*.'

2.1.14 LSCA / LVSCA has been developed in response to the growing need for people, communities and planning authorities to make informed decisions about the allocation of land for development of various types. It also responds to an increasing public interest in, and awareness of, what the term 'landscape' really means, as shown on *Figure 1 - What is Landscape?* above. There is also a desire to understand for oneself how development can change the landscape, and what the effects and subsequent implications of this might be, both on the landscape itself and those who experience and use / benefit from it (for example, many people visit AONBs to enjoy the outstanding natural beauty, and this can bring economic benefits to local communities).

2.1.15 LSCA is a systematic, evidence-based process, providing an objective, impartial and transparent system for assessing the sensitivity of the landscape and visual amenity, and their capacity to accommodate change of a certain type, whilst also retaining the aspects of the environment which - for a variety of reasons - are valued.

2.1.16 Such change is usually some form of social and / or economic expansion, for example new housing developments, although the method can be applied to other forms of development and changes in landuse, for example intensive / industrial-scale agricultural practices, polytunnels, energy production and commercial forestry. The LSCA should always specify the type of change which is being assessed.

2.1.17 Whilst '*Topic Paper 6*' 2002 sets out techniques and criteria for LSCA practitioners to use, and still broadly underpins the LVSCA approach adopted here, the document was only ever intended to be '*An exploration of current thinking about landscape sensitivity and landscape capacity, to stimulate debate and encourage the development of common approaches*'; over time, more bespoke methods have evolved. These can be tailored to suit specific commissions such as this, where the findings are used to inform an NDP, and future planning decisions. New LSCA guidance may, however, be published by Natural England (NE) in the coming months, and studies like these are being used to inform the updating of the methods and processes.

2.1.18 LSCA considers the likelihood of certain types of development giving rise to certain effects (adverse or beneficial) on landscape character and visual amenity. This is factored in to conclusions about levels of capacity, in this case following the principles of LVIA, the guidance for which is set out in 'GLVIA3'.

2.1.19 However, it is important to note that LVIA is used mainly for assessing the effects of site-specific developments, where the type, scale and form of proposed new built form is known. LSCA tends to be carried out at an early stage in the planning process, as the findings are used to inform judgements about the suitability or otherwise of land for certain generalised forms of development such as housing, forestry etc.). The potential for likely effects is factored in, but only at a high-level. In this case, it was agreed that the LVSCA would only consider residential development of a certain nature (see below), the 'generic' types and levels of effects of which should be relatively straightforward to predict.

2.1.20 Landscape-related planning policy matters are relevant to the assessment, as the planning context within which new development would have to be considered is an important factor; clearly the most sensitive sites, and those with least capacity, are also most likely to be in conflict with landscape-related policies.

2.1.21 This assessment also takes into account Green Infrastructure (GI) assets and functions such as access to nature and informal recreation, energy and food production, and water resource management. Biodiversity is factored in at the desktop stage, recording designated areas of nature conservation interest. Habitats which are likely to have high potential for biodiversity are also noted during the on-the-ground surveys. The value and sensitivity of heritage assets are also considered,

in terms of the assets' landscape context and setting, in line with published guidance (for example Historic England (HE)'s *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3* (Second Edition)[7]).

2.1.22 Where appropriate, recommendations are made to help take forwards the opportunities identified in the study. These are set out in Section 7.

2.1.23 It is important to note here that LSCA / LVSCA does not state whether an area of land can or should be developed; it simply sets out the various implications arising from a known type of development being built in a specific place, taking into account identified factors. Once the levels of capacity throughout an area have been established, informed decisions can be made - by the community and other stakeholders / interested parties - about where to 'draw the line' in terms of which level of capacity forms the 'threshold' between development being 'acceptable' or 'unacceptable.

2.1.24 It could be agreed in principle, for example, that only areas with a grading of Medium to High capacity and higher would be considered further, on the basis of the acceptability or otherwise of the landscape and visual effects likely to arise. However, an area's level of landscape and visual capacity is only one of many factors that must be considered before decisions are made about its suitability for future development, and in Hindon's case, about where to draw the line of the settlement boundary.

2.1.25 Although the LVSCA has factored in known constraints to development (explained in more detail below), they are landscape-related constraints only, relevant to an area's landscape and visual capacity, not its feasibility, viability, or deliverability. The LVSCA does not consider matters such as land-ownership or rights of access: regardless of a landowner's opinions about the future development of their land, the LVSCA simply states what the level of capacity of the land is judged to be. Whether or not it is included as a potential development site in the NDP is up to the community / decision-makers.

2.1.26 Also, even if the development of a certain parcel of land was found to be feasible, viable and deliverable, other factors would play an important role, including future allocations, planning applications, and the number of houses built during the plan period.

2.2 Hindon LVSCA Process and Approach

2.2.1 This section summarises the processes followed, and the approaches adopted, for the Hindon LVSCA commission.

Stage 1

2.2.2 In October 2018, when the author of this study was first approached by HPC, she carried out some preliminary, high-level baseline work and desktop research in order to establish the current situation and planning context, and the main issues that were likely to be involved in an LVSCA.

2.2.3 This was followed by a meeting with members of HPC and the NDP steering group, and walking and driving around the village and parish / wider area with them, which was a useful 'orientation' and information-gathering exercise.

2.2.4 The landscape architect's recommendations for the scope of the LVSCA, and the extent of the areas which would be the focus of the study, were based on previous experience of working for LPAs, local communities and developers in similar situations. Ideally, such an assessment should include all the land adjacent to and just beyond the village's current settlement boundary (subject to certain 'caveats' - see below). This is because developers are aware that in theory there is more chance of gaining planning permission on sites closest to the settlement, and less chance in the 'open countryside'.

2.2.5 Once the capacity of these areas of land had been evaluated, suggestions could be made for the line of the future settlement boundary.

2.2.6 For further information about settlement boundaries, see Section 6; in summary, a settlement boundary is defined as the dividing line or boundary between areas of built / urban development (the settlement) and non-urban or rural development (the countryside).

2.2.7 Following the October meeting and visit, the landscape architect drew up a plan showing all of Hindon's 'potential development sites' lying beyond the current settlement boundary. Some of the

[7] https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/

areas had already been identified as potential development sites in the draft NDP; others had been identified in the Wiltshire Council (WC) Strategic Housing and Economic Land Availability Assessment (SHELAA), which considers '*the suitability, availability, and achievability of land for both housing and economic development*'[8].

2.2.8 Appendix 1 of the SHLAA Methodology (August 2017) sets out the 'constraints to development' that were considered when assessing a site's suitability. As far as can be ascertained, all the constraints were high-level designations / policies, and no assessment of effects on local or neighbourhood landscape character and visual amenity were carried out; however the Cranborne Chase AONB Partnership (CCAONBP)'s opinion (see consultation response September 2018) is that '*the Spatial Planning Team developed an exemplary approach to the analysis of SHLAA sites taking many factors into account through a quite complex screening process*'.

2.2.9 The LVSCA considered potential constraints such as flooding, access and topography (see constraints section below). For example, if there is no access to a parcel of land from a public highway, could access be gained via adjacent fields which do? If the topography is steep, would extensive engineering works need to be carried out in order to construct new houses? Would roadside hedges have to be removed in order to create the access / achieve sightlines? Some sites may have the capacity to accept these types of works without causing unacceptable levels of effects, others may not.

2.2.10 HPC considered, and it was agreed, that some of the areas proposed by the landscape architect should be excluded from the capacity study. These included:

- Covenants specifically precluding new development.
- 400m Development Restraint Area (subject of planning policy) around sewage works.
- Small sites which would only accommodate individual houses, which would be determined on a case-by-case basis.
- Green space / other policy-protected areas / designations that specifically preclude development.

2.2.11 In most cases, residential properties and their gardens were excluded, unless the garden could accommodate more than a small number of properties, especially where associated with a larger adjacent site. In principle, existing properties / other buildings could be redeveloped, so long as the siting, scale, density and so on were the same as that which exists and the character / quality of design are appropriate (see below). However, any new development on such sites should be the subject of a detailed, project-specific assessment.

2.2.12 One parcel of land comprising a complex of farm buildings was included in the LVSCA on the basis that a) it was closely-associated with other LVSCA Areas, and b) there was no residential property on the land, and theoretically, use could be changed from agricultural to residential.

2.2.13 Another recommendation from the first meeting with HPC and the NDP group members in October 2018 was that they should contact both WC and the CCAONBP to confirm the need for the LVSCA and agree its scope, especially the plans which had been produced showing the 'LVSCA Areas' which would be the subject of the capacity assessment (note that the capacity part of the study is guided and informed by baseline and sensitivity studies carried out in the wider area - see below).

2.2.14 A meeting was held with WC in late October, which HPC reported was productive; the principle of the LVSCA and its broad scope were agreed. In December 2018, HPC made contact with the CCAONBP's Principal Landscape and Planning Officer to explain that the LVSCA had been commissioned, and that they or the landscape architect would like to discuss and agree the scope of the commission.

2.2.15 The CCAONBP's September 2018 response to the Regulation 14 NDP draft had not been positive: the opinion was that '*the responsibilities of the Parish Council and the Neighbourhood Plan Group towards this Area of Outstanding Natural Beauty* [noted as being '*one of the nation's finest landscapes*'] *may be only partially, or poorly, understood*'.

2.2.16 It said: '*The Neighbourhood Plan does have to give great weight to conserving and enhancing natural beauty in this AONB. Furthermore, the Parish Council and the Neighbourhood Plan Group do have to be aware of their duty under Section 85 of the CROW Act 2000 and be able to*

[8] http://www.wiltshire.gov.uk/shelaa-2017-aug-methodology.pdf

demonstrate how they have had regard to the purposes of AONB designation, namely conserving and enhancing natural beauty, in decisions they make in connection with land in the AONB'.

2.2.17 According to the CCAONBP:

'*The overarching vision for Hindon has an obvious emphasis on its character and natural environment. It is, therefore, more than a little confusing that the vision statements and objectives are being led by development and housing objectives, together with infrastructure, rather than ensuring how those environmental and heritage assets are conserved and enhanced.*

'*The section on Landscapes, page 21, is merely descriptive and does not indicate how the proposals within the draft Neighbourhood Plan would impact, either adversely or beneficially, on the landscape that is nationally recognized as one of the nation's finest. There is no mention of the AONB Management Plan in that section despite the existence of the AONB and its Management Plan, which is adopted by all of the Partner Local Authorities, being a material matter in planning policy making and decision making*'.

2.2.18 In 2018, HPC had commissioned a 'Visual Appraisal' of a number of potential development (SHELAA) sites in and around the village; it was intended to form part of the NDP evidence-base, was completed in June 2018, and was submitted as part of the Regulation 14 consultation documentation[9].

2.2.19 The CCAONB's response to this document was that '*The document entitled 'Wiltshire SHELAA Sites Visual Appraisal June 2018' is an informative document. It does, however, clearly limit itself to visual issues. It should not, therefore, be regarded as providing an assessment of the functional landscape issues that need to be taken into account when considering development proposals in and around the village of Hindon*'.

2.2.20 Natural England's August 2018 consultation response also commented on the Visual Appraisal, saying, '*There is no clear evidence that the proposed allocation is acceptable in landscape terms, nor clear how it compares to the other sites under consideration. Indeed, the only relevant evidence appears to be the visual appraisal, which provides neither a comparison of sites (needed for SEA purposes), nor an assessment of their acceptability in visual terms (needed in terms of justifying the exceptional circumstances test in the NPPF). There is no evidence relating to landscape (as opposed to visual) impact. I would be happy to provide examples of Neighbourhood Development Plans level Landscape and Visual Impact Assessments which do these things on request*'.

2.2.21 The CCAONBP also criticised the Visual Appraisal for a) having been carried out in summer, when trees were in full leaf and thus screening possible winter views; and b) not including an assessment of the landscape's value and sensitivity to change.

2.2.22 It is true to say that the Visual Appraisal only focussed on the specific matter of the degree of visibility of a number of selected sites, and that this is only a small part of a much more comprehensive process; it is also true that it is informative, so its findings were taken into account in the LVSCA. However, a) this LVSCA was carried out in winter, and the Visual Appraisal's findings were reviewed and updated in the light of that; and b) the LVSCA process includes independent judgements about levels of visual value and sensitivity.

2.2.23 Where relevant to an LVSCA Area's level of capacity, both the SHELAA and the Visual Appraisal (and the Heritage Assessment of certain sites, which the CCAONBP's response also mentions) were referred to, and the information was factored in to the individual LVSCA Area schedules (Appendix C).

2.2.24 The CCAONB's September 2018 response raised several other shortcomings in the draft NDP. In summary, the additional key points raised, and which have been factored in to the LVSCA, are as follows (paraphrased as necessary):

i. Hindon is '*steeped in history*'. Emphasise '*the eligibility of that heritage inheritance… the significance of the history and heritage of Hindon… the village's historic character…*' and its '*special landscape location'.*
ii. Sustain that character and the structure of the village into the future.
iii. Refer to the AONB's Historic Landscape Character Appraisal.

[9] See Appendix 1 of base evidence *Hindon, Wiltshire SHELAA Sites - Visual Appraisal* (June 2018) New Masterplanning https://www.hindonvillage.org/Appendix1_118_BI_180619_Visual_Appraisal_Hindon.pdf

iv. The terminology used should clearly follow that used in the CCAONB's Landscape Character Assessment.

v. '*Policy LS1 seems to contradict the NPPF as the criteria for development should be conserving and enhancing natural beauty rather than proposals that 'have no negative, and ideally a positive, impact'. The policy also appears to restrict itself to views and visual aspects whereas the NPPF is clear that it relates to landscape and scenic beauty. Landscape is considerably more than just views*' (see explanation of difference between character and views below).

2.2.25 The response concluded:

'*The AONB Partnership concludes that the Hindon Neighbourhood Development Plan is fundamentally flawed in its approach to neighbourhood issues, fails to comply with the NPPF, and seeks to justify a major development without adequate supporting evidence. The AONB Partnership therefore* ***OBJECTS*** *to the Hindon Neighbourhood Development Plan as currently drafted*'.

2.2.26 The LVSCA set out to rectify this situation.

2.2.27 CCAONBP's Principal Landscape and Planning Officer agreed that it would be a good idea to discuss the CCAONBP's concerns, and the more technical aspects of the LVSCA's scope, with the landscape architect, so contact between the parties was made in January 2019.

2.2.28 The LVSCA approach, method and process were broadly agreed, including the boundaries of both the baseline and LVSCA studies (see below). Subsequently, the landscape architect submitted the draft LVSCA method and criteria to CCAONBP. The landscape officer provided helpful comments on the draft, which were incorporated.

2.2.29 In March 2019, the updated draft was also sent to WC for their input and comments (none had been received by May 2019 when the Consultation Draft was issued).

Stage 2

2.2.30 In late January 2019, following the conversation with the CCAONBP officer, the LVSCA started in earnest.

2.2.31 An approximate study area boundary for the baseline landscape character and visual assessments had been determined prior to the meeting in Hindon in October 2018; this extended approximately 2.5 - 3km from the centre of the village.

2.2.32 Following the visit to the area, the boundary was adjusted; further adjustments were made following the discussions with CCAONBP. The boundary was determined by the broad 'landscape context' of the village, and its 'area of influence'. This is partly determined by the 'visual envelope', i.e. the places from which a given area is visible, but also takes into account the characteristics of a particular landscape type, the extent of which is not necessarily determined by visibility. The preliminary assessment covers areas beyond the parish boundary (see Figure 1 - Location Plan and Study Area in Appendix A).

2.2.33 A high-level analysis of the landscapes which provide the wider context to Hindon's - within a c. 20km radius of the village - was also carried out at an early stage (see Section 3).

2.2.34 The study area boundaries for features or places of importance such as heritage assets and sites of nature conservation interest were drawn with consideration given to the potential area of influence of the individual feature.

2.2.35 For ease of reference, the study area was divided into four geographical sectors (North to East, East to South, South to West, and West to North). The central point is at the crossroads in the centre of the village (B3089 / Angel Street and High Street).

2.2.36 The preliminary boundary for the more in-depth capacity studies in and around the village was also adjusted in the light of the visit and consultation / other comments, as well as the boundaries of some of the individual LVSCA Areas (see Figure 2 - LVSCA Areas).

2.2.37 The 'Areas' were numbered from 1 - 15. This numbering is consistent throughout the study, and is used on the plans and in the schedules which were produced for each of the LVSCA Areas (Appendix C). Some of the Areas are individual fields or plots; others are 'zones' comprising several fields or parcels of land which share similar characteristics and / or landuse.

2.2.38 During the survey work, some of the Areas were sub-divided, making a total of twenty four Areas / sub-Areas. This was mainly due to different landownership / landuses / management practices; for example, Area 7 now comprises Areas 7a - 7e. (Further subdivisions were made during the final capacity study and analysis stage - see Section 6.)

2.2.39 In order to understand all the elements, features and factors that contribute to an area's landscape character and value, it is necessary to carry out research, including reviewing and recording (on maps, schedules and in note-form) relevant background material from sources such as books, reports and studies, historic maps and documents, archives and historians, government and other websites, and the local community.

2.2.40 The baseline studies took into account national and / or local landscape-related designations, strategies, policies and guidance (especially that produced by CCAONBP); the landscape's natural history and cultural heritage; its character; settlement and landuse patterns; key views; public rights of way; recreation; hydrology; topography; significant vegetation and so on. The levels of value of the individual features, and the contribution they make to the landscape, was noted. Also, the studies noted whether any of the features was considered to have the potential to be affected by, or act as a constraint to, development within any of the LVSCA Areas.

2.2.41 In relation to value, the analysed responses to Hindon's NDP questionnaire were also a source of reference.

2.2.42 Landscape 'zones' or 'sectors' were established, constraints checked, landscape characteristics identified, and the extent of the areas of influence was adjusted as necessary. The nature and extent of landscape effects (both adverse and beneficial) that could arise from new residential development was considered. Where relevant, it was noted whether the use of secondary mitigation measures (i.e. over and above the various 'primary' measures assumed to be embedded in new built form on the basis of the AONB designation) may increase an Area's level of capacity.

2.2.43 Views and visual amenity are also an important part of the baseline study stage: the information is factored into judgements about an area's levels of visual sensitivity, and its overall capacity.

2.2.44 As mentioned above, in its September 2018 consultation response, CCAONBP had emphasised that '*Landscape is considerably more than just views*'. This is an extremely important and fundamental point.

2.2.45 Landscape character is a combination of 'natural' and 'cultural' factors. These factors include 'aesthetic' and 'perceptual' qualities such as 'scenic beauty', sounds, smell and touch (see *Figure 1: What is Landscape?* above). Changes have effects on a landscape's character even if there are no people who can see or experience the changes. Even if there are, the changes will affect, and be experienced by, different people in different ways.

2.2.46 Therefore, consideration of views and visual amenity / sensitivity / capacity / effects entails separate processes, different from, but related to, those used in the consideration of landscape character / sensitivity / capacity / effects. Character is described first, followed by how that character is, or may be, perceived visually.

2.2.47 The Landscape Institute's guidance (GLVIA3) explains that the two distinct components of the effects assessment process are:

1. Landscape effects: assessing effects on the landscape as a resource in its own right (i.e. regardless of whether anyone can see it or not)
2. Visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

2.2.48 As mentioned above, in September 2018, CCAONBP had also criticised the *Wiltshire SHELAA Sites Visual Appraisal* for having been carried out in summer, when trees were in full leaf and thus screening possible winter views.

2.2.49 The advantage of a mid-winter visual assessment (the LVSCA's visual assessments were carried out during February and late March 2019) is that it represents the 'worst-case' visual scenario i.e. when there is no deciduous leaf cover (in fact, in this area, the situation can last for several months, with full leaf-fall at the end of November and full leafing-up not until late April / early May).

2.2.50 Mid-winter is also a good time for carrying out character assessments: at that time of year the landscape's bare bones are exposed, and it is seen at its most elemental. Foliage does not screen, and the play of light and shade upon it does not distract the eye. It should also be recognised that

whilst the incidence, proportions and visibility of landscape patterns and colours will vary through the seasons, there is a consistency of many patterns and colours present throughout the year.

2.2.51 The purpose of this stage of the visual assessment is to 'test' the mapped desktop baseline findings 'on-the-ground', and refine them in the light of what the landscape reveals.

2.2.52 The visual study involved a combination of driving and walking around the study area's public rights of way (roads, footpaths, bridleways, byways open to all traffic, restricted byways), making notes and taking photographs. Both publicly-accessible and - where possible and accessible with permission - privately-owned areas were visited.

2.2.53 The majority of the photographs were taken using a Digital Single Lens Reflex (DSLR) camera with the equivalent of a 50mm focal length manual lens, typically with five frames per view. This represents the normal breadth of vision as advocated by the Landscape Institute[10]. Photographs are mostly taken at 'eye level' (approximately 1.5m above ground level). However, in some cases - for example to highlight a particular feature or point - other lens lengths were used, and where too dangerous to stop and take photographs, or if the quality of the photograph taken was too poor, Google Streetview images had to be used (if that is the case, it is stated). Also, a few photographs were supplied by local residents.

2.2.54 Where necessary, the extent of the preliminary visual envelopes was modified, the degree of visibility verified, and the nature of the views was recorded. The nature and extent of visual effects (both adverse and beneficial) that could arise from new residential development was considered. Where appropriate, it was noted whether the use of mitigation measures - such as locally-appropriate screen planting - could increase an Area's capacity.

2.2.55 Once all the landscape and visual baseline information had been gathered, recorded, processed and analysed, broad levels of landscape and visual value, susceptibility to change, and receptor sensitivity throughout the study area were determined (these terms are explained more fully in Section 5).

2.2.56 The information which was relevant to each Area - not just within the Area itself, but within its landscape and visual area of influence - was then summarised in a schedule. The findings were used to make judgements about each one's level of quality, value, susceptibility to change, sensitivity and capacity.

2.2.57 As explained above, the assessment of a landscape's capacity to accept change will vary according to the type and nature of change being proposed, so the type / nature of the change must be defined before undertaking the assessment. In this case, the LVSCA only considers the landscape's capacity to accept residential development.

2.2.58 Whilst planning policy mandates that the AONB's landscapes (and the settlements within them) must be protected and enhanced, the area must also adapt to natural, social and economic change, and in certain circumstances, needs to accommodate new development. It is therefore important that new development within the AONB (and its setting) is carefully considered and of very high quality. Even small changes can incrementally accumulate and combine, ultimately having far-reaching adverse consequences.

2.2.59 The LVSCA makes the assumption (which was agreed with CCAONBP) that within the AONB, new residential development would be *required* to be of high quality, in accordance with relevant planning policy and guidance, and that the approach to its siting, layout and design would be landscape-led. Buildings would be a maximum of two storeys, and would be sensitively designed using traditional (or other appropriate) techniques and materials, especially those which reflect the local vernacular and key characteristics. These 'primary mitigation' measures, as well as enhancement measures, would be 'embedded' into the scheme from the outset. It is also assumed that new schemes would demonstrate a strong, locally-appropriate and effective landscape framework, with siting, access, layout, scale, design and engineering work being informed by detailed landscape and other technical / environmental (especially GI) studies, and which use CCAONBP and other guidance as a key source of reference.

2.2.60 Low-quality development would be very likely to reduce an Area's level of capacity.

2.2.61 The criteria which have been used in the landscape assessments to determine levels of value, susceptibility, sensitivity and so on are set out in the tables in Appendix D. Not all the criteria need to be met in order for an Area to be categorised at a certain level: they simply indicate the factors

[10] Advice Note 01/11 Photography and Photomontage in LVIA

which need to be taken into consideration, and professional judgement must be applied when deciding which ones are relevant.

2.2.62 The levels are graded on a five-point scale from Very High to Very Low with the possibility of 'split' categories in between, which means that small variations in sensitivity and capacity are taken into account and a clear hierarchy of sites can be established.

2.2.63 It should be noted that the AONB designation confers a 'Very High' level of value. However, this does not automatically mean that the landscape is in good condition or of high quality (although it should be borne in mind that scenic beauty is the main reason for the designation being made in the first place), nor that it necessarily has a high degree of susceptibility to change. The landscape assessment needs to 'go beneath the blanket' of this designation and consider the value, sensitivity and capacity of each Area on its own merit, although the weight of the designation must be factored in.

2.2.64 Once the schedules were complete and preliminary sensitivity and capacity values determined, the information was transferred onto the overall capacity plan and summary tables.

2.2.65 At this point, each Area's level of overall sensitivity and capacity was looked at again in the context of the values ascribed to the other Areas, and the findings were tested and compared. The tables were set out in ascending / descending order of capacity, to ensure that they had been assessed on a like-for-like basis. Again, professional judgement was applied at this point: for example, if two Areas were of equally high capacity, they were compared, and the level of capacity adjusted if it was concluded that they did not actually have equal potential for development, as defined by the criteria.

2.2.66 It does not necessarily follow that Areas with low sensitivity have high capacity for development and vice versa: other factors must be considered and professional judgement applied. For example, Areas which are currently in poor condition, which could reduce their level of sensitivity, were also assessed for their potential for improvement. Where it was concluded that this could increase sensitivity, especially within the context of better quality landscapes in the area, it was taken into account in the judgements. The feasibility of such improvement taking place also has to be considered. Similarly, if an Area in poor condition was found to perform an important function in the landscape, such as forming part of a setting or a strategic gap / green corridor / gateway, its overall level of sensitivity was evaluated on that basis.

