

# Important Views Analysis

V1.5 April 2024



## Prepared to support the Binfield Heath Parish Neighbourhood Plan

Prepared by Bluestone Planning LLP

with information from

The terra firma Consultancy Ltd

## Important Views Analysis

Following public consultation, the Landscape Character Assessment and the objectives in the Neighbourhood Plan whereby the importance of the views in the Parish were highlighted, the views have been subject of further assessment.

Originally, residents were asked to suggest their preferred important views within the parish, from public vantage points.

With the majority of land under scrutiny, the following document details the relevant locations of photographic viewpoints, with corresponding photographs highlighting the extent and direction of the views.

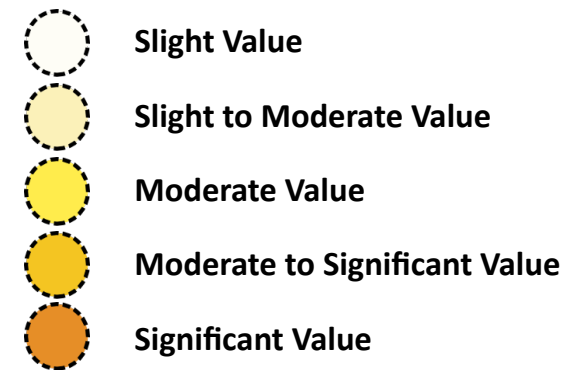
It should also be noted that some views were originally proposed which were either wholly or mainly outside of the Plan Area, although the viewpoint was found within. In this case, these views have been deleted (see those listed with a strike through), as the Neighbourhood Plan cannot contain policies covering another parish outside of the Plan Area.

This is particularly important to note, as there are many fine long distance and ranging panoramas, which extend out of the Parish and residents may expect to see them within the analysis.

### Viewpoint Analysis

Each viewpoint has been assessed as to whether it provides value. This can be amenity, recreational, historical or landscape character or a combination of these factors.

A sliding scale has been produced and set out below:



An effort has been made to assess the views as a single value, rather than between two points. However there are some views where circumstances which are either temporary or could alter in the future which have had a bearing on the outcome.

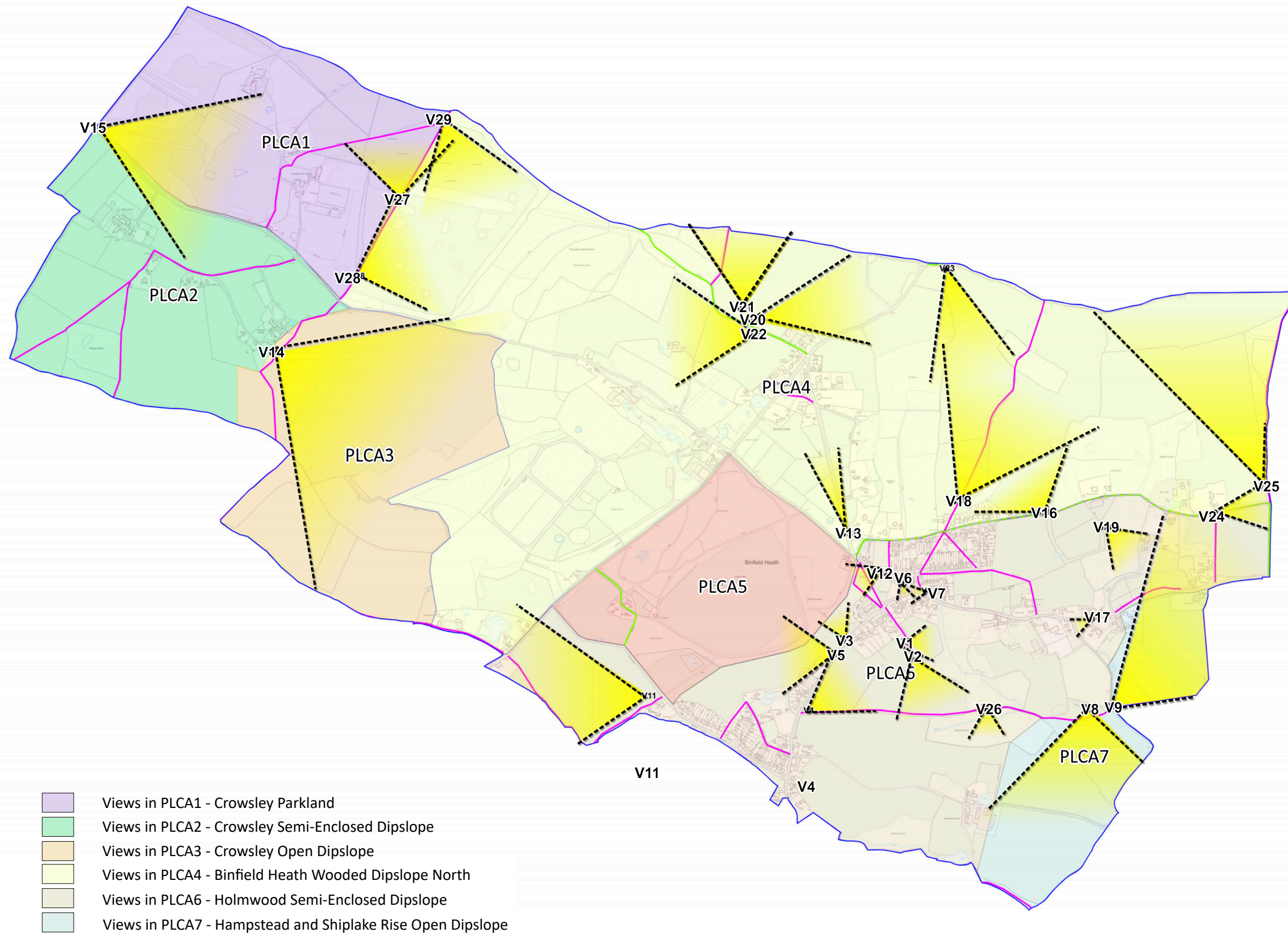
The views have been graded accordingly and a summary of all these can be seen at the end of the document.