2.2.67 The final results are set out on the overall capacity plan (see Figure 8 in Appendix A), the summary tables (see Tables A1 and A2 at the end of Section 6), and the individual Area schedules (see Appendix C). Appendix F LVSCA Areas Tables of Comparison (Levels) contains a series of tables which set out the levels of landscape and visual value, susceptibility to change, sensitivity and capacity, in order of a) Area numbering; b) landscape capacity; c) visual capacity; and d) overall capacity.

2.2.68 In May 2019, the first draft of the LVSCA was submitted to HPC for comment. Subsequently, the landscape architect attended a meeting with the PC and NDP steering group representatives to go through the findings. At that meeting it was agreed that the LVSCA should be issued for public and stakeholder consultation.

3 Landscape Character Baseline

3.1 Introduction and Overview

Introduction

3.1.1 The LVSCA sets out the studies' findings in a broad 'hierarchy', from international / national to local / neighbourhood and 'site-specific'. The latter are the subject of the more fine-grained studies.

3.1.2 This section begins with a brief description of Hindon's wider landscape context. It then sets out the findings of the baseline studies which focussed on the landscapes within the LVSCA study area (see Figure 1). The AONB landscape designation is explained, descriptions of the national and regional character areas and types that cover the study area are given, and summaries of the designated and other key features / factors identified are provided. The findings of the historic landscape character studies and settlement pattern analysis are then set out; these cover both the wider and local areas, since its history is such an important factor in understanding Hindon's present-day character. Finally, the 'local' landscape character of the village and its immediate surrounds is described.

3.1.3 Where relevant, more detailed information about landscape character is provided in the individual LVSCA Area schedules.

3.1.4 Figures 4, 5 and 6 show the location and distribution of the key characteristics, elements and features identified.

Hindon: Wider Landscape Context

3.1.5 Hindon lies within rolling chalkland landscapes on the southern slopes of the West Wiltshire Downs, deep in the heart of the Cranborne Chase AONB.

3.1.6 The nearest main towns are Salisbury, c. 24km to the south east; Shaftesbury c. 10.5km to the south west; Wincanton c. 20km to the south west; and Warminster c. 12.5km to the north west.

3.1.7 Analysis of Google Earth shows that Hindon lies within a distinctive, oval-shaped area. The main roads and features which broadly delineate the extent of this area (see aerial photo below) are the A36 to the north and east (also the corridor of the River Wylye - part of the River Avon SAC and a highly valuable chalk stream - and the railway between Warminster and Salisbury, both of which run south / west of the A36); the A30 to the east and south; the B3081 to the south and west; and a curved line of upstanding wooded hills to the west and north. The latter extends from Bourton / Zeals to the outskirts of Warminster, and is associated with many highly valuable natural and cultural landscapes including Stourhead and Longleat (both Registered Parks and Gardens). The hills are also within the Cranborne Chase AONB, their outer edges contiguous with the AONB's north-western boundary.

3.1.8 The A350 and the A303 bisect the oval area from north to south and east to west respectively, the intersection lying c. 2.7km north west of Hindon village.

3.1.9 Several small to medium-sized settlements are scattered throughout the intervening areas. In between, for the most part, the towns and villages are connected by a network of lanes. However, there is much greater connectivity in the areas south of the A303; no public roads at all cross the area which lies north of the A303 / east of the A350 / west of the lane running from Sutton Veny to Wylye (however, a Roman road used to, the route running over the wooded 'Great Ridge' c. 3.8km north east of Hindon village).

3.1.10 The main line railway between London and Exeter runs through the southern part of the area, between Salisbury and Gillingham (broadly following the River Nadder corridor); there is a station at Tisbury, which lies c. 4.5km south east of Hindon.

3.1.11 The striking differences in landscape character in the area are very evident at the scale of the Google Earth extract below, in which the oval shape is clearly visible. The differences are predominantly due to variations in the underlying geology, which in turn influence hydrology and soils, and thus historic landuse and land-ownership. Landscapes such as these reflect changes in both national and local 'politics' over millennia.

Hindon's wider landscape context

3.1.12 The visually-distinct, extensive belt of wooded hills on the outer western / north-western edges of the area are associated with Gault and Upper Greensand (sandstone) Formations. The greater majority of the rest of the area is on chalk (including the wooded ridgelines of Great Ridge and Grovely Wood - the line of the Roman road); the sandstone's distribution can be clearly understood from the above photograph, as the fields are characteristically large, predominantly under intensive arable use with many lost boundaries - and the exposed soil is pale.

3.1.13 There is, however, a large, wedge-shaped area in the south west sector where the scale, patterns, colours and textures of the landscapes are noticeably different. The arrangement is more 'organic' / traditionally small, and there is greater diversity: more woodland, fields are smaller with intact, mature hedged boundaries, and there is pasture as well as arable fields. This reflects the underlying clay (West Walton Formation) west of the A350. Of note is the fact that apart from a triangle of land just south west of the A303 / A350 intersection, this area is not covered by the AONB designation.

3.1.14 The wedge extends eastwards and ends in a narrow tip west of Salisbury. The tip is the result of another outcrop of Gault and Upper Greensand Formations, this time V-shaped. The northern side of the 'V' is broadly followed by the B3089. It is clearly demarcated by the heavily-wooded ridgeline of Fonthill (Registered Park and Garden), which lies c. 300m south of the edge of Hindon Village. The southern side of the sandstone 'V' - delineated by the A30 - runs north-eastwards from Shaftesbury to the tip (demarcated by wooded hills above Compton Chamberleyne).

3.1.15 The landscapes in the centre of the sandstone 'V' illustrate the transition from clay to a variety of lime-, sand-, and mudstones. The little River Nadder (another highly valuable chalk stream) meanders and wriggles through this area on its way to Salisbury, beyond which it discharges into the River Avon (SAC). Tisbury lies at the centre of the 'V'.

3.1.16 South of the A30, what appears to be the line of a relatively large 'lost chalk river' snakes its way from south west of Shaftesbury to Salisbury.

3.1.17 The differences in the landscapes are also reflected in the various National Character Areas and Landscape Character Areas that cover the area, as described in the sections below.

3.2 Designated Landscapes

3.2.1 Hindon lies within the Cranborne Chase AONB.

3.2.2 AONBs are of national importance (and indeed of international importance, being recognised as Category V protected landscapes by the International Union for the Conservation of Nature). They are designated solely for their special landscape qualities. They are considered to be of such outstanding natural (or 'scenic') beauty that they require, and enjoy, a high level of protection through European, national and local planning policies and plans, in order to '*secure their permanent protection against development that would damage their special qualities, thus conserving a number of the finest landscapes in England for the nation's benefit*'.

3.2.3 The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape, and AONB Partnerships have a statutory duty to conserve and enhance that natural beauty.

3.2.4 An area's 'natural beauty' includes its geology, climate, soils, animals, communities, archaeology, buildings, the people who live in it (past and present) and the perceptions of those who visit it.

3.2.5 Public appreciation is a key component of natural beauty, and the secondary purposes of AONB designation include meeting the need for quiet enjoyment of the countryside, and having regard for the interests of those who live and work there. The natural beauty of these areas is recognised as contributing significantly to economic activities and well-being through tourism and inward investment. The importance of access to 'healthy' landscapes is also now recognised as being vital to human health and wellbeing, and the landscapes make highly important contributions to both local and wider natural capital and ecosystem services.

3.2.6 Hindon lies within the central northern sector of the Cranborne Chase AONB. (The designation covers parts of four counties - Wiltshire, Dorset, Hampshire and Somerset - and includes one unitary and five district councils.)

3.2.7 The CCAONB's Management Plan was a key source of reference for this commission. When the LVSCA was commenced in late 2018, the current Plan was the 2014 - 19 version; however, the consultation draft of the 2019 - 24 version of the Plan had been issued for comments on 3rd September 2018, and it was anticipated that the Plan would be adopted early in 2019. Following discussions with CCAONBP, it was agreed that the LVSCA would refer to the consultation draft of the 2019 - 24 Management Plan, unless the final version was published in time for it to be incorporated.

3.2.8 As of mid-May 2019, the final version of the Plan had still not been adopted, It must therefore be borne in mind that the extracts below and other references in the report may not be up-to-date, although CCAONBP's view was that material changes were unlikely. In the event that the Plan is published before the final version of the LVSCA is issued (following public and stakeholder consultation), the LVSCA will be updated accordingly.

3.2.9 In paras 2.1 - 2.3, the draft Management Plan summarises the Cranborne Chase AONB as follows:

'*Forming part of the extensive belt of chalkland that stretches across southern central England, the Cranborne Chase AONB is a landscape of national significance. Its special qualities flow from the historical interaction of humans and the land. They include its diversity, distinctiveness, sense of history and remoteness, dark night skies, tranquillity; and its overwhelmingly rural character. With mists slowly forming over expansive downlands, it can be a moody, evocative landscape. The sights and sounds of bygone times never far away. It is an unspoilt and aesthetically pleasing landscape*…

'*Whilst the chalk downland is a dominant feature, the escarpments, valleys, greensand terraces and clay vales reflect the geomorphology and impact of the underlying geology. Sometimes the changes between these landscapes are slow and gentle; in other cases, such as above and below escarpments, they are quite swift and obvious. Views across and along these landscapes can be wide and expansive whilst in the valleys they are more focussed and channelled. Unspoilt and panoramic views are characteristic of this AONB*'.

3.2.10 In para. 2.14, the draft Management Plan states that the AONB's '*aesthetic assets, together with panoramic views, dark skies awash with stars, the wealth of wildlife, plethora of historic sites, ancient droves and route ways, all offer opportunities for exploration, relaxation, walking and cycling. Residents and visitors alike turn to the landscapes and scenic beauty of the AONB to*

refresh the spirit as well as enhancing health and well-being. As sustainable rural tourism evolves, it offers growing support to this deeply rural economy'.

3.2.11 In paras. 3.1 and 3.2 it sets out the future 'vision' for the Cranborne Chase AONB, which is that in 2030, it will be '*an inspirational example of sustainable management in action', and 'a nationally appreciated place where:*

- *its distinctive local landscapes, historic heritage, and wildlife are conserved and enhanced by those who work and manage the land, nurturing a valued and treasured countryside for future generations;*
- *its characteristic vibrant villages, profoundly rural character, and local sense of pride are tangible to all who live and visit here, or just pass through;*
- *the breadth and depth of historic land use offers up its stories in the landscape today;*
- *its cultural heritage is conserved, understood, enhanced, valued and enjoyed;*
- *the aesthetic qualities of the landscape and environment, along with the sense of wonder and enjoyment, are appreciated by all; and*
- *the quality of life remains high and the aspirations of those who live and work here are supported*.'

3.2.12 Para. 8.4 notes that the 'Special Qualities' of the Cranborne Chase AONB include '*its diversity, distinctiveness, sense of history and remoteness, dark night skies, tranquillity*'.

3.2.13 Para. 8.5 explains that '*A greater understanding of the character of the landscapes is crucial to helping everyone make informed decisions that contribute to conserving and enhancing the natural beauty of the AONB*'.

3.2.14 The LVSCA process provides an in-depth understanding of the character of the AONB landscapes within the study area, using CCAONBP's guidance and publications, including landscape sensitivity studies[11], as key sources of reference.

3.2.15 It should be noted that whilst AONB landscapes are designated because they are considered to be of high 'quality', within them there may be places where, on a site- or area-specific basis, the quality of the landscape is assessed as moderate or even low. However, such an area must be considered within the context of the nationally-important and valuable landscape, and seen as an integral part of the whole, regardless of the level of its contribution.

3.2.16 Also, some areas are only of low quality because they are in poor condition, for example through inappropriate management which results in the loss of traditional / characteristic landcover and features. In some cases, this level of condition is temporary, and such areas could be restored. It is thus not always reasonable to use a low condition baseline as the context for evaluating the capacity and potential effects of new development.

3.3 National Landscape Character

3.3.1 Nationally, the country is divided into National Character Areas (NCAs)[12].

3.3.2 NCAs are the responsibility of Natural England. They are '… *areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.*'

3.3.3 Importantly, NCA profiles are '… *guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change*'.

3.3.4 The location of the NCAs within the LVSCA study area is shown on Figure 5 - NCAs and LCTs.

3.3.5 The majority of the local landscapes are covered by NCA 132 Salisbury Plain and West Wiltshire Downs, although the boundary with NCA 133 Blackmoor Vale and Vale of Wardour lies within the

[11] Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty *Landscape Sensitivity Study* (Final Report) May 2007

[12] https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making

south / south-eastern sector of the study area. The boundary line broadly coincides with the distinctive wooded hills and parkland of Fonthill (Grade II* Registered Park and Garden), and generally aligns with the changes in the local landscape character types and areas boundaries (see below).

3.3.6 On the ground, one might assume that the landscape character boundary lines follow the distinctive, elevated and prominent heavily-wooded northern edge of the historic park, which overlooks Hindon and forms a strong physical and visual barrier to the landscapes beyond. However, this woodland is in fact a relatively narrow belt of trees articulating a localised linear ridgeline; to the south, the land dips down to a dry, unwooded valley, then rises up to an area characterised by the more complex upstanding topography, extensive woodland and historic parkland associated with Fonthill Abbey and Park which lie either side of Fonthill Gifford. The boundary lines are drawn along the northern edges of the latter.

3.3.7 The study concluded that due to the lack of interinfluence and intervisibility between Hindon and NCA 133, the character of NCA 133 was not a relevant factor in the assessment process.

3.3.8 The profile for NCA 132 Salisbury Plain and West Wiltshire Downs[13] emphasises that these are '*nationally recognised and distinctive*' landscapes, of great value for their sense of place, natural beauty, scenic quality, natural and cultural heritage and history, tranquillity, opportunities for open air recreation, and associated local economic benefits.

3.3.9 Approximately one third of the NCA is covered by AONB designation, reflecting the area's diverse and significant natural and cultural assets and qualities, and its scenic beauty.

3.3.10 The character of the landscapes is summarised in the profile as follows:

'…Salisbury Plain is a sparsely settled, predominantly agricultural area with a strong sense of remoteness and openness. The dominant element in the landscape – apart from the expansive sky – is the gently rolling chalk downland, forming part of the sweep of Cretaceous Chalk running from the Dorset coast and across the Chilterns to north of the Wash... There is a strong local vernacular architecture combined with a rare sense of space and emptiness... The NCA contains significant historical and cultural assets, including a wealth of buried and above-ground archaeological remains of international importance, and many historic houses and estates.'

3.3.11 The LVSCA study area's landscapes are broadly typical of the NCA, although they lack the exceptional qualities of the plains north of Salisbury.

[13] The profile for this NCA can be found at http://publications.naturalengland.org.uk/publication/5001829523914752?category=587130

Typical NCA 132 landscapes north west of Hindon

3.3.12 The LVSCA Area schedules in Appendix C note whether the individual Areas' landscapes are representative of the 'host' NCA.

3.3.13 The NCA profiles contain specific 'Statements of Environmental Opportunity' (SEOs) for each area, which offer guidance on the critical issues identified, and which can '… *help to achieve sustainable growth and a more secure environmental future*'.

3.3.14 The first two SEOs for NCA 133 are not relevant to Hindon as they relate to large areas of calcareous chalk grassland on the plains which are not present within the local area, and the (Hampshire) River Avon system respectively. However, SEOs 3 and 4 are of relevance:

SEO 3*: Protect, conserve and sustainably manage the NCA's rich historic and archaeological resource, notably the Stonehenge and Avebury World Heritage Site and its surrounding landscape, and its natural and cultural heritage, for its value in sense of place and history and tranquillity, for open air recreation, and for the benefits it brings to the local and regional economy.*

SEO 4*: Protect and enhance the NCA's agriculture interest, working with the local farming community to prepare for the impact of and adapt to both evolving funding mechanisms and climate change, to secure future food provision, while working in harmony with the nationally recognised and distinctive character of the landscape, its natural beauty and scenic quality and, so far as possible, extending the scope for access to nature and other recreation, for public benefit, understanding and enjoyment*.

3.4 Regional / Countywide Landscape Character

3.4.1 NCAs are relevant to this study for the reasons set out above, and it is important that the assessment evaluates whether the local landscapes are good representations of landscape character at a national level, which can increase their value. However, the NCA descriptions usually cover large geographical areas, so it is necessary to look at character at a regional / countywide scale.

3.4.2 The character of the CCAONB's landscapes is categorised and described in the *Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment Final Report*, which was prepared for The Countryside Agency by Land Use Consultants and published in June 2003.

3.4.3 This LCA superseded the previous 1995 assessment of the AONB's landscapes. The 2003 report explains that the new LCA responded to the '*need for an assessment which moves beyond the level of detail provided by the 1995 AONB assessment (by inclusion of such criteria as*

socioeconomic and recreation as influences upon character) and in a manner which sets the benchmark for bridging the gaps in coverage, technical approach and presentation/terminology'.

3.4.4 The 2003 LCA was intended to '*ensure a seamless hierarchy of character from the national to the regional scale and from which future assessments, at district level can take their lead and thus continue this consistent method through to the local scale*'.

3.4.5 It '*seeks to present a fully integrated view of the landscape incorporating all the features and attributes that contribute to the special and distinctive character of the Cranborne Chase and West Wiltshire Downs AONB. These include the physical, ecological, visual, historic and cultural forces that have shaped the present day landscape. It also recognises the AONB today as a living and working landscape and considers the social, economic and recreational characteristics that contribute to its current character*'.

3.4.6 The 2003 LCA noted that the study area was characterised by a diversity of landscapes, displaying many variations and differences. A total of eight different 'landscape character types' (LCTs) were identified across the area. LCTs are 'generic', in that the name of the LCT reflects the key characteristics which are present in an area. Each LCT has '*a distinct and relatively homogenous character with similar physical and cultural attributes, including geology, landform, land cover, and historical evolution*'. In the 2003 LCA study area, examples include 'Chalk River Valley' and 'Rolling Clay Vales'.

3.4.7 The 2003 LCA also involved more fine-grained studies, to identify localised variations in the landscapes covered by the 'mother' LCT. The LCTs were sub-divided into component 'landscape character areas' (LC Areas). LC Areas are '*discrete geographic areas that possess the common characteristics described for the landscape type. Each character area has a distinct and recognisable local identity*'. As with the LCTs, the LC Areas' names describe the landscapes they cover, but are 'area-specific', for example 'Vale of Wardour Rolling Clay Vales'.

3.4.8 The locations of the LCTs and LC Areas within Hindon LVSCA's study area are shown on Figure 5.

3.4.9 The predominant LCT is 2. Open Chalk Downland. The LCA describes the LCT as follows:

'*Two large tracts of open chalk downland, divided by the Vale of Wardour, account for a large proportion of the AONB area. Unlike the often dramatic escarpments which are found along several of the boundaries of the chalk, and which represent the retreating faces of chalk strata, the chalk downs have a much more subdued landform of gently rolling spurs and dry valleys. Only where these valleys come close to an escarpment do they deepen to create convoluted, dividing valley systems. In geological terms, the open downs comprise the dip-slope of the chalk; a gently inclined landform representing the original chalk 'surface'*.

'*These uninterrupted rolling hills and gentle slopes give a real sense of openness. The land is now predominantly under arable fields but with areas of chalk grassland surviving. Open Chalk Downland occurs in two extensive areas making it the most significant landscape type in terms of area covered*'.

3.4.10 The LC Area of the landscapes within the LVSCA study area is predominantly 2A West Wiltshire Downs Open Chalk Downland. To the south / south east there is a belt of LCT 7 Forest Greensand Hills, and a swathe of 8 Rolling Clay Vales around Fonthill Gifford. The change in LCT and associated LCAs occurs along a similar boundary line to that between NCAs 132 and 133, i.e. the second 'tier' of upstanding woodland associated with Fonthill. As with the NCAs, due to the lack of interinfluence and intervisibility between Hindon and LCTs 7 and 8, they were discounted from the rest of the assessment process.

3.4.11 LC Area 2A West Wiltshire Downs Open Chalk Downland extends from the village of Wilton in the east (on the AONB's eastern boundary) to Mere in the west.

3.4.12 The key characteristics of LC Area 2A are listed in the 2003 LCA; those which were identified as present within, and characterising, the Hindon LVSCA study area are noted below:

- *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.*
- *Isolated Neolithic long barrow burial monuments, and Bronze Age round barrows are visible in this ancient landscape.*
- *The Roman road between Old Sarum and the Mendips follows the top of the downs.*
- *Fast moving transport corridors, A303 and A350, running across and through the landform in cuttings and on embankments.*

3.4.13 Visually, the LC Area is described as '*a distinctive, large scale landscape covering an extensive area*'.

Typical LC Area 2A landscapes south west of village

3.4.14 The 2003 LCA sets out the Management Objectives for each of the LC Areas. Those for LC Area 2A are as follows:

'*Overall, management of this landscape should conserve the simple, open character of the landscape, long views, sense of scale and remoteness. Management should also seek to restore key features that have been lost or are declining such as areas of chalk grassland and the reinstatement of denuded hedgerows*.

- *Conserve the open character of the downs and retain the simple land cover.*
- *Encourage restoration of chalk grassland particularly in areas that are connected to existing SSSI sites, notably in the northern part of the character area.*
- *Promote appropriate management of arable farmland to create a wildlife-rich habitat supporting farmland birds. This will include retaining areas of fallow land and maintaining an unploughed margin around fields plus management of hedgerows.*
- *Discourage unsympathetic ribbon development and associated planting (such as Leylandii hedges) along transport corridors in order to conserve open views and safeguard the character of the built environment.*
- *Manage the distinctive deciduous woodland clumps and consider a programme of replanting to maintain these as features.*

- *Ensure that the development of tall structures, such as communication masts and wind energy developments, are in scale with the landscape and do not threaten the setting of important archaeological earthwork features*'.

3.5 Designated / Key Landscape Features: Physical Landscape

3.5.1 The geology, soils, topography and hydrology of the LC Area are described in the 2003 LCA report, which should be referred to for more detail about the wider area's physical influences. In summary, within the study area, the solid geology is defined by the Upper Chalk stratum of Seaford Chalk. This gives rise to thin, calcareous soils known as Rendzinas, although there are also pockets of brown earths associated with the clay, with flints drift that caps the ridgeline. The clay-with-flints soil is silty and flinty, well-drained, and commonly supports woodland, as seen at Great Ridge.

3.5.2 In terms of landform and hydrology, the uniformity of the chalk gives rise to the characteristic downland landform of the area, with undulating and gently rolling hills that are both broad and convex in form, and separated by shallow, dry river valleys (water is noticeably absent from this landscape). Discernible ridgelines and terraces also feature.

3.6 Designated / Key Landscape Features: Heritage

3.6.1 The locations of the features listed are shown on Figure 4 - Landscape Baseline Designations and Key Features.

3.6.2 The sections on Hindon's history and historic landscape character below explain and provide the background context for these features, especially the village's listed buildings. In summary, there is evidence of prehistoric activity throughout the area. Hindon was planned and created as a new market town in the early to mid-13th century. A fire in 1754 destroyed a large proportion of the buildings in the town (although some stone-built houses dating from the 17th century survived and are still standing), but it appears that rebuilding was accomplished relatively quickly. The church of St John the Baptist was built in c. 1871, on the site of a previous chapel.

3.6.3 Further information about some of Hindon's heritage assets and how development may affect them can be found in *Hindon Neighbourhood Plan - Heritage Assessment of Sites* (8th April 2018) by Conservation Consultant John Davey IHBC, AA Dip (Cons), Dip TP, MRTPI.

Scheduled Monuments

3.6.4 Two scheduled monuments (SMs) were identified within the LVSCA study area. Both are prehistoric barrows. One (a bowl barrow) is located just south of the A303, c. 1.8km north west of Hindon; the other (a round barrow) lies c. 900m south west of the village, in a prominent, elevated location at the intersection of several footpaths and tracks, including the Wessex Ridgeway.

Prehistoric barrow (SM) south west of village (fenced area in foreground)

3.6.5 According to an extract from English Heritage's record of scheduled monuments[14], barrows are '*funerary monuments dating from the Late Neolithic period to the Late Bronze Age… constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials…. Often occupying prominent locations, they are a major historic element in the modern landscape and… provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities*'.

Listed Buildings

3.6.6 A total of 110 listed buildings and structures were identified within the study area.

3.6.7 There are two Grade I listed buildings, both in / near Fonthill Bishop, and three Grade II* listed buildings (at Fonthill Bishop, Berwick St Leonard, and Fonthill Abbey Wood).

3.6.8 The scattered listed buildings in the south east of the study area are associated with the Fonthill Registered Park and Garden (see below) and include the Grade I archway with lodges and flanking walls on the historic approach to the park, and a Grade II* Georgian boathouse. A number of the Grade II structures also relate to Fonthill Park, such as the tunnel to Hindon south of Stops Hill. South east of Fonthill Gifford, the Church of Holy Trinity and the remains of Old Fonthill Abbey are both Grade II* listed.

3.6.9 Only the tunnel lies within Hindon's area of influence; the others were discounted from the remainder of the study.

[14] http://www.natureonthemap.naturalengland.org.uk/Metadata_for_magic/rsm/32358.pdf

Grade II listed tunnel at Fonthill

3.6.10 Otherwise, Grade II listed buildings / structures in the study area tend to be clustered in villages and hamlets - isolated milestones are the predominant listed features in the open countryside.

3.6.11 The majority of Hindon's listed buildings including the church (all Grade II) line both sides of High Street (63 listings in total along the street), or are nearby on streets leading to it.