The views have been separated into the various Parish Landscape Character Areas (PLCAs) for assessment and this can be seen on page 2.

The individual, detailed assessments for each area follow from page 3 onwards.



# Important Views Considered Within the Parish Landscape Character Areas



- Views in PLCA1 - Crowsley Parkland
- Views in PLCA2 - Crowsley Semi-Enclosed Dipslope
- Views in PLCA3 - Crowsley Open Dipslope
- Views in PLCA4 - Binfield Heath Wooded Dipslope North
- Views in PLCA6 - Holmwood Semi-Enclosed Dipslope
- Views in PLCA7 - Hampstead and Shiplake Rise Open Dipslope

\*Please note there are no views within PLCA5

## List of Important Views Considered

1. Footpath 421/13/10 bottom Fosters Lane looking East into paddock (PLCA 6)
2. Footpath 421/13/10 near Fosters Lane well looking SE (PLCA 6)
3. Dunsden Way near Prospect House looking NNW (PLCA 6)
4. Footpath 421/20/10 off Dunsden Way looking ENE to Prospect House (PLCA 6)
5. Dunsden Way near Prospect House looking W (PLCA 6)
6. Village Green looking SSE to Thatched Cottage (PLCA 6)
7. Village Green looking W to Shop (PLCA 6)
8. Near Keeps Lane 421/20/10 SSW to Hampstead Farm and A4155 (PLCA 6 / 7)
9. Near Keeps Lane 341/10/20 towards Shiplake (PLCA 7)
10. Field east of Keeps Lane, mid footpath, view SSW across Thames Valley towards Surrey Hills (PLCA 7) - now deleted
11. Footpath 421/22/10 near Gravel Road view west. (PLCA 6)
12. Arch Hill looking WSW into Recreation Ground (PLCA 6)
13. View NNE along Common Lane near junction with Arch Hill (PLCA 4)
14. Footpath 421/14 view SE across Crowsley dipslope (PLCA 3)
15. Junction of Sonning Common Road and Devils Hill view SE to Crowsley Park House (PLCA 1)
16. Kiln Lane 421/15/30 by Long Copse view NW (PLCA 4)
17. Keeps Well and pond from Shiplake Row (PLCA 6)
18. Footpath 421/9/10 off Kiln Lane, looking towards High Wood (PLCA 4)
19. View SE in Woodwax Wood, midway along permissive path on western side (PLCA 6)
20. Bones Lane looking NE towards Harpsden Road and High Wood (PLCA 4)
21. Bones Lane looking North to Bones Wood (PLCA 4)
22. Bones Lane looking SW towards Barn Grounds (PLCA 4)
23. View from High Wood South towards Kiln Lane (PLCA 4)
24. Kiln Lane looking East towards the Thames (PLCA 4 / 6)
25. Bottom of Kiln Lane looking East to Shiplake and beyond (PLCA 4)
26. Bluebells at Shiplake Copse from footpath behind Holmwood estate (PLCA 6)
27. Ancient Cedar of Lebanon at Crowsley Park (PLCA 1)
28. Some of the '12 Apostles' at Crowsley Park (PLCA 1)
29. View from Crowsley Park looking south east towards Rotherfield Greys (PLCA 1)
30. ~~View from Gravel Road by Heath Drive SW along footpath 421/22/10~~