3.6.12 The exception is highly distinctive Dene House on the north side of Stops Hill, at the main gateway into the village from the south east (see gateways section below).

Registered Parks and Gardens

3.6.13 There is one Registered Park and Garden (RPG) within the study area: Grade II* Fonthill. As previously described, the distinctive, elevated and prominent heavily-wooded northern edge of the RPG overlooks Hindon, and forms a strong physical and visual barrier to the landscapes beyond.

3.6.14 The RPG is extensive. Its western boundary lies south west of Hindon, c. 1.3km east of the A350; its eastern boundary lies c. 6km away, at Ridge (south west of Chilmark). At its widest point there is c. 2.6km between the northern and southern boundaries.

3.6.15 Features of the RPG include Fonthill Lake, the Grade II* boathouse, adjacent bridge, and two large stone vases, as well as the Grade I archway and Grade II grottos.

3.6.16 There has been a 'residence of standing' at Fonthill since at least the 16th century. According to the Register[15], Fonthill is a '*Landscape park developed c.1740 onwards by Alderman William Beckford and c.1793 onwards by his son William Beckford, with further development c.1850. At most extensive c.2,000ha. Now in divided ownership and in varied use - mainly parkland, woodland, and agricultural, and with several separate residences. The present Fonthill House is not within the area covered by the erstwhile Beckford estate, nor has it any connection with that estate*'.

3.6.17 Hindon village and the surrounding landscapes form an integral and important part of the RPG's setting; this is another highly important factor to consider in the LVSCA, and in any future development proposals. Where a relevant factor, this is noted in the LVSCA Area schedules.

[15] https://historicengland.org.uk/listing/the-list/list-entry/1000322

Conservation Areas

3.6.18 Hindon's Conservation Area (CA) covers the majority of the settlement, although it excludes the more recent developments which have extended away from the High Street.

3.6.19 Hindon's *Conservation Area Appraisal and Management Plan* (February 2009) concluded that as a '*set piece of medieval town planning*' the village '*deserves its conservation area status and has (possibly due to the high degree of listed buildings) maintained its authenticity and sense of historic character*.'

3.6.20 The CA Management Plan sets out the key characteristics of the CA, many of which are highly relevant to local landscape character and visual amenity (and the location / design of any future development):

- *The medieval street plan and survival of burgage plots.*
- *The relatively narrow date range of the buildings to the main street providing a stylistic consistency.*
- *The presence of alleyways and lanes running off the High Street forming very attractive elements of intimate townscape.*
- *The dominance of the church, offset from the street building line, with its striking stone spire forming a key landmark in the townscape.*
- *The use of the local Chilmark stone and hand made clay tile roofs.*
- *The attractive mix of stone and brick houses in the High Street.*
- *The sloping topography of the settlement providing wider views of the valley setting.*
- *The valuable survival of so many historic buildings which is reflected in the high proportion of listed buildings in the conservation area (over 80%), with almost all buildings making a positive contribution to the character and appearance of the conservation area* as a whole.
- *The prominence of roof slopes visible from extended views.*

Hindon Conservation Area (Stops Hill / High Street)

Hindon Conservation Area (Angel Lane)

Hindon Conservation Area (off High Street)

Hindon Conservation Area (junction of High Street and Angel Lane)

3.6.21 The *Conservation Area Appraisal and Management Plan* identifies a number of unlisted buildings within the village that make important positive contributions to the character of the CA, both individually and in groups with and without listed buildings. These have been factored in to the LVSCA as appropriate.

3.7 Designated / Key Landscape Features: Natural Assets and Functions

Biodiversity

3.7.1 'Biodiversity' issues are an important factor in the assessment of landscape and visual effects, as different habitats have different characteristics and features which contribute to a landscape's character. Loss or erosion of habitats can therefore lead to adverse effects on landscape character and visual amenity. Changes to landscape features, elements and landcover can also result in changes to these habitats and the species of flora and fauna they support.

3.7.2 GLVIA3 notes that '*... the presence of features of wildlife… can add to the value of the landscape as well as having value in their own right*.'

3.7.3 In its guidance document *A Handbook on Environmental Impact Assessment* (4th edition 2013), Scottish Natural Heritage (SNH) explains that '…*all landscapes, everywhere, are important as* [inter alia] …*an environment for plants and animals, the condition of which directly affects biodiversity conservation*.'

3.7.4 The baseline information which needs to be gathered and considered in landscape assessments is set out in LCA guidance; the list includes 'literature on wildlife' such as relevant Natural Area Profiles, Biodiversity Action Plans, local Phase 1 habitat and other surveys.

3.7.5 On-the-ground ecological surveys are beyond the scope of landscape assessment, and that level of detail is not normally required at this stage (proposals for any future development should include an ecological survey in accordance with best practice if it is likely that habitats and / or species could be affected by it).

3.7.6 However, this LVSCA has taken into account publicly-available data, using sources such as Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) maps[16] and various CCAONB documents, including the Management Plan and the LCA. It also noted the comprehensive

[16] https://magic.defra.gov.uk/

Ecological Appraisal carried out for one of Hindon's proposed NDP sites by Andrew McCarthy Ecology in April 2018 - see Appendix 5 of the NDP base evidence[17].

3.7.7 Also, if obvious biodiversity potential is observed during the surveys, for example habitats likely to support protected species, it is noted; where relevant to landscape character and / or visual amenity, the information is recorded and incorporated into judgements about value and sensitivity / capacity.

3.7.8 As noted above, the wider area contains many sites of ecological significance. According to CCAONB's consultation draft Management Plan, '*The AONB is of great ecological importance. It has 5 internationally, and 60 nationally, protected sites. These range from ancient downland, chalk rivers and meadows to scattered semi-natural ancient woodland, which include remnants of the medieval Cranborne Chase royal hunting area and the former Royal Forests of Selwood and Gillingham. There are also around 520 sites of local importance for wildlife comprising just over 9% of the AONB*'.

3.7.9 According to the 2003 LCA, within LC Area 2A, '*Although this character area is dominated by arable agriculture, it has retained substantial ecological value, and supports a variety of habitat types, several examples of which are considered to be of national importance. In total, eight Sites of Special Scientific Interest (SSSI) fall wholly or partly within the character area*'.

3.7.10 The LCA also notes the ecological importance of Great Ridge, the southern edge of which lies just beyond the study area boundary, c. 2.3km north of Hindon. Along the ridge there is a significant area of ancient oak-woodland, characteristically associated with elevated plateaux where the chalk is capped by clay with flints. The LCA notes that although not considered to be of national importance, the woodlands '*are of substantial ecological value for a variety of flora and fauna, with Great Ridge for example supporting a number of notable bird species including nightjar (Caprimulgus europaeus), woodcock (Scolopax rusticola) and nightingale (Luscinia megarhynchos)*'.

3.7.11 The locations of the designated areas and features within the LVSCA study area are shown on Figure 4. They are summarised in the list below, and where relevant, are described in more detail in the individual Area schedules in Appendix C:

- The Chilmark Quarries Special Area of Conservation (SAC) lies c. 2km south east of the village (at closest points). It comprises three separate areas (caves / grottoes and abandoned stone mines / quarries) either side of the lake in Fonthill Park which are of significance for several species of bats.
- The Chilmark Quarries are also a biological and geological Site of Special Scientific Interest (SSSI).
- The majority of the designated Priority Habitat Inventory (PHI) sites in the area are associated with Fonthill's woodlands (most of which are ancient) and parklands. There are only a few small, scattered blocks and belts of PHI Deciduous woodland (including one at the western end of The Dene), and a small area of PHI Lowland calcareous grassland at Berwick Down. On the west side of Hindon village there is a relatively large area of locally very rare PHI Lowland meadows, and an adjacent additional habitat which may be similar in nature.

3.7.12 There are clear differences in levels of management throughout the area which affect the potential for biodiversity. Intensive farming methods, horse-keeping and other activities can reduce opportunities for flora and fauna; conversely, unmanaged habitats, or ones which are managed for biodiversity, are likely to be highly valuable.

3.7.13 Residential and other forms of development / change can have direct and indirect negative effects on the landscape: the effects of loss of habitat may be quantifiable, but indirect effects arising from increased human activity (noise, lighting, disturbance, pressure on sensitive habitats and species, pollution, domestic pets preying on birds and small mammals etc.) can also arise, especially on the fringes of settlements.

3.7.14 It is also important to note that gardens can provide very good opportunities for wildlife, and may offer more diverse habitats than improved arable fields, for example, so long as wider connectivity is maintained.

[17] https://www.hindonvillage.org/Appendix5_East_Street_Revised_Prelim_Ecological_Appraisal_17.04.2018.pdf

Green Infrastructure

3.7.15 CCAONB's consultation draft Management Plan defines 'Green infrastructure' (GI) as '… *the physical environment within and between the towns and villages. It is a network of open spaces, including formal parks, gardens and woodlands; the green corridors, waterways, street trees; and countryside. The aim is to deliver multiple benefits to people and wildlife. These include the improvement and linking of habitats for wildlife and increased opportunities for open air recreation, improved health and well-being for people.*'

3.7.16 GI 'assets' are physical / natural / historic / recreational features and elements; GI functions are the roles the assets play. GI makes an important contribution to judgements about Landscape Value.

3.7.17 GI functions include the provision of:

- Access, recreation, movement and leisure
- Habitats for, and access to, nature
- Landscape setting and context for development
- Energy production and conservation
- Food production and productive landscapes
- Flood attenuation and water resource management
- Cooling effects.

3.7.18 Amongst its many benefits, GI has a vital role to play in peoples' health and wellbeing. According to recent studies, residents who live near nature generally cope better with the stress of everyday life and are considered happier than those who do not have easy access to green spaces. '*Proximity to greenspace is generally associated with increased levels of physical activity. This effect is particularly marked in the under 25's, who are more likely to be obese if they do not have access to greenspace. Regular participation in physical activities has been shown to improve physical and mental health. Increasing physical activity through access to high quality greenspace has the potential to save the NHS £2.1 billion a year… The green infrastructure approach therefore integrates consideration of economic, health and social benefits to ensure that delivery against both environmental and socio-economic objectives is central to the planning, management and delivery of these spaces*'[18].

3.7.19 GI can improve the community's experience and understanding of natural and historic places. Integrating access to green spaces with natural, cultural and heritage value into peoples' everyday lives can help to develop a connection with the local area and increase community participation. It can provide learning opportunities, reduce crime, and encourage social activity. Education involving the natural environment and green spaces can positively influence the functioning of communities through reducing anti-social behaviour, increasing self-esteem, and improving skills.

3.7.20 It can also benefit the natural and historic environment by creating and enhancing biodiversity, connecting wildlife corridors and networks, protecting and enhancing landscape character, and improving the quality of rivers and streams, as well as conserving and enhancing heritage assets such as historic landscapes and archaeological features, and improving the setting of historic buildings and monuments.

3.7.21 GI should form an integral part of planning for the future (it is an important aspect of both national and local planning policy), and should be the subject of focused studies if and when required, especially as part of planning applications.

3.7.22 Examples of GI assets, many of which are present in both the local and wider study areas, include:

- Natural and semi-natural rural and urban green spaces – includes woodland and scrub, grassland, meadow, wetlands, open and running water, brownfield sites, bare rock / geological habitats (for example quarries).
- Parks and gardens – urban and country parks, formal / public and private gardens, and institutional grounds (for example schools).
- Amenity green spaces – informal recreation spaces, play areas, outdoor sports facilities, housing green spaces, domestic gardens, community gardens, roof gardens, village greens, commons, living roofs and walls, hedges, civic spaces, and highway trees and verges.

[18] Worcestershire Green Infrastructure Strategy 2013 - 2018 (Worcestershire County Council)

- Allotments, orchards, suburban and rural farmland.
- Cemeteries and churchyards.
- Green and blue corridors – watercourses (including their banks and floodplains), dismantled railway, road verges, old trackways.
- Sites of nature conservation value / importance (statutory and non-statutory) including SSSIs, LWSs and PHI sites; also LGSs.
- Green spaces (designated / undesignated) selected for historic significance, scenic beauty, recreation, wildlife, tranquillity etc.
- Archaeological, historic and cultural sites / features.
- Functional green spaces such as sustainable drainage schemes (SuDS) and flood storage areas.
- Built structures – living roofs and walls, bird and bat boxes, roost sites.

3.7.23 Hindon's NDP evidence-base includes a GI report which identifies 'footpaths and corridors' in and around the village[19].

3.7.24 Where relevant, specific GI assets and functions are noted in the individual LVSCA Area schedules.

3.8 Designated / Key Landscape Features: Public and Social Amenity

3.8.1 This section summarises the various factors which contribute to the public and social amenity of people living in and around the village, and those who visit it. It describes the opportunities that exist for access along various paths, trails and routes, and for both formal and informal recreation.

3.8.2 Where relevant to local landscape character and visual amenity, further information about recreation and access in and around the village is provided in the local landscape section below, and in the individual LVSCA Area schedules (for example if an Area has an important recreational function, and where public and social amenity could be affected as a result of certain changes such as new residential or other development).

3.8.3 Many of Hindon's roads and footpaths / bridleways follow ancient trackways, often along routes to and from Stonehenge and other sites of cultural / religious significance. The choice of location for Hindon village as a market town / trading post in the 13th century was almost certainly due to the fact that it was strategically sited at a place where well-used existing trackways crossed.

3.8.4 The Wessex Ridgeway and the Monarch's Way are long-distance footpaths which converge at Hindon (both routes are along part of High Street).

3.8.5 The Wessex Ridgeway runs from Marlborough / Avebury along the northern and western edge of Salisbury Plain and the Dorset Downs, via Devizes, Warminster, Heytesbury, Hindon and Tollard Royal, to the south coast at Lyme Regis - a distance of 136 miles. The path links a number of iron-age hill forts, and provides 'excellent' walking along high chalk downs, with extensive views.

3.8.6 It arrives in Hindon from the west / south west via the Clouds Park area, turning towards Hindon where the tumulus (SM) is situated along a hedgebound track along the ridgeline. From a point opposite Chalk Lane it descends into the village, running along High Street to its north-eastern end. From there, it cuts between houses and crosses fields along a track which emerges at the lane leading northwards to Chicklade, which the footpath follows.

[19] https://www.hindonvillage.org/Appendix9_Green_Infrastructure_Footpaths_etc.pdf

Route of Wessex Ridgeway at north-eastern edge of village, looking north east

Wessex Ridgeway from same point, looking north west

3.8.7 The Monarch's Way is a 625km long path between Worcester and Brighton, broadly following the escape route taken by King Charles II in 1651 after being defeated in the Battle of Worcester.

3.8.8 It arrives in Hindon from the east via the B3089 (main historic route to Salisbury, via Berwick St Leonard and Fonthill Bishop). Just before the village it bifurcates from the road and follows a narrow, tree-lined track, emerging into the village at Dene House. From there it runs along High Street, then turns westwards along the B3089 / Angel Lane. Just after the parish boundary, the

path heads south-westwards. The paths in this sector probably linked Hindon to the west / north west, perhaps via King Alfred's Tower.

Route of Monarch's Way (near A350 looking east)

3.8.9 It is likely that locally at least, both paths follow prehistoric (Neolithic / Bronze Age) routes, although the lines of the paths today are along one of the many trackways that criss-crossed the area - there was unlikely to have been a single, designated road, rather a complex of braided tracks, with subsidiary ways diverging and coming together over time as travellers' purposes and requirements (and land-ownership) changed.

3.8.10 Some of the local footpaths / byways follow the routes of the long-distance trails. A public footpath runs from The Dene, along the south-eastern edge of the village to Angel Lane, with cut-throughs to High Street. There are no public footpaths / bridleways / byways in the parish's north-western and northern sectors (between the B3089 and the lane to Chicklade). Some of the footpaths / bridleways run along the parish boundaries (the northern boundary is an old ox-drovers track).

3.8.11 The footpaths in particular are a very valuable community asset, providing access to most if not all of the area's GI assets, and contributing to the health and well-being and quality of life of local people.

3.8.12 Many of the public rights of way are also used by people from outside the area, including tourists visiting the AONB, who make an important contribution to the local economy. However, where there are no footpaths linking the village to the wider areas (for example, Fonthill, which is a popular destination for villagers as well as tourists), people have to walk (or cycle, or ride) along local lanes and roads, where there is little or no room for roadside footpaths. This can be an uncomfortable and potentially dangerous experience, especially as cars travel quite fast due to good forward visibility in places.

Example of narrow lane leading to village

3.8.13 In terms of recreational facilities in and around the village, there is a children's play area on the corner of High Street / The Dene, the Fellowship Club (which has a popular skittle alley), and well-used allotments on the western edge of the village, north of The Dene.

Play area in village centre

Hindon's allotments

3.8.14 There are several local facilities / visitor attractions in and around the village, and the village itself is of course a popular tourist destination, and is very accessible by car and on foot / bicycle; there is also what is described locally as an 'adequate' bus service. The village facilities include two historic hostelries (The Angel Inn and The Lamb) and the village shop. There is also a primary school, and a busy doctor's surgery.

Village school

3.9 Aesthetic and Perceptual Qualities

3.9.1 The aesthetic and perceptual qualities of a landscape's character (see *Figure 1 - What is Landscape?* above) play an integral part in understanding its value, susceptibility to change, and sensitivity.

3.9.2 Aesthetic qualities include a landscape's forms, patterns and shapes, its scale, texture, colour, balance and so on. It must be borne in mind, however, that there is always a degree of subjectivity in determining what is 'pleasing' to the eye or what is 'discordant'.

3.9.3 Perceptual qualities include noise / tranquillity, smell, touch, sense of remoteness, movement / busyness, quality of light, scenic beauty, associations and memories. It is possible to be objective about some of these up to a point - this is an Area of Outstanding Natural Beauty, and so there is consensus about many of the landscape's aesthetic and perceptual qualities. Factors such as light, noise, smell and movement can be measured; however, qualities which are 'sensual' and 'emotional' cannot easily be quantified.

3.9.4 As mentioned above, CCAONB's consultation draft Management Plan sets out the AONB landscapes' special qualities and key characteristics, which include important aesthetic and perceptual qualities. The Plan includes evocative descriptions of the qualities of the landscapes which form Hindon village's context and setting:

'*They include its diversity, distinctiveness, sense of history and remoteness, dark night skies, tranquillity; and its overwhelmingly rural character. With mists slowly forming over expansive downlands, it can be a moody, evocative landscape. The sights and sounds of bygone times never far away. It is an unspoilt and aesthetically pleasing landscape… panoramic views, dark skies awash with stars, the wealth of wildlife, plethora of historic sites, ancient droves and route ways*…'

3.9.5 The constant changes in seasons and weather (including direction of the wind), the position of the sun and the light conditions, ensure that every day, the views and experiences are different, as shown on the series of photographs overleaf.

Hindon's landscapes: aesthetic and perceptual qualities

3.9.6 The village itself has mixed aesthetic and perceptual qualities, albeit predominantly positive. In most long- and middle-distance views it appears to have a great deal of integrity, seen nestling within a tranquil and fairly isolated valley, built form and mature vegetation in pleasing balance, the church spire often seen first, peeping above the local ridgelines as one approaches.

Hindon's church spire from south

Hindon's church spire from east

3.9.7 At closer quarters, some parts of the village are less well visually-integrated into the wider landscape - inevitably on the outskirts, where modern residential and other development has been allowed without much consideration of important factors such as siting, orientation, form, texture

and especially colour (see photos above and below). The first two images below illustrate how the contrast of white / pale rendered elevations against a natural darkish green backdrop draws the eye away from / competes with the historic core, and further emphasises inappropriate siting and layout. However, the choice of darker roof tile colour shown in the second photo integrates better than the red tiles shown in the first and third photos. The last image shows how the use of colours which have a similar tonality to that of the surrounding palette integrate very well. The local grey / brownish render is a better choice than white. White trims, gable ends and other features should also be avoided where they give rise to unacceptable / uncharacteristic contrast.

Colour contrast (houses at Hill Terrace, along Stops Hill, looking from north east)

Colour contrast (houses on East Street, looking from north east)

Colour contrast (houses at Hill Terrace, along Stops Hill, looking from west)

Colour contrast (East Street)

Colour integration (Hawking Down House, looking from south) - trees screen built form on skyline

3.9.8 Within the village itself, however, overall there is a great deal of integrity, especially in and around the historic core, with some fine buildings (many listed) and very high levels of management.

3.9.9 The local landscapes also display some 'negative' aesthetic and perceptual qualities.

3.9.10 According to the 2003 LCA (page 125), one of the key characteristics of LC Area 2A is '*Fast moving transport corridors, A303 and A350, running across and through the landform in cuttings and on*

embankments'. Although Hindon village centre lies c. 1.6km east and 2.3km south of these roads respectively, and topography helps reduce interinfluence, there are places beyond the settlement where traffic is both visible and audible.

3.9.11 Other detractors include:

- large, sometimes industrial-scale modern farm complexes and associated infrastructure / operations / activities;
- poor management of landscape elements and features (and wildlife habitats), leading to erosion / loss of hedgerows, trees and calcareous / lowland meadow grassland (with subsequent erosion of characteristic landscape patterns);
- urbanisation / domestication / erosion / clutter / paraphernalia along roads and residential garden boundaries / in gardens;
- uncharacteristic tree species planted.

Landscape detractors south and south west of village

3.9.12 It should be noted, however, that there are also areas where the rural landscapes are better managed and apparently in good health, with intact hedges, diverse woodland and grassland habitats, and tidy farmsteads / other complexes.

Intact landscapes on village's south-western outskirts

Well-managed landscapes east of village

3.10 Historic Landscape Character and Cultural Associations

Introduction and Overview

3.10.1 Heritage and historic landscape character are integral elements of landscape character, and thus of landscape character assessment. This was emphasised in para. 170 of the 2012 version of the NPPF: '*Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character*', although in the 2018 version, for some reason this recommendation has disappeared.

3.10.2 Landscape assessment guidance is also clear about the matter, setting out the range of historic and socio-cultural baseline information which needs to be gathered, analysed and factored in to the findings. It states, '*The history of the landscape, its historic character, the interaction between people and places through time, and the surviving features and their settings may be relevant to the LVIA baseline studies, as well as the cultural heritage topic*'.

3.10.3 Establishing and analysing an area's 'time-depth' is a very important part of the landscape character assessment process.

3.10.4 According to *Topic Paper 5 Understanding Historic Landscape Character*[20], '*HLC/HLA is most of all concerned to trace the imprint of the past on landscape. Known as 'time-depth' (see Box 1), this is one of the landscape's most important characteristics. It can be defined as "the long-term interaction between human activity and natural processes" [5]. It recognises that the long sequence of events and actions that have produced the present environment, and which is visible within the landscape, is the result of human activity as well as natural processes.*

'*A proper understanding of time-depth needs to recognise the various, and often complex, ways in which the landscape has been influenced by past human actions. HLC/HLA focuses on this human perspective and adds a fuller historical dimension to the basic Landscape Character Assessment process.*

'*Time-depth is reflected within HLC/HLA through readily identifiable components like field boundaries, and through less obvious remains of settlement or communications and transport networks. It is also reflected through human influence on vegetation patterns, and in the "hidden",*

[20] *Landscape Character Assessment Guidance for England and Scotland - Topic Paper 5: Understanding Historic Landscape Character* The Countryside Agency and Scottish Natural Heritage (2002)

buried evidence of past environments which survives across the landscape in the form of palaeoenvironmental deposits, for instance, or as cropmarks in ploughed land.

An important aspect of understanding time-depth is recognising that human influence has occurred, and can be traced, even where the landscape appears natural. It enhances our appreciation of how landscape components have changed through time, or survived through continuity.

3.10.5 Understanding historic landscape character is important because otherwise, the value of certain features may be missed, and not factored into judgements about sensitivity / capacity and potential effects. This may lead to the levels of capacity and / or effect being reported as lower than they should be. As well as HE's Good Practice Advice on settings mentioned above, there are other useful sources of information about the subject to which reference is made during the studies.

3.10.6 Also, although detailed assessments of heritage assets and their significance are beyond the scope of this study, it is important to analyse the data and use the information to build up an understanding of how the area's landscapes and settlements evolved over time.

3.10.7 In this case, historic map regression exercises were carried out to establish how and why both the landscapes and the settlements have evolved as they have, and what relevance this has to current and future landscape-related matters, especially character. A range of maps dating from the 1740s onwards (and old aerial photographs) were consulted and compared. It is possible to identify features in the landscape today and trace their history back for many centuries; from this information, their rarity and value can also be determined.

3.10.8 Key sources of information included *Wiltshire and Swindon Historic Landscape Characterisation* (Wiltshire Council, 2017) and CCAONB's *Historic Landscape Characterisation Project* (2008).

3.10.9 Other sources of reference for this section included *Hindon Conservation Area Appraisal and Management Plan* (2009) and *Historic Environment Action Plans Area 5: West Wilshire Downs* (CCAONB, 2011). The local history publication, *Crosstracks to Hindon* (2005) by Richard Dewhurst, was particularly helpful in informing the assessment.

3.10.10 The studies noted significant time-depth evident within the study area, identifying a wide variety of historic assets, elements and features and cultural associations. Many of the features listed above and below, and shown on Figure 4, make important contributions to both landscape character and visual / social amenity, some at a national level, others at a regional and / or local / neighbourhood level. They must also be factored in to judgements made about landscape value and sensitivity.

Historic Landscape Character

3.10.11 Both Wiltshire Council and CCAONB have carried out Historic Landscape Characterisation (HLC) projects. Both projects assign the same time-depth evident in the landscape today to the study area. This is shown on Figure 6.

3.10.12 CCAONB's HLC study categorises Hindon as Type 5.1.3 Pre 1800 Planned Nucleated Settlement. It is the only area within the AONB to have been identified as a pre-1800 planned settlement, and therefore '*as a sole example contributes less to the landscape character of the AONB as a whole*'. However, CCAONB's HLC also states that its historic rarity means that it contributes greatly to the immediate local character around Hindon. The village is largely surrounded by pre-1800 fields.

3.10.13 In CCAONB's HLC, Hindon's historic character type '*is associated with regularly spaced tenements and narrow Burbage plots aligned along a central road*' and '*its nucleated regular form would be obvious to most observers*'.

3.10.14 The more recent developments around the medieval planned core are generally categorised as 20th and 21st century settlements in both the CCAONB, and Wiltshire and Swindon's HLC projects.

3.10.15 The wider, largely agricultural landscape in the study area comprises HLC types related to enclosed land. The fields around Peaked Field Coppice, Knoyle Down Farm and the land south of Berwick St Leonard, for example, are classified as planned enclosure carried out during the post-medieval period, with little change to their field patterns. Other fields, such as land near Two Mile Down, are categorised as 20th or 21st century, enclosing previously open downland.

3.10.16 The evolution of the village and its landscapes is set out in the local landscape character section below; where relevant, more detailed information about the landscapes of the individual Areas is provided in the LVSCA Areas schedules (Appendix C).

3.11 Local Landscape Character Overview

3.11.1 Although an important factor in the baseline assessment, the national / regional / countywide landscape character areas and types described in the sections above cover broad geographical areas which share similar characteristics; thus, the level of detail provided is often not sufficient for the purpose of more granular assessments such as this. Clearly, within each area / type there are likely to be considerable local variations which must be understood and factored into the baseline studies.

3.11.2 The landscapes within a more 'localised' area were therefore subject to more detailed survey and analysis, factoring in the findings above and augmenting them where required.

3.11.3 In this case, the term 'local' refers to the parts of the landscapes in the study area which have interinfluence with the landscapes in and around the village; these are the subject of the more detailed LVSCA studies. A landscape's 'area of influence' is partly determined by its 'visual envelope', i.e. the places from which the given area is visible, but it also takes into account the characteristics of a particular landscape area or type, the extent of which is not necessarily determined by visibility.

3.11.4 This section analyses, synthesises and where relevant, augments the baseline information set out in the sections above, and the findings of the 'local' landscape studies, to provide a more holistic overview of the landscapes which form the context and setting of the village, and which could be affected - positively or negatively - by change.

3.11.5 The information is shown on the LVSCA figures. In particular, the aerial photograph in Figure 3 is a useful reference for this exercise, although the 'local' area of influence often extends beyond the areas shown (noted below where relevant).

Hindon Parish: Landscape and Village Context

3.11.6 Hindon is a civil parish and village in Wiltshire. Both parish and village are relatively modest in size: the parish covers c. 4.2 sq km (c. 1.6 sq miles), and in 2011, its population was just 485. According to the NDP's public consultation exercise, in 2018 there were c. 204 households in the village, and c. 500 residents.

3.11.7 The character displayed by both the parish's landscapes and the village is the result of a wide variety of natural and cultural factors, as described in the sections above.

3.11.8 Broadly, beyond the village itself, the local landscapes display the same key characteristics and qualities as those which are typical of the wider area, due mainly to the underlying geology (chalk).

3.11.9 However, despite the fact that Hindon is clearly an integral and important part of a much wider landscape area / type, it also displays distinct differences. The village itself and the landscapes which immediately surround it are unique, due to the planned nature and historical evolution of the settlement. Also, there are several other factors which give rise to the village's high degree of local distinctiveness and sense of place which are either not found, or are uncommon, elsewhere.

3.11.10 The mature tree cover in and around the village is a good example of this - see below. Conversely, there are certain detractors - for example erosion / loss of features and mid-20th to 21st century housing - which has resulted in the erosion / loss of both distinctiveness and sense of place.

3.11.11 For the most part, the parish's boundaries are well-defined, following distinct physical features which contribute to, and form part of, its local landscape context and setting, and influence its character to varying degrees. However, there are also sections of the boundary where any physical features or routes which once existed have been lost.

NORTHERN SECTOR

3.11.12 The parish's northern boundary lies c. 1km north of the village centre. It runs along the line of an ancient ox drove trackway south of Chicklade and the A303 (which is also on the line of an ancient route, although it was established as a main highway well before the 19th century). The boundary is delineated by an old and very robust hedge with some fine escaped trees. It is an important GI asset, performing several valuable functions including access to nature / heritage and wildlife corridor.

3.11.13 Physically and visually, the northern parish boundary lies outside the village's area of influence, as it is on the north side of, and below, a prominent chalk down ridgeline. Hawking Down sits atop the ridge on a broad plateau, which then runs eastwards to Berwick Down. At this point, the parish

boundary / trackway join the A303 - just north of Berwick Down and Cold Berwick Hill (the summit of which lies just outside the parish).

Ridgeline north of village and route of ox-drove track along northern parish boundary

3.11.14 From the plateau at Hawking Down, the land falls from c. 185m above Ordnance datum (AOD) to c. 125m AOD in the centre of the village. The lowest points in the village are along The Dene, which is in the valley of the winterbourne; levels here drop from c. 120m AOD to c. 115m AOD just east of the school.

3.11.15 Hawking Down is well-wooded (see significant vegetation below). Otherwise, the landscapes comprise open arable / improved pasture fields, of an average size for the area. There appears to have been little post-inclosure enlargement - most fields have retained their post-medieval shapes, and are bounded by intact post-medieval hedgerows, characterised by a scattering of escaped semi-mature / mature trees. A few fields are subdivided by recent hedging / ad-hoc fencing (the latter especially where horsiculture is practiced).

'Horsiculture' north east of village

3.11.16 The hedges and fields west of the lane between Hindon and Chicklade appear to be in better condition / have more intact features than those east of the lane and north of the lane leading north east to the A303.

3.11.17 As most of the land is now intensively cultivated, there is limited ecological interest / value in this sector. However, at Hawking Down there is likely to be high ecological value in the various habitats within the grounds / on its boundaries), and parts of Berwick Down are uncultivated / unimproved chalk downland pasture. One part is categorised as a PHI site of Lowland calcareous grassland, and the adjacent part is an 'additional habitat' which may be similar in nature to that of the PHI.

3.11.18 A public footpath / bridleway / restricted byway follows the ox drove track / northern parish boundary, joining the Wessex Ridgeway just before Berwick Down. The Wessex Ridgeway leads south-westwards to the village from here, across fields and via trackways / the lane. Another public footpath links the Ridgeway and lane to Chicklade to what is now the B3089, via Glebe Farm (extant on late 19th century maps, then called 'Berwick Glebe Farm').

EASTERN SECTOR

3.11.19 From the A303, the parish's eastern boundary runs southwards, along what appears to be an arbitrary line across Berwick Down, since no boundary or path is shown marking the line of this section on late 19th century maps at least.

3.11.20 Here, the boundary crosses the unimproved pastureland described above. Just east of the boundary, on the Down there are three distinctive clumps of mature trees which are shown as mature on the 1889 map (two along the hedgeline, one now isolated in a field, although the hedgeline which was once there has been lost). Their function is unclear, although it is possible they were planted as copses where stock could shelter.

3.11.21 The boundary skirts the west side of Cold Berwick Hill, then zig-zags southwards to Berwick St Leonard. Again, a section of the boundary appears to follow an arbitrary line where no feature existed in the late 19th century. It diverges from a trackway leading south east; this is perhaps the result of late inclosure and agreements between landowners.

Section of parish's eastern boundary along track west of Berwick Down Dairy (streetview)

3.11.22 To the east, the landscapes open up along the shallow winterbourne valley, with panoramic long-distance views to tree-topped hills and ridges on the skyline.

3.11.23 From Berwick St Leonard the boundary runs southwards in a straight line along an old trackway (public footpath and bridleway) which leads to Fonthill Gifford.

3.11.24 The landscapes fall in undulations from c. 181m AOD at the summit of Cold Berwick Hill to just below c. 110m AOD at the watercourse south of Berwick St Leonard eastwards to the River Nadder at Tisbury. The watercourse is a continuation of the winterbourne which runs along the Dene. It seems to temporarily 'disappear' at the 'low point' east of the school, but its line is shown on the Environment Agency (EA)'s flood maps as flood zone 3.

3.11.25 Landuse in this sector is predominantly arable, although there is also improved - and possibly some semi- or unimproved - pasture. Field shapes and sizes are generally as they were in the late 19th century (some are 18th century), albeit with some enlargement / subdivision.

3.11.26 The Monarch's Way follows the line of the B3089 to a point c. 600m east of the village, from which it runs south-westwards along an ancient trackway (now heavily-wooded, but in the late 19th century this was open downland) before descending into the village and up High Street. It now forms a highly distinctive feature in the local landscape, drawing the eye down towards the village.

Well-wooded route of Monarch's Way south east of village (in mid-ground)

SOUTHERN SECTOR

3.11.27 The parish's southern boundary runs along the wall-like northern edge of Fonthill's woodlands. (Although generally referred to in the LVSCA as 'Fonthill woodlands', in fact there are several individually-named woodlands in the Fonthill area, including 'The Terraces' (woodland edges south east of the village), 'Terrace Wood' (woodland edges south / south west of the village), and 'Fonthill Abbey Wood'. The latter forms the bulk of the woodland in Fonthill park's interior, and is visible in views from more elevated locations north of the village.)

Northern edge of Fonthill woodlands (The Terraces west of Stops Hill and Terrace Wood to east)

Northern edge of Fonthill woodlands (The Terraces) at Stops Hill

Northern edge of Fonthill woodlands (The Terraces), along lane south of parish boundary

3.11.28 Due to Fonthill being of such significance in the wider landscapes, it is described in detail in the sections above. In summary, much of the area is designated as a Grade II* RPG, and it is thus of national importance. Hindon village and surrounding landscapes lie within the RPG's setting. As noted above, there are also several listed buildings (Grades I, II* and II) associated with Fonthill, albeit interinfluence between the 'inner' areas of Fonthill's parkland / woodland and Hindon (both village and parish) is limited due to topography and the dense, mature trees. Fonthill is also of significant ecological interest.

3.11.29 Another tributary of the watercourse which flows east of the village probably rises just west of - and appears to have formed - the small valley lying just beyond the northern edges of Fonthill woodlands. The valley rises to a ridgeline south of the village, which also runs and falls from south west (locally c. 160m AOD) to north east (and another c. 115m AOD low spot). The ridgeline provides localised containment to the southern part of the village, but it is the edge of Fonthill which effectively contains the village to the east, south east and south.

3.11.30 Narrow lanes lead from Hindon / its outskirts to the south east (Tisbury, via Fonthill Gifford), the south (via Newtown), and south west / west (via the Clouds Park area).

3.11.31 The land between Fonthill woodlands and the village is predominantly improved pasture, in mixed condition - quality is moderate to low in parts. Between Stops Hill and the lane leading south, the 18th / 19th century field patterns are partially intact. The fields between the lane leading south and the lane from Crows Top leading south west used to be open downland; the land appears to have ben enclosed early in the 20th century, and Down Dairy is post-1960 - it appears on the 1979 map.

3.11.32 At the south-western end of the parish's southern boundary it meets the lane from Crow's Top (also the line of the Wessex Ridgeway). Here, the RPG boundary also ends, although the woodland continues in narrow belts westwards to East Knoyle and Clouds Park. In linking the two areas, this linear woodland performs several highly important functions, especially in terms of its contribution to landscape character, visual amenity, and biodiversity.

Northern edge of Fonthill woodlands (Terrace Wood) and parish's southern boundary (western parish boundary / route of Wessex Ridgeway on skyline at right hand side of photo)

3.11.33 South of the village, a public footpath / bridleway / restricted byway links the Monarch's Way with the Wessex Ridgeway, a section following Chalk Lane.

3.11.34 There are other east - west footpaths and tracks south of the village which form key historic intersections at two points along the western parish boundary. The first intersection is adjacent to the barrow (Scheduled Monument, just beyond the boundary where the Wessex Ridgeway turns southwards). The second is further north, along the lane from Crows Top.

3.11.35 The paths and tracks which run along the southern edge of the settlement (The Dene and The Down) are heavily-wooded.

3.11.36 Most if not all of the above are almost certainly ancient routeways; however, the vegetation along The Dene / The Down is likely to be of late 19th / 20th century origin. The sloping land between The Down and The Dene was already enclosed in the late 19th century (on the 1901 map, some areas are shown as 'allotments'), but by that time the vegetation was not mature enough to be noted on the map.

3.11.37 The long, linear belt of trees and hedges which runs from the B3089 to the western parish boundary is a highly important GI asset, performing a variety of functions. These include making valuable contributions to landscape character, visual and social amenity, history / culture, and biodiversity.

WESTERN SECTOR

3.11.38 The southern section of the parish's western boundary runs between the northern edges of Fonthill woodlands and the B3089 which leads westwards out of the village. The Wessex Ridgeway follows this part of the boundary until it reaches the barrow / SM (see South sector above), and tuns towards the village.

Western parish boundary along trackway (route of Wessex Ridgeway)

3.11.39 Beyond the settlement edges, landuse in this sector is mainly a combination of arable and pasture (probably improved, but possibly some semi- or unimproved), the latter more characteristic closer to the village.

3.11.40 At the western end of The Dene is a 20th century woodland area. Part of it is a designated PHI site (Deciduous woodland), and the majority is listed in the National Forest Inventory (as 'Mixed mainly broadleaved' - in fact there are also several tall conifers which form a locally-distinctive feature). Within the trees there is a collection of buildings / sheds, and storage of materials and various paraphernalia. The woodland is quite dense, so most views into the area are fairly well-screened in summer, but less so in winter, especially at close quarters.

Western end of The Dene from lane to west

Western end of The Dene from east

3.11.41 The winterbourne which runs along The Dene rises at a point south of the B3089 just beyond the parish boundary.

3.11.42 North of The Dene, the land rises at a fairly consistent gradient up to Hawking Down. The land between The Dene and the B3089 comprises a series of fields, and the village allotments. The fields closest to the village are pasture, and apart from a few losses / adjustments, the hedged subdivisions reflect those shown on Calthorpe's 1740 map. For further information about the historic and other landscape elements in this area, see the schedule for LVSCA Area 12 in Appendix C.

3.11.43 The parish boundary follows the B3089 for c. 300m before turning and rising northwards. This section zig-zags along what is evidently an old hedge line (shown on Calthorpe's 1740 map). The reason for this configuration is not clear. The field to the east was partially subdivided in the late 19th century.

Parish's western boundary north of B3089 (zig-zag hedgeline running from mid-ground to skyline)

3.11.44 This section of the boundary is on the western side of the broadly curving 'snout' of land which falls from west of Hawking Down to The Dene. This means that there is often limited interinfluence between the village and the landscapes north west of the parish. A similar 'snout' west of, and falling down to, the parish boundary also partially encloses the village and reduces interinfluence with the wider landscapes to the west. The Monarch's Way runs along the latter.

3.11.45 There are two PHI habitats lying just beyond the northern section of the western boundary - a relatively large area of locally very rare PHI Lowland meadows, and an adjacent additional habitat which may be similar in nature. The hedgerows and trees along the boundary are also almost certainly of high ecological interest / value.

3.11.46 Towards the parish's north-western corner, the boundary follows a trackway (BOAT) which crosses the ox drove track along the parish's northern boundary. For some reason - again, perhaps due to historic inclosure / land-ownership - the boundary encloses a triangular area of land (the corner of an arable field) north of the ox drove. This boundary is shown on both Calthorpe's 1740 and late 19th century maps (marked as 'Sherlock's Piece' on the former); it is not visible in the landscape today, and the maps appears not to show any physical feature along which it was delineated, although it would almost certainly have been along a hedge or footpath.

3.12 Hindon's Landscape History and Evolution

3.12.1 Hindon's development as a medieval planned village is well-documented. Established as a new borough by the Bishop of Winchester in 1218, the settlement became a centre for markets and fairs which continued to be held well into the 19th century. The village changed very little over the centuries, retaining the wide market place, and long, narrow burgage plots on the west and east sides of the village, either side of High Street.

3.12.2 The settlement pattern analysis (SPA) which was carried out for the LVSCA shows that the nucleated linear settlement along High Street remained largely unchanged until the 19th century. Additional dwellings off High Street can be seen on the 1844 tithe map. St John the Baptist church

was built in 1870 - 71. The 1887 OS map shows expansion of the village to the south, near The Dene and The Down, and near School Lane and Stops Hill.

3.12.3 There was very little further development in the village until the mid to late 20th century (mainly 1960s - 80s), when several new dwellings and small farmsteads were constructed at various locations in and on the edges of the village (see 20th century section below).

LANDSCAPE HISTORY: OVERVIEW

3.12.4 The West Wiltshire Downs date from the Upper Jurassic Period (c.150 million years ago) when Britain was covered by shallow shelf seas. The fall in sea level in the later Jurassic Period resulted in the marine deposits that produced limestone, siltstones and clays, including the Chilmark Limestone that is used as a building material in many of the buildings in and around Hindon.

3.12.5 The wider landscape is characterised by its sparsely-settled landscapes. These, however, have had a continuity of use and division since the Bronze Age, through to the Roman and early Saxon periods. Most of the area had been cleared of woodland for farming and grazing by the end of the Neolithic period, but hedgerows were also being created at this time[21]. The clearance gave rise to the thin chalk-based soils which have resulted in the large arable fields seen today.

3.12.6 Hindon's establishment is connected to the Bishops of Winchester, but Salisbury had been the ecclesiastical centre for the area since the early medieval period, and its cathedral and spire have been a long-standing iconic feature in the surrounding landscapes.

PRE-13TH CENTURY

3.12.7 There is little evidence of any settlement at Hindon prior to the 13th century, although a number of ancient tracks cross the area. It is likely that these routes have Neolithic and Bronze Age connections with the funerary and ceremonial centres of Avebury and Stonehenge[22]. While some of these routes may have moved slightly, some trackways are still present in the landscape, such as the 'Great Ridgeway' which runs west of the village along today's A350, and 'Harrow Way' to the north of the village, along the A3030. The lanes that today pass through the village near Hawking Down and Hillcrest are also probably ancient trackways[23].

3.12.8 The Bronze Age barrows within the study area (see Scheduled Monuments above) and wider area also suggest that a significant Bronze Age community existed in the vicinity of the present-day village. Similarly, the Roman road across Great Ridge is only c.4km from the village, suggesting Roman activity nearby.

3.12.9 The manor of East Knoyle, known to the Saxons as *Cnugel*, would also have included the Hindon area. There is some evidence of Saxon occupation near Tisbury, and a 'herepath' (a trackway related to military activities) passing through / close to Hindon village - either near School Lane or The Dene[24].

3.12.10 After the 1066 Norman Conquest, the East Knoyle estate was granted to William fitz Osbern, but it is difficult to discern from the Domesday records how much of the manor was cultivated. By the end of the 12th century the Knoyle estate was owned by the bishops of Winchester[25].

3.12.11 East Knoyle, which encompassed Hindon, had been part of the Mere Hundred[26]. However, in the 13th century, the bishops of Winchester, who now exercised hundrendal power, grouped East

[21] The country's oldest hedgerows date back to before the Bronze Age, when early farmers cleared woodland to settle, grow crops and keep animals. Often, strips of woodland were left to mark the boundaries, and for protection. Today, some of these strips are thriving hedgerows, often delineating parish (and 'hundred') boundaries. The Romans began the practice of planting new hedges to impose 'order' on the land and its uses, and this was embraced and continued by the Saxons - many hedges in the landscape are of medieval origin (although 18th century inclosure prompted a new wave of hedge-planting, often using a single species such as hawthorn).

[22] *Crosstracks to Hindon* Richard Dewhurst (2005)

[23] *Ibid. (Plate 1)*

[24] Ibid.

[25] Ibid.

[26] The term 'hundred' was first recorded in the laws of Edmund I (939-46) as a measure of land and the area served by a hundred court. The Hundred Ordinance, which dates to the middle of the 10th century, provided that the court was to meet monthly, and thieves were to be pursued by all the leading men of the district. The name of the hundred was normally that of its meeting-place. Over time, the principal functions of the hundred became the administration of law and the keeping of the peace. Hundred boundaries were independent of both parish and county boundaries, although often aligned, meaning that a hundred could be split between counties, or a parish could be split between hundreds. The importance of the hundred courts declined from the 17th century, and most of their powers were extinguished with the establishment of county courts in 1867.

Knoyle with Downton Hundred, where it remained until the 19th century[27].

3.12.12 The grade II* church at Berwick St. Leonard was built during the 12th century.

13th CENTURY

3.12.13 In 1219, the then Bishop of Winchester, Peter des Roches, was given the grant of a market charter, and Hindon was created as a new market town in the fields of East Knoyle. The High Street was laid out to allow tenants to erect market stalls in front of their dwellings, growing their produce in the narrow burgage plots to the rear. Unlike typical rural manors, these new market towns provided income for the landowners from market tolls

3.12.14 Hindon was set on the slopes of a dry chalk valley so that wells (of which there were several in the village) might readily be sunk. It was the fifth of six new towns that the Bishop of Winchester created, and was ideally located at the intersection of several trackways to key towns such as Salisbury and Taunton / Exeter. The name of the new town was taken from a hill, *higna dun*, in the eastern part of the Knoyle manor[28].

3.12.15 A fair was also granted in 1219, and was held at the crossroads between the Lamb and the Angel Inn.

14th - 17th CENTURY

3.12.16 The market and fairs at Hindon continued for several centuries, and the market is likely to have expanded along the whole length of the High Street.

3.12.17 There has never been a manor house or any manorial court at Hindon. However, in the 15th century, Thomas Tropenell bought what he called the 'Manor of Hindon', although the bishops of Winchester remained the landholders-in-chief until the Civil War in 1646. Tropenell's record of his land ownership[29] indicates that medieval strip cultivation in the fields just outside Hindon continued until 1431. The records also show there was common grazing on Hawking Down, but by the 16th century the fields in the borough are likely to have been enclosed into private ownership, and apparently, no evidence of strip cultivation has survived[30].

3.12.18 After the Civil War, the bishops were deprived of their lands, and the East Knoyle estate was bought by Edmund Ludlow.

3.12.19 What was to become the Fonthill Estate was purchased by Sir John Mervyn in the 16th century, and in 1533 there is the first appearance of a house surrounded by a park at Fonthill. (In the 17th century the house was owned by Lord Cottington who built a wall around the park[31].)

18th CENTURY

3.12.20 In 1738, Henry Calthorpe bought the Beckford estate, of which Hindon was part, and commissioned a map (c. 1740) which clearly shows all the properties and fields extant at that time.

[27] *Crosstracks to Hindon* Richard Dewhurst. Also see https://www.british-history.ac.uk/vch/wilts/vol11/pp1-2

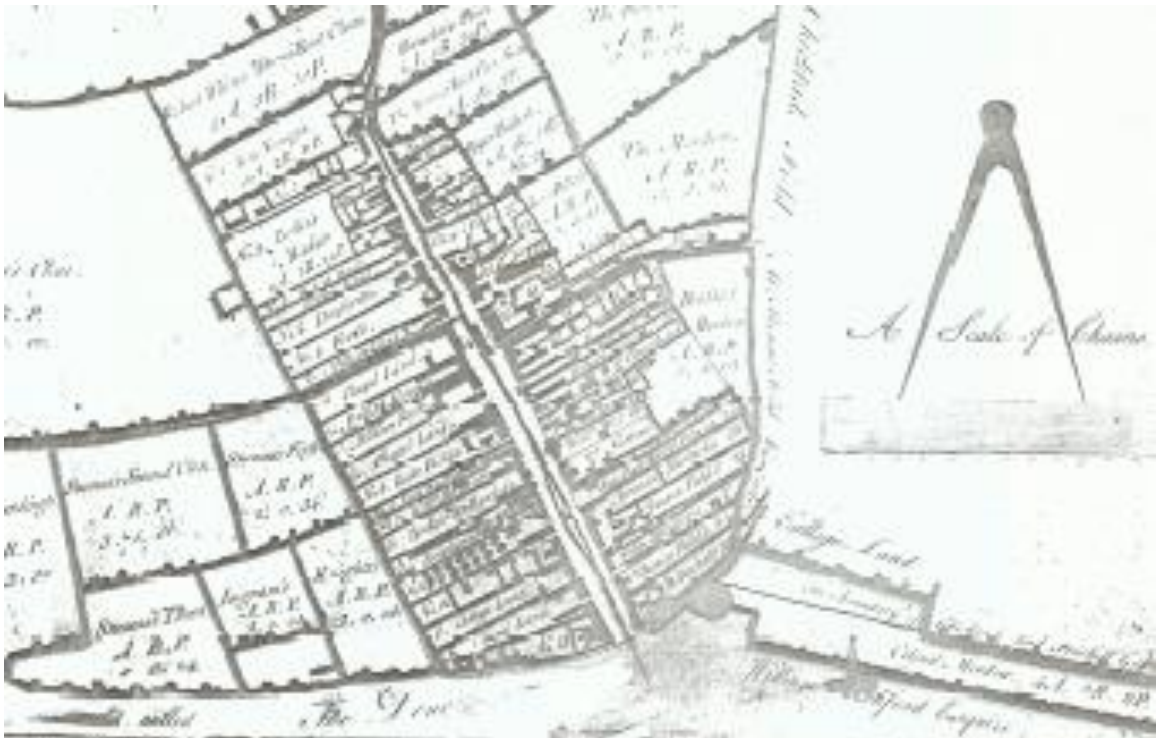
[28] *The Six New Towns of the Bishops of Winchester, 1200-55* – Maurice Beresford (1959)

[29] See https://en.wikipedia.org/wiki/Tropenell_Cartulary and https://archive.org/details/tropenellcartul02davigoog

[30] *Crosstracks to Hindon* Richard Dewhurst (2005)

[31] https://www.fonthill.co.uk/history

Extract from Calthorpe's Map c. 1740



3.12.21 The LVSCA compared the boundaries shown on the map with those on the ground today, and found that many still exist. Where relevant, this is noted below, and in the individual LVSCA Area schedules in Appendix C.