## Views in PLCA1- Crowsley Parkland

### 15. Junction of Sonning Common Road and Devils Hill view SE to Crowsley Park House (PLCA 1)

Significant value (+++) 

From the road, there are a number of public vantage points, particularly outside of summer months where there is a clear view through the parkland and avenues of mature, veteran trees towards Crowsley House. The view is a historic one, and clearly visible on the OS map of the 1880s.

This area is considered to have moderate to high sensitivity to change due to the formal and considered nature of the planting within the Park, where inappropriate development could adversely impact this and potentially the setting of Crowsley Park house.

### 27. Ancient Cedar of Lebanon at Crowsley Park (PLCA 1)

### 28. Some of the '12 Apostles' at Crowsley Park (PLCA 1)

### 29. View from Crowsley Park looking North towards Rotherfield Greys (PLCA 1)

Significant value (+++) 

All three views are taken from within the parkland on Public Rights of Way. They feature the rides and avenues of mature, veteran trees with their focus towards Crowsley Park House.

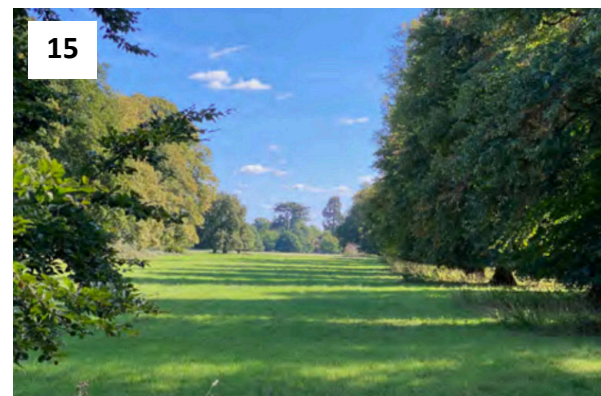
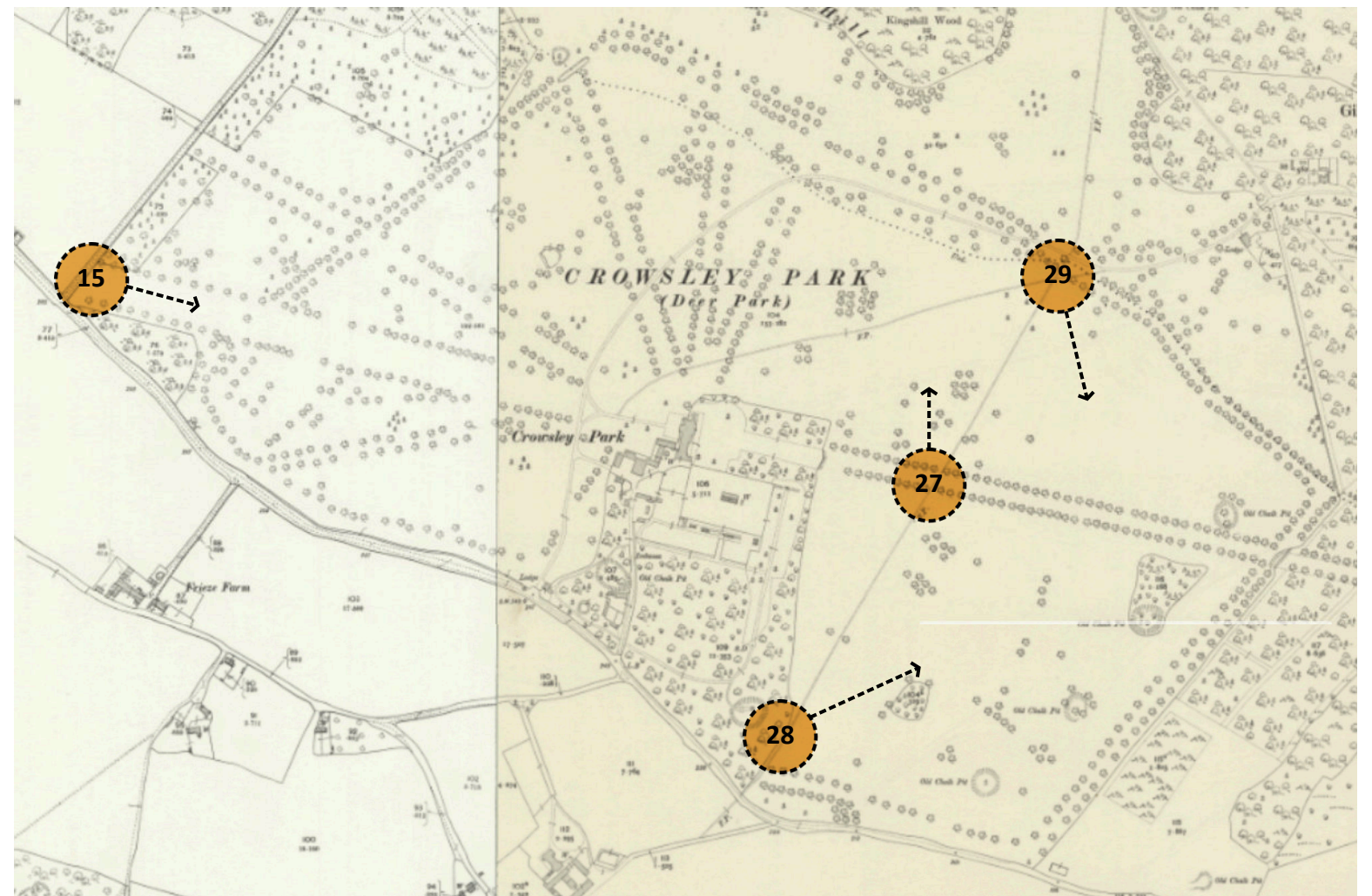
View 27 features the 'crossroads' where the footpath meets the central eastern avenue looking north and east.