3.12.22 In 1745, William Beckford, Lord Mayor of London, had purchased the estate of Fonthill, realigned the estate, and redesigned the landscape. This included adding features such as the bridge, banqueting house and follies[32]. The follies are now a SSSI / SAC (see biodiversity above), used as hibernacula by several species of bat. The CCAONB and Wiltshire and Swindon HLC projects categorise Fonthill Abbey Wood as post-1800 woodland or plantation.

3.12.23 Between 1796 and 1813, Beckford built a large mansion in the style of a medieval abbey. (The main tower collapsed in 1825 and the whole building was demolished by 1845.) The remains of Old Fonthill Abbey are now Grade II* listed.

3.12.24 Droveways (routes for driving livestock on foot from one place to another such as markets and pasture) ensured that a great deal of traffic still passed through Hindon late into the 18th century. Some of these hilltop droves were marked by 18th century plantings of Scots pines as guides to the high routes[33] - a possible example of this exists near Knoyle Down Farm.

[32] https://en.wikipedia.org/wiki/Fonthill_Gifford and https://en.wikipedia.org/wiki/Fonthill_Gifford

[33] *Crosstracks to Hindon* Richard Dewhurst (2005)

Footpath north east of the village follows the path of a historic droveway

3.12.25 A fire in 1754 destroyed a large part of Hindon village. The former thatched houses were rebuilt using Chilmark or Tisbury stone and brick with clay or slate roof tiles, setting the main character of Hindon to the present day. The large proportion of the listed buildings in the village date from this period.

3.12.26 By the late 18th century, Hindon had become a significant coaching stop between London and the south west, with the creation of a turnpike (now the B3089) which contributed to its increasing economic success. The village became renowned for the number of inns and pubs, with fourteen recorded at one point.

19th CENTURY

3.12.27 Southridge House, a distinctive property at the eastern edge of the village, was constructed in c. 1810 on land which at that time was part of Chicklade parish[34]. The parish boundary between Hindon and Chicklade ran along what is now the western boundary of Southridge house's garden, and it is likely that the stone wall along the edge of the garden (see photo below) marked the original boundary between the two parishes (see LVSCA Area 3 schedule for more details).

[34] https://www.british-history.ac.uk/vch/wilts/vol13/pp105-114

Stone wall along the western boundary of Southridge House

3.12.28 The house has been 'remodelled' several times in its short history, the main entrance changing position from north to west.

3.12.29 In 1831, Hindon's population peaked to 921. By 1830, twenty-four stage coaches a week stopped at Hindon, which resulted in a proliferation of traders, artisans and inns in the town. However, as the SPA shows, this did not result in a significant expansion in the number of dwellings in the village, which retained its original medieval layout.

3.12.30 Hindon's prosperity began to decline during the following decade, and by 1889, Hindon's weekly market had closed. This was probably due to the construction of the London to Exeter railway through Tisbury, and thus Hindon's redundancy as a coaching stop, resulting in reduced traffic through the village.

3.12.31 Hindon had been part of East Knoyle ecclesiastical parish. It became a parish in its own right in 1869, and the church of St John the Baptist was built in 1870 - 71. It became a civil parish in 1894 through the Local Government Act.

3.12.32 Historic farms in the area include farms at Chicklade and Berwick St Leonard; Hawking Down Farm; Sheephouse Farm; Kemps Barn and Knoyle Down Farm. All are evident on the 1880s OS maps, but are likely to be early 18th century or older.

3.12.33 During the latter part of the 19th century, further inclosure occurred in the rural landscapes, including former common land to the south west, between Crows Top and Terrace Wood.

20th CENTURY

3.12.34 In the wider area, the field patterns have remained largely unchanged since inclosure. However, whilst the field boundary lines are clearly delineated, this is often due to changes in adjacent landuse marked by post-and-wire fences rather than hedgerows, many of which have been lost (probably because the fields are no longer used for grazing, and hedge management takes time). Figure 6 shows field boundaries that have been lost since the 1880s.

3.12.35 In 1934, Hindon parish was enlarged to include the outlying parts of Berwick St Leonard and Chicklade. As a result, Southridge House and houses south of the Dene became part of Hindon parish.

3.12.36 As mentioned above, the SPA shows that the nucleated settlement along High Street remained largely unchanged until the mid-19th century: additional dwellings off High Street can be seen on the 1844 tithe map. St John the Baptist church was built in 1870 - 71. The 1887 OS map shows expansion of the village to the south, near The Dene and The Down, and near School Lane and Stops Hill.

3.12.37 There was very little further development in the village until the mid to late 20th century (mainly 1960s - 80s), when several new dwellings and small farmsteads were constructed at various locations in and on the edges of the village.

These developments include:

- The north end of High Street, including the Surgery and dwellings up to / including Northlands, and Home Farm and Dairylea on the west side
- East Street
- Dwellings along Stops Hill including Hill Terrace and Red House farm
- Chalk Lane and White Hill
- Additional dwellings along The Dene
- Little Thurlow on Angel Lane and dwellings at Crows Top
- Berwick Down Dairy to the north east
- Down Dairy to the south west.

3.12.38 In some cases, these developments resulted in disruption to the village's unique historic settlement pattern, which is one of its most important attributes.

3.12.39 The characteristic pattern is linear, along roads and trackways, sometimes on both sides. These routes radiate outwards from the village centre, forming a 'cross' and a 'star' shape with broadly triangular areas of open green space - burgage plot / garden / paddock - in between.

3.12.40 Where two routes are close together, the amount of space between them is limited; thus, built form along both sides of a route can coalesce into a cluster. Such clusters are historically more characteristic nearer the village centre, where the width of the land is narrower, but not characteristic further away where the land is wider, albeit infilling has occurred in recent times (see 1810 map below).

Extract from Andrews' and Dury's 1810 Map of Wiltshire

3.12.41 The spaces in between the buildings form highly important green gaps within the settlement, preventing clustering / coalescence between buildings, and articulating the historic settlement pattern. Often, they also perform other important functions including ecological.

3.12.42 Another example of the settlement pattern being disrupted is along the western edge of the village.

3.12.43 Historically, the edge was delineated by a very strong physical boundary drawn in a straight line along the far ends of the burgage plots, aligning with High Street to the east. The line extended from one end of the village to the other, ending to the south at the winterbourne along The Dene. There would almost certainly have been a trackway for access along its length, much of which is now a public footpath / bridleway.

3.12.44 This part of the village boundary was 'breached' for the first time in the 1960s, when two residential properties were built just west of the line, on the north side of Angel Lane. Miledown Farm was built at some point after 1980, extending the settlement further, with a new access created off the B3089 (see LVSCA Area 13 schedule in Appendix C).

Cultural Associations

3.12.45 During Hindon's time as a main coaching stop between London and the south west, it is likely that a number of significant and prominent individuals spent time in the village.

3.12.46 The author Matthew Lewis (1775 – 1818), known for his gothic novel *The Monk* (1796), was MP for Hindon between 1796 and 1801.

3.12.47 James Wyatt, who designed Fonthill Abbey (now the site of Old Fonthill Abbey), was one of the main architects of his day (during the late 17th century and early 18th century).

3.12.48 The Grade II* Holy Trinity Church at Fonthill Gifford was designed by the architect T H Wyatt in 1866.

3.12.49 The rural writer W H Hudson stayed at the Lamb Inn in 1909 while he was writing *A Shepherd's Life* (1910).

3.12.50 Arthur Conan Doyle is likely to have walked near to Hindon and through the Nadder Valley. In Doyle's novel, *Micah Clarke*, a character travelling from Havant to Taunton sees Hindon in the distance: '*Methinks I see one straight line of houses there…It must be the hamlet of Hindon…*'[35].

3.13 Approaches and Gateways

3.13.1 Because of its strategic location at the intersection of a number of historically-important routeways, Hindon village has several 'approaches' and 'gateways'. The locations of the gateways are shown on Figures 4 and 7.

3.13.2 Each approach and gateway is different, reflecting its locality's natural, historic / cultural and social influences. The gateways in particular are important because their character reflects key aspects of the village's character; the treatment and levels of quality of the gateway areas vary from place to place, and often there is scope for improvement.

3.13.3 The approaches are along historic / prehistoric routes, although the lines of the routes may have varied over time. They can be summarised as follows:

i. The approach from the north is along the lane between Hindon and Chicklade.

ii. From the north east it is along the lane past Glebe Farm: this would probably have been the main route to Stonehenge.

iii. The approach from the east (via Salisbury) is along the B3089.

iv. Stops Hill is the main approach from the south east (via Tisbury), and this leads directly to High Street. The Monarch's Way track forms another approach from the east, arriving at the south-eastern edge of the village.

v. The lane from Fonthill is the approach from the south.

[35] *Crosstracks to Hindon* Richard Dewhurst (2005)

vi. There are several approaches from the south west and west, along the many trackways and paths; however, today, the main approach from the south west is along the lane from East Knoyle, which joins the main approach from the west - along the B3089 - at Crows Top.

vii. The approach from the north west is via Monkton Deverill, which follows mainly trackways but also sections of lanes (leading directly to High Street).

3.13.4 The study identified several main 'outer' village gateways, which lie along the main approaches listed above. Because parts of the village have extended outwards in recent years, the outer gateways are not necessarily 'historic'. Today, they lie at points where the rural landscape transitions into a suburban one, and where there is clearly a 'first experience' - predominantly visual - of the village. This is usually built form which is closely associated with the settlement.

i. The outer gateway along the approach from the north is at the junction with the lane from Chicklade and the B3089 (Southridge House is a prominent and locally-distinctive gateway feature at this point).

ii. The above gateway is probably also the best candidate for the 'inner' gateway along the approach from the east, as there is a sense of arrival at an outer village gateway - from both the east and the north east - at the intersection with the B3089, School Lane, and the lane past Glebe Farm. There are also 30mph signs along the B3089 at this point.

iii. There is an outer gateway on the approach from the south east along the eastern end of The Dene / Monarch's Way track where it reaches Dene House.

iv. Along Stops Hill from the south east, the outer village gateway is at Red House farm.

v. The outer gateway from the south is at / around Hillcrest and the intersection between the lane, Chalk Lane, and the track arriving from the south west (Wessex Ridgeway) (also 30 mph signs at Hillcrest).

vi. There is a 'minor' outer gateway to the village at the point where the trackway joins the western end of The Down.

vii. There is also a ‘minor’ outer gateway at the western end of The Dene, at the outer edge of the settlement.

viii. The main gateway from the west is along the B3089 / Angel Lane. It is just beyond the 30mph signs and road markings.

ix. The gateway from the north west is at the north-western end of High Street, at Northlands. There is a 30mph sign at this point. (Streetview photo.)

3.13.5 The study also identified several 'inner' village gateways, where the sense of arrival at the historic core of the village is first experienced.

3.13.6 Three of these have already been noted in the *Conservation Area Appraisal and Management Plan* for Hindon, being gateways into the Conservation Area. Others function as both 'inner' and 'outer' gateways, and are noted above.

i. North and east: along the B3089 near the Fellowship Club building (gateway to CA).

ii. South east: Stops Hill just south of the highly distinctive Grade II listed property Dene House (not identified in CA Plan as gateway to CA, but is at boundary, and at point where there is a great sense of 'arrival' at the village centre).

iii. South west: eastern end of the Dene - cottages south east of allotments (gateway to CA).

iv. West: along Angel Lane, where public footpath crosses road (also gateway to CA). (First illustration below is from Streetview)

3.13.7 The extent of the various gateways' 'areas of influence' depends on their individual landscape / villagescape visual and character context.

3.14 Significant Vegetation

3.14.1 The term 'significant vegetation' is used here to describe predominantly mature tree cover and intact hedgerows which form noticeable / distinctive features in the landscape: Google Earth is used for the analysis in the first instance, as this makes it much easier to identify the vegetation and draw it onto the baseline maps (also see Figure 3 - Aerial Photograph); the information is then verified and augmented during the on-the-ground surveys.

3.14.2 The patterns which the hedgerows and trees form in the local and wider landscapes are described in the sections above, along with an indication of their historical evolution and the eras which they reflect. Where relevant, significant vegetation is described in more detail in the LVSCA Area schedules.

3.14.3 Significant vegetation noted throughout the study area includes features such as:

- Ancient Semi-natural Woodlands (ASNWs)
- PHI and Biodiversity Action Plan (BAP) Priority Habitat sites
- National Forest Inventory (NFI) (GB) areas
- Trees covered by Tree Preservation Orders (TPOs)
- Ancient / veteran trees
- Historic parkland trees
- Ornamental garden trees (noting whether deciduous and / or evergreen)
- Traditional / old orchards

3.14.4 The information is also useful in understanding wider ecological connectivity with the village, and in determining which 'corridors' are likely to be most valuable, which are intact and in good health, and which could benefit from restoration. The same applies to landscape character elements and features.

3.14.5 Although woodland is a notable characteristic of LC Area 2A ('*woodland also plays a key role in defining the character of this landscape*'), around Hindon village - indeed, throughout most of the study area - the rural landscapes are often characteristically bleak, open agricultural land. However, many of the fields are bounded by hedgerows, some of which have grown into mature tree belts. These can give rise to a well-wooded appearance in many views.

3.14.6 The main exceptions to this are the woodlands at the northern edge of Fonthill and on Great Ridge. When travelling in and around the village, the latter mirrors the former, in terms of it forming a prominent / dominant feature on the skyline, and acting as a physical and visual barrier to the landscapes beyond. Between them, these heavily-wooded ridges effectively 'contain' Hindon to the north and south.

Great Ridge forming skyline north of village

3.14.7 On the whole, tree cover tends to be most closely-associated with built form - isolated houses and farmsteads as well as settlements. The trees would have been planted for shelter, as a food source, and / or for ornament.

3.14.8 Beyond Hindon village, a good example of this is to the north, at Hawking Down, where a large house sits atop an elevated ridgeline overlooking the winterbourne valley and Fonthill to the south.

3.14.9 The house and gardens were in existence well before the end of the 19th century: the 1887 map shows mature trees around the perimeter of the property, which were probably as notable and visible a feature in the landscape then as they are today (although there is more woodland now, much of which is listed on the National Forest Inventory (NFI) (GB)). For more detailed information about the Hawking Down landscapes and their history, see the LVSCA Area schedules.

Trees at Hawking Down (autumn)

Trees at Hawking Down (winter)

3.14.10 There is also a small but locally-important area of 20th century woodland at the western end of The Dene, Part of it is a designated PHI site (Deciduous woodland), and the majority is listed in the National Forest Inventory (as 'Mixed mainly broadleaved' - in fact there are also several tall conifers which form a locally-distinctive feature).

3.14.11 The tree cover in and around the village is one of its defining characteristics, as much a part of the villagescape as the buildings themselves. Species are a mixture of native / introduced and ornamental, deciduous and evergreen. In places, coniferous evergreen trees punctuate the skyline.

Ornamental conifers at Hillcrest

3.14.12 Large ornamental evergreen trees often mark the location of, and are traditionally associated with, both churchyards, and the gardens of larger more 'prosperous' houses, when such species were rare in the UK and became 'collector's items' (and a symbol of wealth).

3.14.13 Even in winter, the combination of evergreen trees and dense clusters and occasionally wide belts of mature deciduous trees screens views into and out of the village from many viewpoints.

3.14.14 Within the village and in the immediately surrounding area, it is interesting to consider what the patterns of tree cover would have been like a) before the settlement was created, and b) a hundred years or so afterwards, in the 14th century.

3.14.15 It is likely that the watercourse / winterbourne in the valley along The Dene would have been naturally wooded (hence The Dene's name) when Hindon was established. The new villagers would have planted a variety of trees in and around the burgage plots, for protection / shelter as well as produce. Leaves, flowers, fruit, nuts, bark and wood would have been put to some use, including medicinal. It would be interesting to know the approximate age of the oldest tree in the village.

3.14.16 Although the village's interior settlement pattern is 'grid-like', with walls, fences, hedges and trees running along straight boundaries, the scattered but dense clusters of mature trees along boundaries and within burgage plots and gardens creates a very 'organic' effect, especially where their canopies merge. The trees help to integrate built form into the landscape, but conversely, the dense cluster / belt appears more ornamental than natural, and draws the eye.

Mature tree canopies merging

Mature and young trees in burgage plots and along boundaries

Mature vegetation helps to integrate built form into landscape

Dense tree clusters / belts of ornamental trees draw the eye to the village

3.14.17 Some areas in and around the village have a very well-wooded appearance. The combination of tree cover and localised valley topography gives rise to a sense of enclosure, in contrast to the open, often treeless landscapes beyond.

Some parts of the village appear well-wooded and feel more enclosed, especially in summer

3.14.18 The north-eastern edge of the Conservation Area is strongly defined by hedgerows / mature trees, as would be expected at the historic outer village edge. The trees are a notable feature even in winter.

Mature trees along north-eastern edge of Conservation Area

3.14.19 Where the settlement has expanded, existing hedges and trees were often retained as boundaries, and new trees were planted in gardens. Some of the most notable clusters of trees in the village are in the gardens of Southridge House and Hillcrest (described in more detail in the LVSCA summary sheets for Areas 3 and 8).

3.14.20 Another important feature in the landscape is the linear belt of hedgerows and trees which stretches broadly west to east through the southern parts of the village. As mentioned above, whilst The Dene's wooded valley slopes are probably naturally characteristic, the mature trees which form a strong and locally-distinctive linear east - west belt to the south of the village are probably a late 19th / 20th century feature.

3.14.21 A few of the village's notable trees (individual specimens and groups) are covered by TPOs. The locations are shown on Figure 4, but in summary they are in three clusters: i) in the gardens of residential properties either side of Stops Hill; ii) in the vicinity of the school; and iii) in rear gardens of properties on the south side of High Street, north of the allotments.

3.14.22 Most of the fields within the local area are bounded by post-and-wire fences, either with or without hedges along them.

3.14.23 As mentioned above, without hedges, and where the fences are in poor condition, the quality of the landscape deteriorates, especially in combination with other detractors.

Post-and-wire field boundaries remain where hedges lost

3.14.24 Where there are hedges, intactness, quality and condition vary.

3.14.25 In places they are very well-managed and in good condition. Most display a wide diversity of hedgerow species (an indicator of antiquity). The predominant and most characteristic hedgerow species found in the area are:

Blackthorn
Dogwood
Elder
Field maple
Guelder rose
Hawthorn
Hazel
Holly
Rose (dog / field)
Wild plum

Local native hedgerows in autumn

3.14.26 Other hedges are in very poor condition due to neglect - eroded, gappy, infested with nettles, brambles, ivy, and even sycamore.

3.14.27 However, usually, the delineation between the fields is clear, even if only marked by a change of landuse; despite the lack of hedgerows, the patterns created in the landscape by the fields' shapes is a highly important local characteristic. Some rural hedgerows are characterised by good, mature escaped trees.

Lost hedgerows, but change in landuse delineates field boundaries and helps retain some pattern

Intact, mature hedgerows reinforce characteristic local landscape patterns

Partially-intact / overgrown mature hedgerows can be restored to strengthen landscape character

3.14.28 In some cases where trees have escaped from hedges, although appearing dense, the screening layer is actually thin and 'weak'.

Thin layer of screening from lines of escaped hedgerow trees

3.14.29 Some of these trees may not last many more years (in certain cases, hedgerows would benefit from layering), and when they go there will be a much higher degree of physical and visual interinfluence between various parts of the village, and within the wider landscapes.

3.15 Key Constraints

3.15.1 Landscape assessments can identify some of the constraints which would have to be considered in the feasibility / viability of the future development of certain areas. Many of the designations and features identified in the assessment are potential constraints to development at one level or another, although they do not necessarily preclude development *per se*.

3.15.2 During the desktop studies and on-the-ground assessments, the key landscape-related designations, policies, features, receptors and functions were identified. It was concluded that most of these were constraints in that they could be affected or changed - directly or indirectly - by new development in some way. Where they are relevant to individual Areas, they are described in more detail in the schedules.

3.15.3 The brief for this study also required physical constraints to be taken into account where they are likely to affect the approach to, and design of, new development and thus affect landscape character and visual amenity. Where relevant to individual Areas they are also noted in the schedules; in summary those which are considered include:

Land on steep or very steep slopes: Although it may not be uncharacteristic in a steeply-sloping area, building on steep slopes usually requires extensive / intrusive engineering works which could give rise to significant adverse effects on landscape character, visual and social amenity in order to achieve modern-day standards. Even if building can be achieved, it may not be possible to get access to the land without cutting into the slope, removing roadside vegetation and so on.

No direct access from public highway: Access to some areas may be possible through adjacent land which does have direct access to a public highway, either now or in the future, but others are perhaps only reached via fields, or narrow lanes / stone tracks which would require widening / 'improving' which in Hindon's case would almost certainly give rise to adverse landscape and visual effects.

Land in Flood Zones 2 and / or 3: As well as being a constraint to development, building in the flood plain may be uncharacteristic in terms of local landscape character. In Hindon's case, land on both sides of the winterbourne which rises west of the village and runs along The Dene lies within the EA's Flood Zone 3, which covers areas at highest risk of flooding[36] (anecdotal evidence suggests that flooding here is a relatively regular occurrence, and that surface water can stand for prolonged periods of time, often precluding access). The width of the flood zone is relatively narrow as the watercourse is small and the valley sides are fairly steep.

Wiltshire Core Strategy (2015) Policy G7 The water environment (Development Restraint Areas): This policy is relevant to future residential development in Hindon, due to the circular (400m diameter / 200m radius) 'development restraint' zone imposed around the sewage works (see LVSCA Figures 2 and 4) which is required to protect people's amenity in relation to odour.

[36] Flood zone 3 is actually split into 2 separate zones - 3a and 3b- by the local planning authorities; however the EA do not split the zone and as such their maps only identify a general flood zone 3. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. Flood zone 3 development needs to submit a flood risk assessment as part of its planning application which determines if the site is classified as flood zone 3a or 3b as well as reviewing flood risk on the site and proposing suitable mitigation. The types of development that can occur within flood zone 3 is not only controlled by the vulnerability of these usages but also if the site is located within flood zone 3a or 3b.

Hindon's sewage works

Land with covenants: In and around Hindon, certain parcels of land are the subject of various covenants, some of which specifically preclude development of the land. Where known, this has been factored into the selection of areas which are to be the subject of the detailed LVSCA Area studies.

Local Green Spaces: the June 2018 Regulation 14 consultation draft of Hindon's NDP proposes two areas which it considers should be designated as Local Green Spaces[37] (LGSs) - the existing playground, and the existing allotments (see NDP Map 12). The LGS designation is '*a way to provide special protection against development for green areas of particular importance to local communities*' (see Section 1 above). See Recommendations in Section 7.

3.15.4 It should be noted that there are other matters beyond the scope of landscape and visual assessments which have to be factored in to judgements about whether development of a site is feasible and / or viable, and whether it can be achieved without giving rise to unacceptable levels of adverse effects.

3.15.5 For example, land-ownership and / or the protection and / or management of land may have to be considered where relevant to landscape character and visual amenity in terms of how a landscape 'looks'; however, privately-owned / managed land it is not normally factored in to judgements about levels of capacity, as the situation can change over time. From a neighbourhood planning perspective, any sites which are considered for future development would have to be feasible, viable and deliverable.

[37] https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/

4 Visual Baseline

4.1 Overview

4.1.2 Both LVIA and LSCA processes help determine an area's 'visual sensitivity' (which is why this study is called a 'Landscape and Visual SCA'). They also identify places where it is likely that change in the landscape would be visible, to whom, and to what degree.

4.1.3 The visual baseline assessment relies heavily on the findings of the landscape character assessment set out and illustrated above, which includes reference to published guidance, and the mapping and analysis of designated sites, heritage / cultural assets, settings / areas of influence, landscape functions, important wildlife habitats, public and social amenity, access and so on.

4.1.4 These inform the 'nature' of the view, which is influenced by matters such as how well-cared for and / or well-used the landscape is, and what its character 'tells' us about the area's sense of place and what it contributes to it.

4.1.5 Other aspects of landscape character, such as aesthetic and perceptual qualities, add to the understanding of the quality, value, function and importance of a view.

4.1.6 The numbers of people experiencing the view and the reason for the visit is also taken into account, and their sensitivity as 'visual receptors' is established by combining their susceptibility to change, and the value of the view (see Section 5 below).

4.1.7 Located in the heart of the Cranborne Chase AONB, Hindon makes a small (in terms of scale) but important (in terms of historic character) contribution to the AONB's landscapes and special qualities, and the visual / other experiences of visitors to the area.

4.1.8 Para. 2.3 of the consultation draft of the 2019 - 24 CCAONB Management Plan notes that '*Views across and along these landscapes can be wide and expansive whilst in the valleys they are more focussed and channelled. Unspoilt and panoramic views are characteristic of this AONB*'. '*Large open skies and extensive panoramic views*' are a specific key characteristic of this area's landscape type 2: Open Chalk Downland.

4.1.9 Para. 2.17 of the Management Plan states: '*Views are particularly important to the AONB. This is because of the juxtaposition of high and low ground and the fact that recreational users value them. Without husbandry and management, views within, across, from and to the AONB may be lost or degraded*'.

4.1.10 It is not always possible to fully assess views and visual amenity on-the-ground, as usually only places which are publicly-accessible are visited. However, many people were kind enough to allow us access to private land so that views could be considered from all angles. Where necessary, Google Earth was used to gain an impression of a certain view.

4.1.11 The visual assessment takes into account any 'functions' assigned to various parts of the study area / LVSCA Areas during the baseline character assessments (gap / buffer / setting / green corridor / gateway (gateways are shown on Figures 4 and 7), identifies others, and assesses potential effects on them from the visual receptor's perspective.

4.1.12 Areas of built form which are physically separated on the ground may appear to coalesce from certain viewpoints, for example, whereas from others, the contribution made by an open, rural gap to landscape and villagescape character may be very clear and visually important.

4.1.13 The presence of heritage assets is another key consideration in both landscape and visual assessment. However, formal assessments of effects on their settings are beyond the scope of this study, and that level of detail is not normally required at this stage (proposals for any future development should include such an assessment in accordance with best practice (see above) if it is likely that heritage assets could be affected by it - see Recommendations).

4.1.14 In assessing views and visual amenity, it is important to understand the landscape context of the view. For example, the open chalk downland and higher ground offer far-distant, panoramic views. In middle- and long-distance views, the large-scale, open landscape of large arable fields that follow the undulating landform, give a sense of a sparsely-settled, expansive but peaceful, rural landscape.

4.1.15 As a result, the viewer tends not to focus on individual features unless they draw the eye for some reason. Examples include tall structures (e.g. church spires and pylons); large blocks of built form / colours / patterns / textures which contrast with the surrounding landscape (e.g. red brick housing estates, fields of rapeseed, large white tents); surfaces / materials which glint and glare (water, glass, plastic, metal etc. - polytunnels, solar panels and certain modern roof tiles are particular culprits); and movement (road and rail corridors, wind turbines, and large numbers of people and / or cars, can create a noticeable contrast / disturbance in an otherwise relatively tranquil landscape).

4.1.16 In this assessment, 'near-distance' views are categorised as being up to 0.5km away from the 'target', middle-distance views between 0.5 and 2km, and long-distance views over 2km.

4.1.17 The assessment takes into account the assumptions made about embedded 'primary' mitigation measures described above, and may take into account whether there is scope for 'secondary' mitigation measures to avoid / reduce levels of adverse visual effects - for example by planting trees to screen views - and whether such mitigation would be appropriate or not, in terms of landscape character.

4.1.18 It must be noted that where a relatively low level of visual sensitivity is ascribed to an LVSCA Area, this may be due to the presence of significant vegetation (see Section 3); however, the nature and likely permanence / longevity of the vegetation needs to be considered, especially if without it, visual sensitivity would be higher, and this capacity lower (where relevant, this is noted in the LVSCA Area schedules). There is no certainty that existing vegetation will remain in place even in the short-term, let along the long-term future - old age, deliberate removal, pests, diseases, pollution and accidents may result in significant tree losses. Thus, much of Hindon's significant vegetation is vulnerable to change, and cannot be relied on to continue to perform its various highly important landscape, visual, ecological and other beneficial functions.

4.2 Wider Views and Visual Amenity

Study Area Visual Overview

4.2.1 The LVSCA considered the visual area of influence / degree of visibility of each of the LVSCA Areas, their value and likely susceptibility to change, and their associated level of visual sensitivity. The results are set out in Appendix F: LVSCA Areas Tables of Comparison (Levels).

4.2.2 In June 2018, a Visual Appraisal was carried out by New Masterplanning on behalf of the NDP Steering Group, in order to inform future judgements about the potential development of sites identified in the SHELAA (see Section 2 above). The Visual Appraisal assessed four of the sites, which are also included as LVSCA Areas in this assessment.

4.2.3 The 2018 Visual Appraisal identified 15 viewpoints. These provided a useful starting point for identifying key views in the LVSCA, particularly in middle- and near- distance locations. While the Appraisal's viewpoints were visited during the LVSCA site visits, they were assessed alongside other key views that were identified in the area, especially in response to CCAONB's concerns that the 2018 Appraisal was carried out in summer when vegetation was in full leaf. The LVSCA reassessed the views taking into account the increased visibility during winter.

4.2.4 Also, the study area for the LVSCA was broader than that established for the 2018 Appraisal, generally extending further east and west.

4.2.5 As part of the preliminary LVSCA desktop studies, a 'Zone of Theoretical Visibility' (ZTV) was ascertained for each of the Areas. The purpose of this was to give a preliminary indication of the likely visibility of new built form on the highest part of each Area. The ZTVs were based on an analysis of Ordnance Survey (OS) map contours, and utilising GIS software (QGIS).

4.2.6 7.5m was added to the ground level at each ZTV location point and used in the ZTV calculations - this represents a typical two-storey dwelling (and assumes a viewing height of 2m).

4.2.7 The ZTV exercise only identifies areas from which development on the site would theoretically be visible in a 'bare-earth' scenario, i.e. without factoring in localised topographical variations, built form or dense vegetation. In addition to the 2018 Visual Study viewpoints, publicly-accessible and private viewpoints (and view routes) within the ZTV were marked on the base maps. Then, the viewpoints and view routes were visited and assessed on the ground.

4.2.8 The village has a fairly tight visual envelope, mainly due to topography. Much of the settlement is nestled within the winterbourne valley; and. as described in the landscape baseline section above, a series of ridgelines encircle the settlement, providing physical and visual containment. The village

essentially lies in a 'bowl', with the land gently rising to the east and west, and with steeper inclines to the north at the top of High Street, and to the south at Stops Hill. As a result, views towards the village are often obscured by topography (see digital terrain model below).

Digital terrain model, viewed from south west, illustrating Hindon's containment by surrounding topography (*Mapping © Ordnance Survey Crown 2019. Licence Number 100019980)*

4.2.9 Where present, dense, mature vegetation screens and / or filters many views.

4.2.10 The northern edge of Fonthill RPG's woodlands is a strong if not complete visual barrier to views towards the village from the south and vice versa. In some more elevated, longer-distance views, the woodland along Great Ridge to the north - the character of which strongly mirrors that at Fonthill - also acts as a visual barrier in the landscape, but it is not visible from within the village itself.

4.2.11 To the west, the roads, lanes and footpaths between the A350 and the village are located at the top of localised ridges which allow some middle- and long-distance views towards Hindon from the south and west. However, intervening topography and vegetation still conceal much of the village from these areas.

4.2.12 Although the surrounding landscape comprises large, open arable fields with expansive views outwards, as described in the baseline 'significant vegetation' section above, the vegetation within / around the village is mostly mature trees that either screen or significantly filter views into and out of the village even in winter.

4.2.13 This intervening vegetation includes the trees associated with the burgage plots that lie on the east and west sides of the village, as well as the vegetation near to the church. As a result, the vegetation generally screens views of the dwellings (most of which are listed buildings) along High Street.

4.2.14 Apart from the church spire, which sometimes is visible from some distance, the historic core of the village is almost completely screened in most middle- and long-distance views.

4.2.15 On the east side of the village, mature ornamental vegetation in the gardens of Southridge House, The Beeches and Spero House, contributes to filtering views into many of the LVSCA Areas, with some of the larger specimens and evergreens particularly prominent in some views. Mature trees in gardens along The Dene, and the area of woodland at The Dene's western end, also contribute to the density of vegetation in the village, and the screening and filtering of certain views into the Areas.

4.2.16 The mature hedgerow east of The Dene (the Monarch's Way runs alongside it) forms a strong visual boundary between the larger arable fields to the south and the edge of the village, as well as filtering views of Areas lying to the south east.

4.2.17 The coniferous trees in LVSCA Area 8c (see schedules) are at a high point in the village, making them particularly prominent, especially in winter, and they tend to filter views towards adjacent Areas.

4.2.18 The beech trees around Hawking Down are visually prominent in the wider landscape as a significant block of mature vegetation, in marked contrast to the large arable fields that surround Hawking Down. In addition to the topography, the trees at Hawking Down screen certain views from the north, including those along the ox drove / public footpath.

4.2.19 The photograph below illustrates the density of trees in Hindon and at Hawking Down in contrast to the openness of the surrounding arable fields, and how the trees filter or screen much of the settlement even in winter. When viewed from the south and west, the trees along the lane from Hawking Down tend to lead the eye down into the village.

View of Hindon from the south west

4.3 Local Views and Visual Amenity

Key Viewpoints

4.3.1 The LVSCA's visual studies identified several locally-important views and viewpoints, with the help of the local community. Conclusions were drawn about how receptors at these viewpoints (and / or along associated 'view routes') could potentially be affected by new residential development on each of the LVSCA Areas.

4.3.2 A total of 27 of these viewpoints were selected as 'Key Viewpoints' (KVPs). All the selected KVPs are illustrative of views towards the village and its immediate surrounds, and include all the LVSCA Areas. Some views are 'representative' of Hindon's many special visual qualities, others are individually 'special' / unique.

4.3.3 The KVPs' locations are shown on Figure 7. In Appendix B there is a brief summary of a) the KVPs locations, b) which visual receptors are likely to experience views at each KVP / along each key view route, and c) which LVSCA Areas are visible from each KVP (in whole or in part, and / or 'theoretically' - for example if intervening screening vegetation is 'thin' and vulnerable to loss). Photographs show the view from each KVP, with the LVSCA Areas which are visible marked on to the photos.

4.3.4 As well as its visibility, the KVPs illustrate Hindon's local and wider landscape character, and help with understanding the importance of its highly characteristic and historic rural context and setting.

4.3.5 The KVPs also highlight where future development could potentially affect the most highly sensitive visual receptors - for example, tourists walking the long-distance trails that cross, or pass close to, certain Areas, on the assumption that the purpose of their visit is to enjoy the landscape's 'outstanding natural beauty'; also people in residential dwellings adjacent to Areas (see visual sensitivity in Section 5.)

4.3.6 Hindon lies at the intersection of several roads and footpaths / other public rights of way, and a number of KVPs are therefore along key approaches to, and / or at key gateways into the village.

4.3.7 A large proportion of the KVPs are in the south of the study area, particularly in the south to west sector. This is due to the higher ground at this end of the village that runs in an east to west direction along the south side of The Dene, and the presence of the Wessex Ridgeway, which continues up to the woodland on the northern edge of Fonthill.

4.3.8 In contrast, there are very few KVPs in the west to north sector. This is mainly due to topography, i.e. the broad, curving ridgelines and 'snouts' of land described in the character baseline section and shown on the digital terrain model above, especially south west of Hawking Down (also described in more detail in the LVSCA Area schedules). However, vegetation within the village also screens and / or filters views towards many Areas even in winter, especially those which lie on the eastern side of the village.

4.3.9 Notes about whether Areas are clearly or partially visible from KVPs, or if an Area is not visible but development on the land may potentially be visible, can be found in the LVSCA Area schedules in Appendix C, along with more detailed visual baseline information.

4.4 Visual Baseline Summary

4.4.1 Hindon village makes a small (in terms of scale) but important (in terms of character) contribution to the AONB's landscapes and special qualities, and the visual / other experiences of visitors to the area.

4.4.2 Para. 2.3 of the consultation draft of the 2019 - 24 CCAONB Management Plan notes that '*Views across and along these landscapes can be wide and expansive whilst in the valleys they are more focussed and channelled. Unspoilt and panoramic views are characteristic of this AONB*'. '*Large open skies and extensive panoramic views*' are a specific key characteristic of LCA Area 2: Open Chalk Downland.

4.4.3 However, the village's low-lying level and surrounding topography, combined with dense, mature vegetation and built form, results in there being little visibility outwards from the centre of the village to the immediately surrounding areas and beyond.

4.4.4 In long-distance views, the assessment found that the village / LVSCA Areas were mostly indiscernible east of Berwick St Leonard due to topography and intervening vegetation. The large open fields between Hindon and the A350 provide some uninterrupted views in the direction of the village, although individual Areas are difficult to discern, and are largely still screened by topography.

4.4.5 The majority of the KVPs are middle-distance views, within which individual features in and around the village are discernible.

4.4.6 The near-distance KVPs are mainly along footpaths, and from dwellings on the edge of the village.

5 Landscape and Visual Sensitivity

5.1 Overview

5.1.1 The main aim of this LVSCA is to establish Hindon's landscape and visual capacity to accommodate new residential development. From this, it will be possible to make informed decisions about where the line of the village's future settlement boundary should be drawn.

5.1.2 The conclusions about levels of landscape and visual capacity, and the settlement boundary line, are set out in the next section. This section explains how these conclusions were reached. It sets out and describes the process that was followed, the key terms and phrases, and the information that was factored in to judgements about levels of capacity.

5.1.3 As explained in the sections above, in order to determine whether any of the LVSCA Areas could potentially accept new houses 'without undue consequences for the baseline situation' (see below), it was necessary to respond to the questions raised in Section 2.

5.1.4 The first question is '*What is there and who sees it?*'. The response is the subject of the landscape character and visual baseline sections above.

5.1.5 The second question is '*How important is what is there, to whom, and why?*'. The response to this requires all the information gathered during the baseline studies to be analysed, and judgements made about levels of 'Landscape and Visual Value', as explained below.

5.1.6 The third question is '*What is the nature of the change*?' In this case, the change would be in the form of new residential development where none existed before, but certain assumptions have been made about the level of quality of new schemes being commensurate with requirements conferred by the AONB designation (see Section 2).

5.1.7 The fourth and fifth questions are '*Is what is there, and / or the people who see it, tolerant of, or sensitive to, this type of change?*', and '*How and to what degree would the changes affect what is there and those who see it*?'. Responses are given in this section.

5.1.8 In summary, once the baseline studies and analysis are complete, the next stage in the process of drawing conclusions about an LVSCA Area's capacity requires the following to be established:

i. Levels of Landscape and Visual Value.

ii. Levels of Landscape and Visual Susceptibility to Change.

5.1.9 Once these judgements have been made, the levels of Value and Susceptibility to Change are combined (as shown in the matrices in Appendix D) to arrive at theoretical levels of both Landscape and Visual Sensitivity.

5.1.10 At that point, consideration is given to the nature and degree (or 'magnitude') of effects that could arise from the construction of new residential development on each of the LVSCA Areas (the potential for mitigation over and above the assumptions made about scheme quality is factored in where relevant).

5.1.11 The levels of Landscape and Visual Sensitivity are combined with the levels of likely Magnitudes of Landscape and Visual Effect. Combined, these indicate the theoretical overall levels of effects on i) landscape character and ii) visual amenity that could be expected to arise if new houses were built in a specific location. This information is used to inform judgements about Overall Capacity, as explained further in Section 6.

5.1.12 Appendix F contains a series of tables setting out the LVSCA Areas' levels of landscape and visual value, susceptibility to change, sensitivity and capacity, in order of a) Area numbering; b) landscape capacity; c) visual capacity; and d) overall capacity.

5.2 Landscape Value

5.2.1 Understanding Landscape Value is essential, as it plays a major role in most of the UK's environmental, landscape and social planning policies (often in the context of the NPPF's 'Valued Landscapes' - see below). Landscape Value is also an integral part of the process of making judgements about levels of landscape and visual sensitivity, capacity, and effects.

5.2.2 The Council of Europe has published a useful document[38] which explains the concept of Landscape Value and why it is so important. It describes the different types of Landscape Value, including economic, social and heritage. In 2002, the European Landscape Convention was published, placing great emphasis on the 'value of landscapes'. The ELC was informed by the landscape character and value assessment work carried out in the UK during the 1980s and 90s, much of which was also published as LCA guidance in 2002.

5.2.3 Landscape Value has been defined in GLVIA3 as '*The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons*'.

5.2.4 Para. 170 of the 2018 NPPF sets out how planning policies and decisions should contribute to and enhance the natural and local environment. The first item on the list is '***protecting and enhancing valued landscapes***'.

5.2.5 Para. 171 states: '*Plans should… allocate land with the* ***least environmental or amenity value***'.

5.2.6 The most valuable of the country's landscapes - natural and cultural - are specifically protected by NPPF policy. World Heritage Sites are recognised as being of 'Outstanding Universal Value' (see para. 184). National Parks and AONBs are examples of landscapes which are widely considered to be highly valuable for various reasons, and which thus justify protection through designation and planning policy.

5.2.7 NPPF para. 172 states that '*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development55 other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest*'.

5.2.8 The AONB designation automatically confers a 'Very High' level of landscape (and visual) value. However, the LVSCA needs to 'go beneath the blanket' of this designation and consider the value, sensitivity and capacity of each Area on its own merit, although the weight of the designation is still factored in to any decisions about the acceptability or otherwise of any proposed changes to the baseline situation.

5.2.9 'Local' / neighbourhood / community value is a very important consideration in this regard.

5.2.10 In landscape and visual assessments, judgements about value need to take into account environmental, social and economic issues and values, and especially, the values of the 'common place'. 'Landscape Value' is usually factored in to landscape and visual assessments through reference to designations and features of more than local significance; the value of places to people is not always considered to be a 'landscape issue', despite it lying at the heart of many planning policies and designations. In most LVIAs and LSCAs, only effects relating specifically to landscape character and visual amenity are considered.

5.2.11 This means that places which may not be considered highly 'sensitive' to change (for example due to having low quality landscape characteristics, or limited visual amenity value) may appear to be good candidates for development. Yet the value of these places to people on a local level may be significant: '***A service that matters at national level is not necessarily more important than one that matters only locally***.' [Source: QoLC methodology]

5.2.12 A '*small patch of urban wasteland*' may be as valuable to some as a National Park is to others, if it is all they have to call and use as a 'landscape'.

5.2.13 The Countryside Agency and Scottish Natural Heritage's publication Landscape Character Assessment Guidance for England and Scotland (2002) notes that '*a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally*' (see also Local Green Spaces in Section 2 above, the designation of which requires identification of a place which is '*demonstrably*

[38] *Naturopa No. 98* (2002) http://www.coe.int/t/dg4/cultureheritage/heritage/Landscape/naturopa_en.asp

special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife').

5.2.14 In Hindon's case, responses to a questionnaire issued to all parishioners indicated that 92% of respondents agreed that the parish's 'environment' should be protected. Whilst there was also recognition that the village needed to grow (three-quarters of the respondents felt that there was a need for 20 or more houses in the village), concerns were expressed about future growth exacerbating traffic problems, and leading to a 'loss of community feel'. The foreword to Hindon NDP's 2018 - 2031 Regulation 14 draft for Consultation states that '*A strong message from the consultations was that we villagers are proud of our village and wish to retain its character'*.

5.2.15 Guidance for landscape and other assessments sets out in some detail methods for establishing Landscape Value; however, in LVIA, Landscape Value is a factor in determining levels of Landscape Sensitivity, whereas in LSCA, it is used to determine levels of Landscape Capacity. This LVSCA adopts the LVIA approach.

5.2.16 The most important part of the process is setting and applying objective criteria for determining value levels (see Appendix D); these are derived from GLVIA3 Section 5 '*Establishing the value of the landscape*' and professional experience, and have been peer-reviewed.

5.2.17 Box 5.1 in GLVIA3 is a useful starting point for setting criteria and making value judgements. It lists a '*Range of factors that can help in the identification of valued landscapes'*[39] (the footnote is important). The factors are as follows:

- Landscape quality / condition (see below)
- Scenic quality (AONBs are highly valued for their 'outstanding natural beauty' and scenic qualities; importantly. the term 'natural beauty' used in that context includes an area's geology, climate, soils, animals, communities, archaeology, buildings, the people who live in it (past and present) and the perceptions of those who visit it)
- Rarity
- Representativeness
- Conservation interests ('... *the presence of features of wildlife… or historical and cultural interest can add to the value of the landscape as well as having value in their own right*.')
- Recreation value
- Perceptual (and 'aesthetic') aspects
- Associations (with people, events etc.).

5.2.18 The LVSCA value criteria are broadly based on a 'hierarchy', i.e. a scale that ranges from international / national value to regional / countywide / local and neighbourhood value.

5.2.19 Not all the criteria need to be met in order for an Area to be categorised at a certain value level: they simply indicate the value factors which need to be taken into consideration, and professional judgement must be applied when deciding which ones are relevant.

5.2.20 The function or role that a particular area or site performs in the landscape may add to its value (for example open green space / gap / buffer / corridor / approach / gateway), as well as the contribution it makes to landscape context and setting (including that of valuable features). Both landscape 'quality' and landscape 'qualities' must be considered (see Landscape and Visual Quality below).

5.2.21 As set out above, 'Landscape Value' plays an important role in planning policy, especially as it is an integral component of 'Quality of Life'[40]. Pursuing sustainable development, which is at the heart of national planning policy, involves seeking positive improvements in people's Quality of Life as well as in the quality of the built, natural and historic environment.

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[39] The term 'valued landscapes' in the title of Box 5.1 is not intended to specifically refer to the 'valued landscapes' of NPPF para. 170. The former derives from the 2002 LCA guidance, the list having been produced to help with the future designation of high value landscapes such as AONBs and Areas of Great Landscape Value (AGLVs). The NPPF adopted the term in its policies in 2012, via the 2002 ELC; the ELC was informed by the landscape character and value assessment work carried out in the UK during the 1980s and 90s, much of which was published as guidance in 2002.

[40] 'Quality of Life' is relevant to this study as it is a term widely used in legislation and planning policy (for example NPPF paras. 91, 127, 180, 184, and in the definition of GI). 'Quality of Life' integrates both objective and subjective indicators; it covers a very broad range of life domains and individual values. Quality of Life is multidimensional, with the five key dimensions often being described as: a) physical wellbeing; b) material wellbeing; c) social wellbeing; d) emotional wellbeing; and e) development and activity.

5.2.22 Also, the community and social value of the landscape matters greatly in land use planning, especially as this value is tied to the important role landscape plays in Quality of Life. The ELC states:

'*It is because people have a perception of their territory (definition of landscape) that they are capable of evaluating it, namely, of applying to this area "as perceived by people" value systems which underlie landscape assessment. This evaluation by the population enables people to voice their aspirations, the expression of which in the form of landscape quality objectives is the basic principle of landscape policies and of specific measures with a view to landscape protection, management and planning.*

'*The landscape also bears within it a system of* ***social values****, which sometimes have to be highlighted through awareness-raising activities. The landscape's social values are tied to its importance for quality of life, health, and to its contribution to the creation of local cultures.*

'*Landscape identification, characterisation and assessment underlie landscape quality objectives. This is why such assessment should be done with the interested parties and population concerned, and not just with specialists in landscape appraisal and operations*'*.*

5.2.23 Community values are often difficult to quantify. However, in order to arrive at objective conclusions, methods which are as objective and transparent as possible are used.

5.2.24 As with Quality (and the two are related), there will always be a degree of subjectivity in value judgements, but again, methods have been developed to quantify Landscape Value objectively, such as the Quality of Life Capital (QoLC) approach[41].

5.2.25 LSCA Topic Paper 6 reminds us that changes to factors such as landscape quality can change the way in which the landscape is perceived. This also affects its value.

5.2.26 There are different aspects of Landscape Quality which need to be considered in landscape assessment. From an LCA perspective, '*Landscape quality (or condition) is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place*.'

5.2.27 Landscape Quality (condition) is defined in GLVIA3 Box 5.1 as '*A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements*.' A landscape's quality is very much related to its 'health'.

5.2.28 The term 'Quality' also reflects '… *the value that is placed on landscapes which appeal primarily to the visual senses, but this value is not absolute and tends to reflect prevailing ideas about which landscapes are of special value. Although quality is a separate issue from evaluation it is often linked because landscapes of higher quality may be more valued and more likely to be designated.*' [Source: Scottish Natural Heritage]

5.2.29 Quality in landscape terms may reflect a place which is considered beautiful because it is unspoilt, or because it is well-managed and cared-for, and the features which make it special are in good condition and intact. It may also be a judgement, varying from person to person, about the aesthetic and / or perceptual quality, or qualities, of the landscape, and how it 'makes them feel'.

5.2.30 Levels of landscape quality (as defined by the Criteria in Table 1 Appendix D) can be reduced through loss of condition resulting from certain management practices or lack of them, for example: this needs to be factored in to judgements about the landscape's overall sensitivity, albeit with consideration given to whether there is scope for improvement / restoration; however, it is important to note that a landscape may be defined as high quality because it is a healthy natural habitat or ancient cultural site, which may not appear conventionally 'beautiful' to the casual observer.

[41] QoLC approach guidance was developed jointly by the Countryside Agency, English Nature, English Heritage and the Environment Agency to 'provide a consistent and integrated way of managing for Quality of Life' (https://www.google.co.uk/#q=Quality+of+life+capital+overview+report+2001). Although this guidance concentrates on the benefits for human Quality of Life that come from the environment, the approach is as valid for social and economic as for environmental benefits. The relationship between QoLC and landscape issues is set out in Landscape Character Assessment: Guidance for England and Scotland *Topic Paper 2: Links to other sustainability tools*. Essentially characterisation describes, whereas QoLC evaluates and derives aims. The two are complementary. LCA can inform a QoLC exercise by indicating the benefits that individual features or areas provide in creating sense of place. Conversely, QoLC can be used to assess character areas and their 'services' as well as their capacity to accept further development such as housing. Further information about the relevance of Quality of Life to landscape matters, especially value, can be obtained from the author.

5.2.31 As mentioned above, inevitably there is a certain amount of subjectivity in evaluating Landscape Quality, but it can be quantified (see for example judging criteria used in the Green Flag Award Scheme[42]).

5.2.32 In Hindon's LVSCA, the condition of the landscape in / adjacent to the Areas is noted in the schedules. However, as set out above, even if current condition is moderate or poor, eroded / lost elements and features could potentially be restored and improved. It is therefore necessary to take into account the level of quality of the landscape within which the Area lies: whilst the same issue also applies to larger areas, they tend to reflect more general trends in landuse and land management, and thus the overall quality which forms the context for each Area.

5.2.33 Overall, the village itself is well-managed, and the historic core is of particularly high quality. Beyond the village, levels of landscape quality vary, and much depends on how the land is used and managed. For example, there is a marked difference between the condition of hedges along and south of the B3089 east of the village (which is very good) and that of hedges to the south and south west of the village (which is poor). Where relevant, more detailed information about local landscape quality and condition is provided in the LVSCA Area schedules.

5.2.34 Generally, the landscapes of the wider area are of higher quality where settlement is scattered or absent and the land is well-managed. Levels of quality drop as a result of the effects of intensive agriculture and horsiculture where good management is not practised, with subsequent erosion / loss of many natural features and traditional landcover. Quality also tends to deteriorate along the main roads, around some of the farmsteads, and on the modern residential fringes, but, with a few exceptions, the effects do not extend far from them. The greatest loss of quality occurs where eroded areas 'coalesce', physically and / or visually, forming a larger area which gives rise to a greater level of adverse effects.

5.2.35 As explained in Section 2 above, once the baseline studies were completed, the information was analysed. Levels of value were ascribed, using the criteria and professional judgement, either broadly, or to individual features / factors throughout the study area. Their 'area of influence', and levels of quality, were also considered.

5.2.36 Then, the relative landscape value of each of the LVSCA Areas was established, taking into account whether there were high-value indicators both within the Area and beyond it, and noting where there was interinfluence between them.

5.2.37 As noted above, and in accordance with the value criteria in Appendix D, the AONB designation confers a 'Very High' level of landscape (and visual) value. This does not necessarily mean that the landscape is in good condition or of high quality (although it should be borne in mind that scenic beauty is the main reason for the designation being made in the first place), nor that it has a high degree of susceptibility to change. The LVSCA needs to 'go beneath the blanket' of this designation and consider the value, sensitivity and capacity of each Area on its own merit, although the weight of the designation is still factored in to any decisions about the acceptability or otherwise of any proposed changes to the baseline situation.

5.2.38 The LVSCA concluded that levels of landscape value within the Areas range from Moderate through to High (on a scale between Very Low and Very High), but that is 'under' the blanket' of the AONB designation.

5.3 Landscape Susceptibility to Change

5.3.1 LVIA guidance (GLVIA3 para. 5.40) defines 'Susceptibility to Change' as follows:

'*This means the ability of the landscape receptor (whether it be the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning polices and strategies*'.

5.3.2 In other words, can new development / other form of change be accommodated without giving rise to unacceptable levels of adverse effects on a landscape's character, or the way that it is perceived / experienced, and without compromising the values attached to it.

5.3.3 The criteria in Table 3 Appendix D are based on these concepts.

[42] http://greenflagaward.org/judges/judging-criteria/

5.3.4 In making judgements about how susceptible the landscape's character is to change, the nature of the change must be specified. In this case, it is new residential development.

5.3.5 The LVSCA concluded that levels of landscape susceptibility to change within the study area are generally High; levels of the LVSCA Areas range from Very Low / Low through to High.

5.4 Landscape Sensitivity

5.4.1 According to LCA Guidance Topic Paper 6, '*Landscape sensitivity... relates to the stability of character, the degree to which that character is robust enough to continue and to be able to recuperate from loss or damage. A landscape with a character of high sensitivity is one that, once lost, would be difficult to restore; a character that, if valued, must be afforded particular care and consideration in order for it to survive*'.

5.4.2 LCA Guidance also emphasises that '*A landscape is sensitive if it is likely to be adversely affected by the type of change proposed*'.

5.4.3 A judgement about a landscape's sensitivity is an *outcome* resulting from the testing of proposals against natural, cultural and aesthetic factors and features which may be sensitive. It is not a 'baseline attribute' but a combination of the baseline factors.

5.4.4 Small changes in a landscape of high sensitivity could be very damaging, whereas large changes in a landscape of low sensitivity may be more acceptable.

5.4.5 The model for analysing landscape sensitivity is based on the following assumptions:

i) Within each landscape character type, certain attributes may play a more significant role than others in defining the character of that landscape;

ii) Within each type, certain attributes may be more vulnerable to change than others;

iii) Within each type, the degree to which different attributes are replaceable, or may be restored, may vary; and

iv) The condition of the landscape – the degree to which the described character of a particular landscape type is actually present 'on the ground' – will vary within a given area of that landscape type, and it may change over time.

5.4.6 As explained above, 'theoretical' levels of landscape sensitivity are derived by combining levels of landscape value with those of landscape susceptibility to change. For example, the combination of a High level of landscape value and a High level of susceptibility to change would theoretically result in a High level of sensitivity (see matrix in Table 4). Once all the results have been set out, the results are analysed, tested and compared, and professional judgement is applied.

5.3.6 Broadly speaking, the landscapes within the study area were found to be of High / Very High sensitivity, factoring in the value of the AONB designation. Levels of landscape sensitivity within the LVSCA Areas range from Low / Medium through to Medium to High / High, but that is 'under the blanket' of the AONB designation.

5.5 Visual Value

5.5.1 Judgements about levels of visual value take into account a) recognition of the value attached to particular views by people, and b) indicators of the value attached to views by visitors, which may include featuring on maps / in guide books, the provision of parking spaces / facilities, and references in literature / art (see GLVIA3 para. 6.37).

5.5.2 However, before considering visual value it is essential firstly to identify and analyse the baseline landscape character factors which contribute to visual value. It is true that 'beauty is in the eye of the beholder', which means that in respect of factors such as 'landscape quality' and 'scenic beauty' opinions may differ - as mentioned above, an unmanaged area of scrubland may look untidy, but it may be the site of an ancient monument, or a very healthy SSSI.

5.5.3 Conversely, high value designations and other features / factors of high value are not always visible on the ground, or visually-obvious - a certain landscape may be the subject of a painting or a musical score, or the site of a famous battle.

5.5.4 Analysis of the baseline information helps to explain the 'nature' of the view, which is influenced by matters such as how well-cared for and / or well-used the landscape is, and what its character 'tells' us about the area's sense of place and what it contributes to its local distinctiveness.

5.5.5 Other aspects of landscape character, such as aesthetic and perceptual qualities, add to the understanding of the quality, value, function and importance of views.

5.5.6 The numbers of people experiencing a view and the reason for the visit is also taken into account, and their sensitivity as 'visual receptors' is established by combining their susceptibility to change, and the value of the view.

5.5.7 In landscape and visual assessments generally, the factors which contribute to the very highest levels of visual value - as noted in published guidance from which the LVSCA visual value criteria are derived - include:

- Views from, or towards, designated landscapes and / or features of international and national importance e.g. World Heritage Sites (these are of 'outstanding universal value'), AONBs, Scheduled Monuments, Grade I and II* Listed Buildings, Registered Parks and Gardens etc., especially where these contribute to the significance of an asset / feature.
- View is of outstanding scenic beauty (common consensus e.g. AONB).
- View makes a highly important contribution to the understanding of landscape function / contribution (landscape 'functions' and 'contributions' can include setting / context (of natural and historic areas / features, settlements, built form etc.), strategic gaps, buffer zones, corridors / links, patterns e.g. of open green spaces, approaches and gateways).
- Likely to be the subject of planning policy and / or guidance / protected views.
- Views from landscapes / viewpoints within highly popular visitor attractions / tourist destinations, and / or from national trails, used by very large numbers of people.
- Views with social / cultural / historic associations (e.g. in art and literature, or an historically-important vista over a battlefield) of international / national importance.

5.5.8 As mentioned above, in Hindon NDP's case, the study had to 'go beneath the blanket' of the AONB designation (although this will always be a consideration when planning change in the area) - and identify the features and factors which have high 'local' visual significance and value, i.e. within the NDP visual study area.

5.5.9 The criteria which were used to determine levels of visual value for this study included many of the above factors but at a local / neighbourhood level. The criteria for high local visual value can be summarised as:

'*High-quality view which reflects the best of the area's characteristic elements, features and qualities. View is a very good representation of the area's strong sense of place and / or local distinctiveness. Few or no visual detractors present in the view. View very accessible / widely enjoyed by local people'*.

5.5.10 More specifically, the criteria for high local visual value include:

- Views from well-used and popular local community / visitor attractions, including long-distance / themed trails, public footpaths, public open spaces / Local Green Spaces, parks, commons etc., used by relatively large numbers of people.
- Views with important local social / cultural / historic associations / memories (including views which inspired the work of artists of all kinds, past and present, of national or local repute).
- Views that are indicative of Hindon's unique history, special 'sense of place' and 'local distinctiveness', and which reflect its intrinsic character and key characteristics.
- Views and viewpoints that contribute to peoples' 'experience' and quality of life, health and wellbeing (physical / mental), education, recreation etc.

5.5.11 Not all of the listed criteria need to be met in order for a view to be categorised as being of high value, and professional judgement must be applied. For example, a view may be valuable due solely to its scenic beauty (albeit there may be several factors that contribute to its 'beauty'); another view may not be considered 'beautiful', but is of high value because the various features within / qualities of the view are very good illustrations of the area's natural and cultural evolution. Sometimes a view's level of value meets criteria in two categories, in which its level may be 'split', and reported as 'Medium to High', for example.

5.5.12 The following were factored in to judgements:

- Levels of scenic beauty / quality
- Degree of visibility of a particular area in views towards it
- Degree and nature of any screening (within area or intervening).

5.5.13 Overall, in accordance with the criteria, the level of visual value of the landscapes within the Cranborne Chase AONB is judged to be Very High. However, as with landscape character, it is necessary to 'go beneath' the layer of the designation and see what other factors contribute to an area's level of visual value. It is important to understand, and factor in, views which are of high value to the local community, as well as those which are of national importance.

5.5.14 The LVSCA concluded that levels of visual value within the Areas range from Low / Moderate through to High.

5.6 Visual Susceptibility to Change

5.6.1 The levels of the Visual Susceptibility to Change of the landscapes in the study area was factored in to judgements about their Visual Sensitivity.

5.6.2 The criteria are set out in Table 8, but in summary, the areas most susceptible to change are those which are the most highly visible over a wide area, form part of very highly-valued views and / or perform highly important functions, and within which development would create an unacceptable visual intrusion into the wider landscape that almost certainly could not be mitigated.

5.6.3 Broadly-speaking, taking into account the baseline assessment findings and in accordance with the criteria, levels of visual susceptibility to change throughout the study area were judged to be High, and occasionally Very High. However, there are some areas where levels are lower, especially where localised topography, built form and vegetation result in a relatively high degree of containment.

5.6.4 The LVSCA concluded that levels of visual susceptibility to change within the Areas range from Low / Medium through to High.

5.7 Visual Sensitivity

5.7.1 As with Landscape Sensitivity, 'theoretical' levels of Visual Sensitivity are derived by combining levels of Visual Value with those of Visual Susceptibility to Change (see matrix in Table 10 Appendix D).

5.7.2 Once all the results have been set out, the results are analysed, tested and compared to arrive at 'theoretical' visual sensitivity levels; then, professional judgement is applied.

5.7.3 As explained above, levels of visual sensitivity are established after the baseline assessments have been carried out and all the issues previously identified taken into account. The visual issues flagged as potentially significant at the desktop stage are adjusted in the light of the on-the-ground work.

5.7.4 Another aspect of this part of the study entails identifying the levels of sensitivity of the various 'visual receptors' who could potentially be affected by changes to the baseline situation, also using the criteria in Appendix D. It is likely that many of the visual receptors will be tourists visiting the AONB for the sole purpose of enjoying its 'outstanding natural beauty', thus they are very highly sensitive to change. Other highly sensitive visual receptors include people using the various long-distance trails in the area, and people living in residential properties.

5.7.5 As noted above, all of the LVSCA Areas lie within the Cranborne Chase AONB which automatically confers a Very High level of visual value. However, in order to make comparisons between the individual Areas, localised variations in visual value were ascertained using the criteria in Table 7 Appendix D.

5.7.6 Overall, the level of visual sensitivity of the landscapes within the study area is judged to be between High and Very High, factoring in the AONB designation. Locally, and 'underneath the blanket' of the designation, visual sensitivity is between Medium and High. Factors include Areas often being within views in which receptors have a proprietary interest, including people living in residential properties. Some of the Areas are in views from long-distance / themed trails such as the Wessex Ridgeway, which confers a High level of visual value. Other views from locally-popular recreation areas and various public rights of way have a slightly lower, Moderate visual value. Many of the Areas provide an important or moderate contribution to landscape function, and therefore have a

High or Moderate visual value respectively. For example, an Area may act as an important open gap, or transition between the village settlement and the wider, expansive rural landscape, or form part of a gateway to the village.

5.7.7 The level of the visual sensitivity of each Area is set out in the tables in Appendix F.

5.7.8 The degree of visual sensitivity of the individual Areas varies considerably, depending on the degree of containment, screening, and whether this is permanent, or seasonal in the case of most vegetation.

5.7.9 Where it was considered that the degree of likely adverse visual effects could be reduced by way of mitigation measures (over and above the assumptions made about the quality of built form in the AONB - see Section 2), this is noted in the schedules. However, if screening relies on vegetation, existing or proposed, the possibility of the vegetation being lost in the longer term will need to be considered more fully at some point in future. If the effects without such screening would be significantly greater, that may affect decisions about an Area's levels of capacity and potential suitability for development.

5.7.10 In summary, the fifteen individual LVSCA Areas were subdivided, making a total of twenty four Areas / sub-Areas.

5.7.11 None of the Areas / sub-Areas was judged to have either 'Very Low' or 'Very High' visual sensitivity.

5.7.12 The majority (sixteen) of the twenty-four Areas / sub-Areas were judged as having visual sensitivity levels of between 'Medium' and 'High'. Six of these Areas were judged as having 'High' visual sensitivity, one Area 'Medium' sensitivity, and nine Areas in between 'Medium' and 'High'. The remaining eight Areas had visual sensitivity levels ranging from 'Low' through to 'Medium, of which only one Area was judged to have a 'Low' level of sensitivity.

5.8 Summary of Landscape and Visual Sensitivity

5.8.1 The LVSCA concluded that whilst there is evidence of some localised loss and erosion of landscape elements and features in the study area, others are in good or very good condition (occasionally excellent), and are very good representations of the host landscape areas and types. These elements and features make a highly important contribution to the Cranborne Chase AONB's special qualities, as well as to the traditional rural context and setting of the village. Some of these features are part of the area's ancient historic heritage, as well as reflecting its more recent landuses and practices as described above. Together they illustrate the considerable time depth which is both evident and buried in and around Hindon.

5.8.2 Many of the features are extremely vulnerable to change. Modern farming methods can result in loss / erosion of trees and hedgerows, enlarged fields, uncharacteristic shelterbelt planting, intensification of use and erosion of natural habitats.

5.8.3 Increasing the amount of residential development in an area means more human activity and disturbance which can give rise to adverse effects, especially on urban fringes, disrupting the landscape's traditional and complex patterns and textures and reducing levels of tranquillity. Natural ecosystems can suffer.

5.8.4 New developments require safe access built to exacting standards, and some of the Areas have no direct access from a public highway. Whilst it is possible that in certain cases access could be achieved via adjacent land which does have direct access, some Areas are accessed via narrow lanes and tracks. These 'informal' roadways contribute significantly to the very rural character of the area. Surfacing, breaks in hedges for new entrances and / or to achieve sightlines, engineering works to achieve maximum gradients, signage and other paraphernalia, can have significant adverse effects.

5.8.5 The term 'Biodiversity Offsetting' is used to describe measures intended to compensate for the loss of features. For example, it can be argued that the loss of a small area of ancient woodland or even a veteran tree can be compensated for by planting several hundred trees elsewhere. However most of the features are irreplaceable simply because of the conditions which existed at the time they began to evolve, and how they were used / managed. It may be possible to plant native bluebell bulbs in a new woodland, for example, but the complex biological and other processes and relationships which give ancient woodland habitats such high value would be almost impossible to replicate in modern times, and the historic / cultural value would be lost.

5.8.6 There is, however, high potential for the successful restoration of elements and features such as hedges, orchards, ponds, woodlands, grasslands and so on.

5.8.7 The landscapes within the study area were found to be of High / Very High sensitivity. Levels of landscape sensitivity within the LVSCA Areas range from Low / Medium through to Medium to High / High. The majority (sixteen) of the twenty-four Areas / sub-Areas were judged as having visual sensitivity levels of between 'Medium' and 'High'. Six of these Areas were judged as having 'High' visual sensitivity.

5.9 Potential Effects

5.9.1 Part of the process of judging a landscape's sensitivity and capacity to accept change (in this case, in the form of new residential development, which it is assumed would be of a certain type and level of quality due to the AONB designation - see sections above), is to consider potential effects, both positive and negative.

5.9.2 NPPF para. 180 states that '*Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment,* ***as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development***'.

5.9.3 Although an in-depth assessment of specific effects is beyond the scope of studies such as this (as explained in Section 2, it is normally done when more information about a proposed development is known), it is possible to identify the key receptors and other factors / attributes which are most likely to be affected in some way, and the nature of the effects which are likely to, or could potentially, arise from house-building on the LVSCA Areas.

Receptors

5.9.4 The key receptors, factors and attributes identified during the LVSCA are summarised below:

- AONB
- Landscape character, elements and features
- Villagescape character
- Heritage assets / cultural heritage (including settings)
- Historic landscape character
- Function / value (context / setting / green corridor / gap / gateway / approach etc.)
- Biodiversity
- Green Infrastructure assets and functions / ecosystem services
- Significant vegetation
- Soil, water and air quality
- Landscape quality
- Aesthetic, perceptual and visual qualities / key views
- Public / social amenity.

Nature of Effects

5.9.5 It is also necessary to consider the nature, or type, of effects that new residential development is likely to have on the environment, flora and fauna, people, views, and so on, and the landscape's capacity to tolerate / absorb such effects. Effects can be positive, negative, direct, indirect, permanent, temporary and cumulative.

5.9.6 Even if no details of the development and its location are available, it is possible to broadly identify the effects to which such developments would normally, or could potentially, give rise.

5.9.7 Some effects are direct and obvious, for example the extension of modern built form into open countryside, the change in character from rural to urban / domesticated, the loss of green open spaces, GI assets and functions, landscape characteristics, elements and features such as field patterns, ancient trees and hedgerows, narrow lanes and old trackways. Engineering may be required to accommodate access and built form on steep slopes.

5.9.8 Some are direct but not immediately obvious and require further analysis – examples include loss of key functions which land may perform; loss of / change to key views; changes to the setting of an historic building or feature; and changes to aesthetic and perceptual qualities, general context, and sense of place / distinctiveness.

5.9.9 Other effects are indirect, such as those arising from human activity, disturbance, pressure and pollution (including light pollution) which may also adversely affect landscape character, the quality of a view, wildlife, heritage assets, recreation, water quality and so on. It must be borne in mind that pollution of a watercourse, for example, could result in damage to / loss of vegetation, which in turn can affect character and visual amenity.

5.9.10 Effects of development can arise not just during the operational phase but during construction, for example when large vehicles may be highly visible in the landscape, and may not be able to travel along narrow lanes without damage to / removal of roadside and overhanging vegetation. In most places, road widening would result in significant adverse effects, especially if hedges have to be removed. On chalk landscapes, excavation can give rise to highly visible white 'scars' in the landscape.

5.9.11 With regard to visual effects, LVIA assesses effects arising from new development where details of its location, and the type of development proposed, are known. Effects can therefore be considered from specific viewpoints, and specific 'visual receptors' can be identified. However, because LSCAs are carried out without the location and nature of new development having been precisely specified, except at a broad level, the visual sensitivity of the study area needs to be fully-evaluated. In LSCA, it is still necessary to identify key viewpoints and the likely visual receptors who could be affected, as set out above.

5.9.12 Ideally, all new development should not only protect / conserve, but also enhance its receiving environment. In the case of landscapes lying within AONBs, 'enhancement' is not only an aspiration, it is a policy requirement, and new development must demonstrate how it would enhance both character and views. This is a tall order; however, not all the effects arising from new development need be negative, and benefits can be delivered, so long as the correct processes are followed.

5.9.13 CCAONB publishes Position Statements and Good Practice Notes (including Good Practice Note on Colour in the Countryside) which should be referred to when project / site-specific mitigating (and enhancement) measures are being considered / proposed.

6 Overall Capacity and Settlement Boundary

6.1 Capacity

6.1.1 The term 'Capacity' can be defined as 'the maximum amount that something can contain'. If something has reached 'capacity' it is full, and cannot take any more.

6.1.2 'Capacity' in the context of this LVSCA refers to the amount of change a particular landscape (or town / village, area, zone, individual site etc.) can tolerate *without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning polices and strategies*', as explained in the previous section.

6.1.3 This section responds to the question raised in Section 2, '*Does the area have 'room', or 'capacity', for these types of changes*?'

6.1.4 One point to note here is that in LSCA, as outlined in Topic Paper 6, judgements about an area's *overall* 'landscape' capacity are arrived at by combining predicted levels of i) Landscape and ii) Visual Capacity.

6.1.5 The problem with this approach is that if done simplistically, it conflates landscape and visual effects. As explained in Section 2, and pointed out in CCAONBP's September 2018 consultation response, consideration of views and visual amenity / sensitivity / capacity / effects entails separate processes, different from, but related to, those used in the consideration of landscape character. This is because changes to the landscape may happen, but there may not be anyone who can see or experience them. Even if there is, the changes will affect different people in different ways.

6.1.6 Thus, an area may be judged as having a Low level of *landscape* capacity to accept new development for various reasons, but it may not be visible from any public or private viewpoints, and therefore would have a High level of *visual* capacity. If combined, the result is a theoretical overall capacity level of Moderate. If decision-makers concluded that a Moderate level of capacity was the threshold for a site that could potentially be developed, then a High value / sensitivity landscape could be lost.

6.1.7 In addition, an area's High visual capacity may be due to the presence of significant vegetation (see Section 3); however, the nature and likely permanence / longevity of the vegetation needs to be considered, especially if without it, visual capacity would be lower (where relevant, this is noted in the LVSCA Area schedules). As mentioned above, there is no certainty that existing vegetation will remain in place even in the short-term, let along the long-term future - old age, deliberate removal, pests, diseases, pollution and accidents may result in significant tree losses. Thus, much of Hindon's significant vegetation is vulnerable to change, and cannot be relied on to continue to perform its various highly important landscape, visual, ecological and other beneficial functions (see also Recommendations in Section 7). For these reasons, the LVSCA does not report results with potential 'secondary' mitigating measures such as new screen planting in place.

6.1.8 This LVSCA sets out the levels of both landscape and visual capacity, but they are not automatically combined: professional judgement is applied, and reasons for judgements about an Area's overall level of capacity are given.

6.1.9 Decision-makers may conclude that if there was a choice between two Areas that have the same high levels of overall capacity, development on the least visually-sensitive site may be preferable; or, they may conclude that effects on character would be unacceptable, regardless of lack of visibility. This would have to be looked at on a case-by-case basis, once the key principles and other matters were established and agreed.

6.1.10 The LVSCA makes the assumption that within the AONB, new residential development would be required to be of high quality, in accordance with relevant planning policy and guidance, and that the approach to its siting, layout and design would be landscape-led. Buildings would be sensitively designed using traditional (or other appropriate) techniques and materials, especially those which reflect the local vernacular and key characteristics. Choice of colour is also very important, to avoid visually disturbing contrast. It is also assumed that new schemes would demonstrate a strong, locally-appropriate and effective landscape framework, with siting, access, layout, scale, design and engineering work being informed by detailed landscape and other technical / environmental (especially GI) studies.

6.1.11 Low-quality development would be very likely to reduce an Area's level of capacity.

6.1.12 Another important matter to consider is the potential for cumulative effects to arise in future. If one Area was developed, and subsequently one or more new developments were proposed on other Areas, then depending on their location, the combination of these could give rise to cumulative effects, which could potentially be 'significant' in the context of both the AONB and the village.

6.1.13 The problem is that each development is normally considered in isolation and 'on its own merits'. It may be that the development of the first Area is not considered to be 'significant', whereas more than one site combined could be.

6.1.14 In Hindon's case, associated with both cumulative effects and 'significance' is the matter of 'major development'. Within AONBs, the issue of whether a development's effects are likely to be 'significant' is relevant in terms of whether a development is considered to be 'major' or not.

6.1.15 Para. 172 of the NPPF states that within designated areas such as AONBs, '*The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development [55] other than in exceptional circumstances*.'

6.1.16 Footnote 55 of the paragraph explains that '*For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined*.'

6.1.17 Built form on the first Area may not be categorised as 'major development', but the construction of buildings on additional Areas, especially if adjacent, could tip this balance.

6.1.18 Another relevant point is that NPPF para. 69 recommends that NDPs focus on the development of 'small to medium sites' (i.e. of c. 1ha); however, whilst in some towns and villages a 1ha site may be easily accommodated '*without undue consequences for the maintenance of the baseline situation*', in small villages especially, 1ha may be excessive in relation to the existing context, and could thus be categorised as 'major'.

6.1.19 In theory, the LPA should either request a cumulative effects assessment from the second / following developer/s; or, they should carry out their own, especially where there is the potential for significant effects and thus the requirement for EIA. In reality this very seldom happens, although recently the cumulative effects of development on air quality (the 'Wealden' case) is requiring a re-think.

6.1.20 These issues are beyond the scope of the LVSCA, as there are too many 'unknowns' at this stage, not least whether the community decides to 'allocate' any sites for either development or LGS / other use.

6.1.21 As noted in Section 2 above, the LVSCA Areas were originally numbered from 1 - 15. Some of the Areas are individual fields or plots; others are 'zones' comprising several fields or parcels of land which share similar characteristics and / or landuse. During the survey work, some of the Areas were sub-divided, making a total of twenty four Areas / sub-Areas. The sub-Areas are denoted by letters (e.g. Areas 7a - 7e).

6.1.22 During the final capacity study and analysis stage, further Area / sub-Area subdivisions were made. This was on the basis that for various reasons (which are noted in the individual Area schedules), one part of the Area was found to have a higher level of capacity to accept residential development than another.

6.1.23 The level of Landscape Capacity of each LVSCA Area is shown on Figure 8 - Overall Capacity Plan.

6.1.24 The reasoning for the judgements about the Areas' levels of landscape and visual value, susceptibility to change, sensitivity and capacity is explained in the individual Area Schedules in Appendix C. Appendix F contains a series of tables setting out these levels in order of a) Area numbering; b) landscape capacity; c) visual capacity; and d) overall capacity.

6.1.25 Overall capacity levels are also set out in the tables below. Table 1A sets out the capacity of the individual Areas in the order in which they were assessed and reported in the text. Table 1B provides the same information, but in order of each Area's overall capacity, from high to low.

6.1.26 In summary, on a scale ranging from Very High to Very Low, there are no Areas which have a Very High or High level of capacity to accommodate new residential development, and none which have Low or Very Low capacity.

6.1.27 The highest level of capacity is Medium to High / High (Area 7b which is technically 'brownfield' land), and the lowest is Low / Low to Medium (applies to six Areas).

6.1.28 Two Areas were categorised as being of Medium / Medium to High capacity, two of Medium, five of Low to Medium / Medium, and the remainder of Low to Medium.

Summary Tables of Overall Capacity

LANDSCAPE CAPACITY COLOUR CODING:

Medium to High / High	Medium / Medium to High	Medium	Low to Medium / Medium	Low to Medium	Low / Low to Medium

TABLE 1A: Summary of LVSCA Area capacity in order of assessment

LVSCA Area	Overall Capacity
1 (i) built	Low to Medium / Medium
1 (ii) open space	Low to Medium
2	Low to Medium
3	Low to Medium
4	Low / Low to Medium
5 (i) built	Low to Medium
5 (ii) open space	Low / Low to Medium
6	Low to Medium
7a (i) built	Low to Medium / Medium
7a (ii) open space	Low to Medium
7b	Medium to High / High
7c	Medium
7d	Medium
7e	Low to Medium
8a	Low / Low to Medium
8b	Medium / Medium to High
8c	Low / Low to Medium
9 (i) built	Medium / Medium to High
9 (ii) open space	Low to Medium
10	Low to Medium
11	Low to Medium
12a	Low to Medium
12b (i) built / open space	Low to Medium / Medium
12b (ii)	Low to Medium
12c	Low / Low to Medium
12d	Low / Low to Medium
13 (i) built	Low to Medium / Medium
13 (ii) open space	Low to Medium
14	Low to Medium
15 (i) built	Low to Medium / Medium
15 (ii) open space	Low to Medium
LVSCA Area	Overall Capacity

LANDSCAPE CAPACITY COLOUR CODING:

Medium to High / High	Medium / Medium to High	Medium	Low to Medium / Medium	Low to Medium	Low / Low to Medium

TABLE 1B: Summary of LVSCA Area capacity in order of capacity (from High to Low)

LVSCA Area	Overall Capacity
7b	Medium to High / High
8b	Medium / Medium to High
9 (i) built	Medium / Medium to High
7c	Medium
7d	Medium
1 (i) built	Low to Medium / Medium
7a (i) built	Low to Medium / Medium
12b (i) built / open space	Low to Medium / Medium
13 (i) built	Low to Medium / Medium
15 (i) built	Low to Medium / Medium
1 (ii) open space	Low to Medium
2	Low to Medium
3	Low to Medium
5 (i) built	Low to Medium
6	Low to Medium
7a (ii) open space	Low to Medium
7e	Low to Medium
9 (ii) open space	Low to Medium
10	Low to Medium
11	Low to Medium
12a	Low to Medium
12b (ii)	Low to Medium
13 (ii) open space	Low to Medium
14	Low to Medium
15 (ii) open space	Low to Medium
4	Low / Low to Medium
5 (ii) open space	Low / Low to Medium
8a	Low / Low to Medium
8c	Low / Low to Medium
12c	Low / Low to Medium
12d	Low / Low to Medium
LVSCA Area	Overall Capacity

6.2 Settlement Boundary

6.2.1 As explained in Section 2, the main aim of this LVSCA was to establish Hindon's landscape and visual capacity to accept new residential development; this information would be used to make informed decisions about where the line of the village's future settlement boundary should be drawn.

6.2.2 A settlement boundary is defined as the dividing line or boundary between areas of built / urban development (the settlement) and non-urban or rural development (the countryside).

6.2.3 Boundaries are usually drawn around whatever is determined to be the integral 'core' of a settlement. Typically included within them are built form and land associated with existing employment areas, community facilities and services, and the bulk of a settlement's 'housing stock', including any sites identified as potentially suitable for housing.

6.2.4 Land outside them is defined as 'open countryside' and is usually oriented towards agriculture, tourism and / or outdoor recreational uses, although it may include parts of gardens, orchards, paddocks and other land not normally perceived as 'countryside'.

6.2.5 In planning terms there is a presumption in favour of built development within the settlement boundary whereas, beyond the boundary in open countryside, development is much more tightly controlled. The purpose of the settlement boundary is to act as a distinct, defensible line between these areas, determining where certain types of development may be acceptable or, where protection of land is required, for a wide variety of reasons.

6.2.6 Theoretically, therefore, in principle it should be acceptable to build anywhere within the settlement boundary, although of course subject to the nature and scale of what is proposed, constraints, policies and other matters (including the Conservation Area, listed buildings, and their settings).

6.2.7 When considering the future settlement boundary line, the above must be taken into account, along with the line's relationship to local landscape and villagescape character (especially historic), patterns, forms and so on, and where possible, draw the line along existing physical features / boundaries such as roads, watercourses and historic field boundaries (the latter may ultimately need restoring / reinforcing). If this is not possible, new, locally-appropriate and robust settlement boundary line features should be created where necessary.

7 Conclusions and Recommendations

7.1 Conclusions

7.1.1 The LVSCA concluded that Hindon village has limited capacity to accept growth, especially in the form of new residential development, without there being potentially significant adverse effects on landscape character and visual amenity, and conflict with planning policy and material guidance.

7.1.2 The reasons for the lack of capacity are complex, but the fact that Hindon lies within the Cranborne Chase AONB is evidently at the top of the list. Whilst the designation does not preclude development *per se*, it does confer a very high level of landscape and visual value, and the associated planning policies require that any new development should not only protect, but also enhance its receiving environment.

7.1.3 In Hindon's case, its landscape and villagescape character make an important and valuable contribution to the special qualities of the wider AONB, and form an integral part of it. The 'quality' of the area is also important to Hindon in terms of what it contributes to social and public amenity, the health and well-being of both people and the environment, and the economy (the area's 'outstanding natural beauty' being one of the main reasons why people visit the area).

7.1.4 However, whilst the AONB designation will always be a consideration when planning change, in order to make judgements about the sensitivity and capacity of individual and often small parcels of land - on their own merit and in comparison with others for consistency - the LVSCA had to 'go beneath the blanket' of the designation.

7.1.5 The study identified features and factors of high 'local' value, and factored those in to judgements about the sensitivity and capacity of each Area. It concluded that overall, landscape and visual capacity levels were relatively low due to the village's historic significance as a planned medieval settlement, and the presence of several highly valuable elements, features, qualities and attributes, most of which are very vulnerable to change.

7.1.6 It found that although the village has expanded over time, its intrinsic historic characteristics and qualities are still visible in the landscape; individually and combined, these make a highly important contribution to the village's traditional rural context and setting. Most if not all of the LVSCA Areas play a role in this regard, albeit quality varies from place to place.

7.1.7 The LVSCA also concluded that as well as context and setting (including the settings of Fonthill RPG, listed buildings, and the Conservation Area), many of the LVSCA Areas perform other highly important functions in the landscape, for example village gateway, green gap, ecological habitat, and / or recreational resource.

7.1.8 The village's local distinctiveness and sense of place is precious, and also at risk of diminishment through unsympathetic changes of many forms. In recent years, new housing and other developments have been built in and around the settlement which are ubiquitous: in certain views the buildings engender the sense that one could be anywhere in the country, and not anywhere special.

7.1.9 Of course, the above does not mean that Hindon cannot ever grow; indeed, there appears to be local consensus that whilst retention of character is paramount, growth is necessary to 'revitalise' the village and its community. What it means is that if new development is planned, it should be demonstrated that it would make a positive contribution to the area, respecting and reflecting local character, distinctiveness and sense of place.

7.2 Recommendations

7.2.1 During the LVSCA process, several issues were identified which have formed the basis of specific recommendations, the purpose of which is to help ensure that where new development of any type is planned, it both protects and enhances landscape character and visual amenity.

7.2.2 The recommendations could also form the basis of future NDP policies; for example, where key views are identified, a policy with the objective of their protection / enhancement would have to be taken into account in any future development proposals.

Landscape Character

7.2.3 The foreword to Hindon NDP's 2018 - 2031 Regulation 14 draft for Consultation states that '*A strong message from the consultations was that we villagers are proud of our village and wish to retain its character*'.

7.2.4 It is important to understand this character, and how development might affect the special qualities and attributes of the landscapes within which Hindon lies. These landscapes perform many essential natural, cultural and visual functions, and are a highly valuable resource for the local community. Once character is understood, it is easier to establish exactly what is required to ensure that future changes are successfully integrated without detriment to the baseline situation - and enhance it where appropriate.

7.2.5 Understanding the landscape will also help prospective developers to deliver the high quality schemes which are a prerequisite of a site located within an AONB. It could be an NDP policy requirement that developers must demonstrate that they have consulted the LVSCA, and factored its findings and recommendations into the scheme's siting, layout and design.

7.2.6 Strong, defensible boundaries should be created where future development sites abut open countryside. These boundaries would define not only the long-term physical edge of the settlement, but also its character, context, setting, distinctiveness and sense of place, and so should reflect local and historic landscape patterns and characteristics (using locally-occurring native species / materials and traditional forms of management, for example). They will, ideally, also act as visual screens where key views may be adversely affected.

7.2.7 The wider landscapes' aesthetic and perceptual qualities include tranquillity and dark skies. Assessments of effects on these and other qualities / attributes should form part of any planning application where they could be adversely affected.

7.2.8 Some of the most important characteristic landscapes elements and features in the area have been damaged, eroded or lost, especially field boundary hedgerows and unimproved pastures, and some old footpaths. The original locations of many of the lost features were identified by studying historic maps, records and photographs, as well as through fieldwork and public consultation. The appropriate restoration of these would have considerable benefits for landscape character, visual and social amenity, and biodiversity. New developments should enhance and deliver benefits wherever possible; however, it must also borne in mind that improving quality and condition should be an aspiration of land management practice regardless of whether an area is developed or not.

7.2.9 To this end, it may be helpful for HPC to publicise sources of information and advice about managing sensitive landscapes. In conjunction with landowners, proposals could be developed for various environmental enhancement and management schemes.

Settlement Pattern

7.1.10 Settlement pattern is related to landscape character. In Hindon's case, its unique and highly distinctive medieval planned pattern is one of its most important attributes, which any form of change could adversely affect and so must consider and respect. Indeed, the LVSCA noted several instances where the pattern has been disrupted by more recent (20th century) development.

7.1.11 The village's characteristic pattern is linear, along roads and trackways, sometimes on both sides. These routes radiate outwards from the village centre, forming a cross or a 'star' shape with broadly triangular areas of land in between. Where two routes are close together, the amount of space between them is limited; thus, built form along both sides of a route can coalesce into a cluster. Such clusters are historically more characteristic nearer the village centre, where the width of the land is narrower, but not characteristic further away where the land is wider, albeit this has occurred in recent times.

7.1.12 The spaces in between the buildings form highly important green gaps within the settlement. From a planning point of view it is often tempting to 'fill in' such gaps with built form; however in Hindon, the gaps prevent clustering and coalescence between buildings, and articulate the historic settlement pattern. Often, they also perform other important functions including ecological.

7.1.13 Although considered on a case-by-case basis, the proposed 'density' of development is a very important factor in terms of how well new built form integrates into both the villagescape and the surrounding landscape. The density should be characteristic of the immediate and wider location,

but may also need to vary in order to avoid clustering, articulate transition from urban to rural, create meaningful green open space, and so on.

7.1.14 As far as could be ascertained, neither CCAONBP nor WC have guidance on appropriate densities within AONBs; in Herefordshire[43], a density of between 10 and 20 dwellings per hectare (dph) was broadly considered appropriate within AONBs, subject to area-specific factors, so that could be used as a starting point in Hindon.

7.1.15 It is also very important that the cumulative effects of developments proposed in different locations are considered at a very early stage in the process (this applies to all types of effects on all receptors, not just settlement pattern).

Village Gateways and Approaches

7.2.10 The gateways and approaches into the village require careful consideration, especially in terms of the village's present and future character, identity and sense of place, and what it says about its inhabitants. Developing a locally-appropriate range of colours, materials, plants and styles is especially important here. It may be that the village gateways themselves are reconsidered - not just the current design, but where they actually are, and what, if anything, should mark them.

History and Heritage

7.2.11 It is often the case that historic landscape character is not a subject covered in studies accompanying planning applications. This is usually because it is not part of the 'scope' of the project, falling outside the remit of the archaeologist, the conservation expert and the landscape architect.

7.2.12 Planning officers can ask for an historic landscape character assessment to be included in an application if it is considered relevant, and should ask for it to be carried out in accordance with guidance such as that published by HE and others, as set out previously.

7.2.13 Heritage walks and trails could be developed (see below).

Biodiversity

7.2.14 There is a diverse range of ecological habitats in and around the village. Some of these habitats are countywide / local designations which are important to factor in to any proposal for change / new development. Many of the habitats identified during the assessment are not designated, but they still play an essential role in the environment, providing vital connections to the wider ecosystem. Most are highly vulnerable to the effects of new development and changes in use. Their protection and appropriate management is essential, and should be the subject of NDP policy. Initiatives to encourage opportunities for wildlife and good management practices could be developed by the local community.

7.2.15 There is also evidence of erosion and loss of habitats which has resulted in connectivity being broken in places. The habitats are often highly valuable elements and features in the landscape, and so their erosion and loss can lead to adverse effects on landscape character and visual amenity. Active management of all these habitats is critical to their long term survival.

7.2.16 Ecological surveys will be needed to determine presence / absence of species if new development / change of use and / or activity are proposed. Planning applications for future development should normally include an ecological survey in accordance with best practice (esp. BS 42020:2013 Biodiversity: Code of practice for planning and development or later version). However, such surveys are also useful at an earlier stage, to determine ecological sensitivity.

Significant Vegetation

7.2.17 Significant mature tree cover in and around the village makes a highly important contribution to the landscape character and visual amenity of the area, including that of the Cranborne Chase AONB. It also currently screens many Areas from certain views, and provides a variety of wildlife habitats.

7.2.18 However, the long-term future of the trees cannot be guaranteed. Some of the trees are nearing the end of their useful lives, and several species are vulnerable to the effects of climate change, pests and diseases. Potential effects arising from new development must be considered in the light of both

[43] https://www.herefordshire.gov.uk/download/downloads/id/2547/shlaa_rural_report_nov_2015.pdf

existing and proposed vegetation and the fact that there is no certainty that what is there now, or what is planted in the future, will survive.

7.2.19 If sites are proposed for development, consideration should be given to what level of effects is predicted without existing / proposed vegetation, as well as with it. This could affect future decisions about which sites are more suitable for development than others. It is also a relevant factor in the assessment of cumulative effects and coalescence.

7.2.20 It is recommended that this issue is given consideration in the preparation of the village's NDP. Ideally, tree health should be monitored, and where there is cause for concern, the matter should be brought to the attention of those responsible for it.

7.2.21 A community project could be set up to survey, map and assess existing trees (their species, condition, the contribution they make to the villagescape and so on), and a list drawn up - guided by some research / specialist advice) for appropriate species to plant in new developments, to ensure this key feature is maintained. This could encourage awareness of the trees' landscape / historical / ecological importance, and the need for good management and locally-appropriate replanting.

7.2.22 Some trees may be worthy of protecting with a TPO - the LVSCA identified examples of trees with high historic / cultural interest and other value. It would be interesting to know the approximate age of the oldest tree in the village.

7.2.23 Because some of the hedges are likely to be old, they may be 'Important' under the Hedgerow Regulations[44]. This needs to be checked at an early stage of planning new development.

Public and Social Amenity: Recreation and Access

7.2.24 Hindon is well-served by a network of footpaths - including two popular long-distance trails - which make an important contribution to the health and well-being of local people and their environment. They are also used by visitors who often contribute to the local economy.

7.2.25 There are opportunities to create additional 'informal' footpaths and links (subject to landowner agreement and any other constraints), and / or to restore old ones which have long-since been stopped-up. Themed trails could also be considered. These could cover history, nature, cultural associations, legends and folklore, foraging, different types of play and exercise – formal and informal – and so on. This may be of interest to several 'interest' groups and perhaps the local school (a very good initiative for this and other projects is Learning Through Landscapes[45], which helps teachers use the landscape as a resource which is in line with the National Curriculum).

Local Green Spaces

7.2.26 Through NDPs, communities can designate areas which they consider worthy of protection as 'Local Green Spaces' (LGSs)[46].

7.2.27 Hindon has already considered and proposed two LGSs in its emerging NDP; it is possible that other candidate LGSs are identified through the LVSCA's findings, and / or proposed at a later date, for example if new development was planned on a certain site but it was clear that the retention of an area as open green space was essential in order to maintain the settlement pattern, or for local amenity.

Views and Visual Amenity

7.2.28 The assessment identified several key views into and out of the village, both at specific points / locations and along 'view routes'. Those which are deemed worthy of protection could be the subject of an NDP policy.

7.2.29 If new development is considered to be appropriate but additional planting is found to be necessary to protect a key view, for example, steps can be taken to try to incorporate this into the scheme layout and design, but subject to the comments about significant vegetation above.

[44] https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management

[45] http://www.ltl.org.uk/

[46] https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/

Green Infrastructure

7.2.30 Hindon parish has a relatively good local 'Green' (and 'Blue') Infrastructure network, with many GI assets performing a variety of highly important GI functions.

7.2.31 If not already considered, there may be opportunities to develop a GI Strategy for Hindon, and perhaps a GI NDP policy. The European Commission has adopted a strategy for GI[47] to ensure that '*the enhancement of natural processes becomes a systematic part of spatial planning*'. The Commission's strategy will focus on promoting GI in the main policy areas including land use.

7.2.32 GI should form an integral part of planning for the future (it is an important aspect of both national and local planning policy), and should be the subject of focused studies if and when required, especially as part of planning applications. It should also be noted that effects on GI (both adverse and beneficial) are a recommended part of the landscape and visual assessment process (see GLVIA3 para. 2.10).

Future Planning and Design Guidance

7.2.33 The findings of this assessment can be used to help guide decisions about where new houses (and potentially, other forms of development) would be most appropriately located in and around the village, especially in terms of the local and wider landscape context, and which areas need to be protected. It may help in drawing the future settlement boundary. However, in time the baseline situation may change, which could affect the study's conclusions: for example, new development can affect the character, sensitivity and capacity of the surrounding landscape / villagescape. (Note that this study is a record of the situation at March 2019, which is when the baseline surveys were completed; subsequent planning decisions will need to be monitored, and the schedules and plans updated as required.)

7.2.34 Further detailed landscape assessment of both the LVSCA Areas and wider study area may also be required in the light of material changes in the wider landscape (for example changes to the agricultural economy resulting in either more or less intensive farming methods; climate change effects and pests / diseases which may result in loss of trees), and the report, schedules and figures updated accordingly. Ideally, a review of the baseline situation should take place every few years and the findings factored in to any future decisions.

7.2.35 Problems with evaluating the effects of development can arise when planning applications are made in 'outline', to establish whether the principle of the proposed development is acceptable. Although the main constraints may have been identified at the pre-planning stage and do not give cause for concern, matters such as access, siting, layout, engineering operations and other 'details' including style, materials, lighting, colour and landscaping are either only illustrative or have not yet been considered in sufficient depth to be able to identify the likely effects. In most studies accompanying planning applications, only 'significant' effects are considered; but as set out above, the many smaller changes which occur can accumulate to the point where they become significant. Even if a scheme is well-designed, and urbanising influences kept to a minimum, it is not generally possible to control what happens in private gardens where domestic paraphernalia – sheds, cars, washing lines, bins, play equipment, ornamental lawns and vegetation etc. – are likely to be visible.

7.2.36 The baseline information in this study can therefore be used to identify the potential for effects not dealt with, or not adequately covered, in a planning application. It can also help to guide the community in terms of what types of environmental and other studies ought to be submitted with a planning application, and the level of assessment / nature of information required. These issues can be raised with the planning authority during the consultation period.

7.2.37 An assessment of the cumulative effects of the development of several sites should also be part of the studies accompanying the application if relevant, although it is the LPA's responsibility to ensure this is carried out. Many parts of the study area are highly vulnerable to change, and additional residential development is likely to exacerbate the current situation, increasing the rate at which erosion and loss occur. However, it is also possible for this to act as a catalyst for environmental enhancement and the introduction of better management practices, especially if made a prerequisite of new house-building schemes. The redevelopment of poor quality 'brownfield' sites can also potentially result in improvements to villagescape character.

[47] http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52013DC0249

7.2.38 When planning applications are submitted all these matters need to be covered in detail, especially how the long-term (ideally, 25 years +) management of the landscape will be secured, and who will be responsible for it. As noted above, this is especially important where existing and / or proposed vegetation is relied on to screen and mitigate adverse landscape effects, and / or to protect and enhance biodiversity, since there is no certainty that vegetation will achieve the required objectives, and it cannot be relied on in the long term. This must be factored into the decision-making process: if the effects without the vegetation in place would be significantly greater, a site's capacity / suitability for development could well be reduced.

7.2.39 A worthwhile initiative which could form part of the NDP process (and possibly NDP policies) would be for the village to draw up site-specific and detailed parameters / design codes for built form and landscaping which developers would be expected to take into account.

7.2.40 A Government website[48] explains how 'good design' can be achieved in planning with the use of these 'tools'. In terms of 'parameters', it advises '… *considering the most important parameters for an area such as the mix of uses, requirement for open space or transport infrastructure, the amount and scale of buildings, and the quality of buildings*'.

7.2.41 It goes on to say that ''*Design codes seek to capture the specific requirements of a place and encourage interested parties to think together about each development in its entirety as a unique place*'.

7.2.42 It also explains that '*A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities*.'

7.2.43 The issues associated with inappropriate colours and materials in particular should be emphasised, and better solutions proposed. Attention to detail is essential, and the LPA should be alert to the problems of the specification of materials such as synthetic slate roofs, the glare from which can be highly visible and distracting under certain light conditions. Landowners could perhaps be persuaded to change the colour of existing pale roofs to dark, or replace reflective materials with matte ones when refurbishing.

7.2.44 Using colours which have similar tonality to the surrounding palette helps to visually integrate built form into the wider landscape. The local grey / brownish render would be a better choice than white. White trims, gable ends and other features should also be avoided where they give rise to unacceptable / uncharacteristic contrast.

7.2.45 Developers could be obliged to select from a range of locally-appropriate colours and materials which have been identified through detailed studies such as Environmental Colour Assessments (ECAs)[49]. See also CCAONB's Good Practice Note No. 6 *Colour and Integrating Developments Into The Landscape* [50].

7.2.46 The design parameters could be drawn up as part of the NDP process, and ideally would be informed by existing published guidance. Important sources of information include Natural England's National Character Area profiles and Statements of Environmental Opportunity, and CCAONB - the website[51] has links to its publications which include Position Statements on matters such as light pollution, historic parks and gardens, and Historic Landscape Characterisation, and Factsheets / Good Practice Notes.

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[48] http://planningguidance.communities.gov.uk/blog/guidance/design/which-planning-processes-and-tools-can-we-use-to-help-achieve-good-design/

[49] For examples of ECAs carried out in AONBs, see http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen.pdf and http://www.highweald.org/downloads/publications/uk-landscape-research-reports/2058-high-weald-aonb-colour-study/file.html

[50] http://www.ccwwdaonb.org.uk/uploads/docs/Planning/FactSheet6_Colour_Integration.pdf

[51] http://www.ccwwdaonb.org.uk/publications/planning-related-publications/