View 28 features the Sweet Chestnut trees known as the '12 Apostles'

View 29 has been mistakenly labelled as looking north, when in fact the view is a 360 degree panorama of the entire park. There are views from the Park itself as well as The Chiltern Way, public footpath 242/13/30, which forms the boundary of the Plan Area and is the northern approach to Crowsley Park.

These views are historic, and clearly visible on the OS map of the 1880s.

This area is considered to have moderate to high sensitivity to change due to the formal and considered nature of the planting within the Park, where inappropriate development could adversely impact this and potentially the setting of Crowsley Park house.



View from the junction of Sonning Common Road and Devils Hill looking south-east to Crowsley Park House in summer and winter



View south-west across Crowsley Park from footpath number 421/4/10



View north-east across Crowsley Park from footpath number 421/4/10



View north-east across Crowsley Park from footpath number 421/4/10 to the Cedar of Lebanon



## Views within PLCA2 - Crowsley Semi-Enclosed Dipslope

From footpath 421/2/10 at Morgan's Wood, looking east towards Crowsley Park Farm, and open fields and Wild Orchard in PLCA3

Moderate value (++)



This Public Right of Way runs alongside the Ancient Woodland at Morgan's Wood and looks north and eastwards across the arable fields to the Grade II Listed Well House, Crowsley Park Farmhouse, Frieze Cottage and Jasmine Cottage.

This area is considered to have moderate to high sensitivity to change due to the open and expansive nature of the view, where inappropriate development would be highly visible.

**Key valued visual characteristics specific to PLCA2 to be conserved and enhanced:**

- Maintain the enclosed wooded character of surrounding roads;
- Maintain long views across open fieldscapes where they occur;
- Maintain the rural setting of listed buildings



Morgan's Wood (Ancient Woodland) from footpath number 421/4/10



View north-east across to Well House and Crowsley Park Farmhouse from footpath number 421/2/10





## Views in PLCA3 - Crowsley Open Dipslope

### 14. Footpath 421/4/20 view SE across Crowsley dipslope (PLCA 3)

Significant value (+++) 

This view is gained from various points along Public Right of Way 421/4/20, which runs to the rear of the Grade II Listed Crowsley Park Farm. The view looks northeast, east and southwards across the arable fields to Long Covert and Wild Orchard. It is a far-reaching panoramic view from the higher ground in the north east corner.

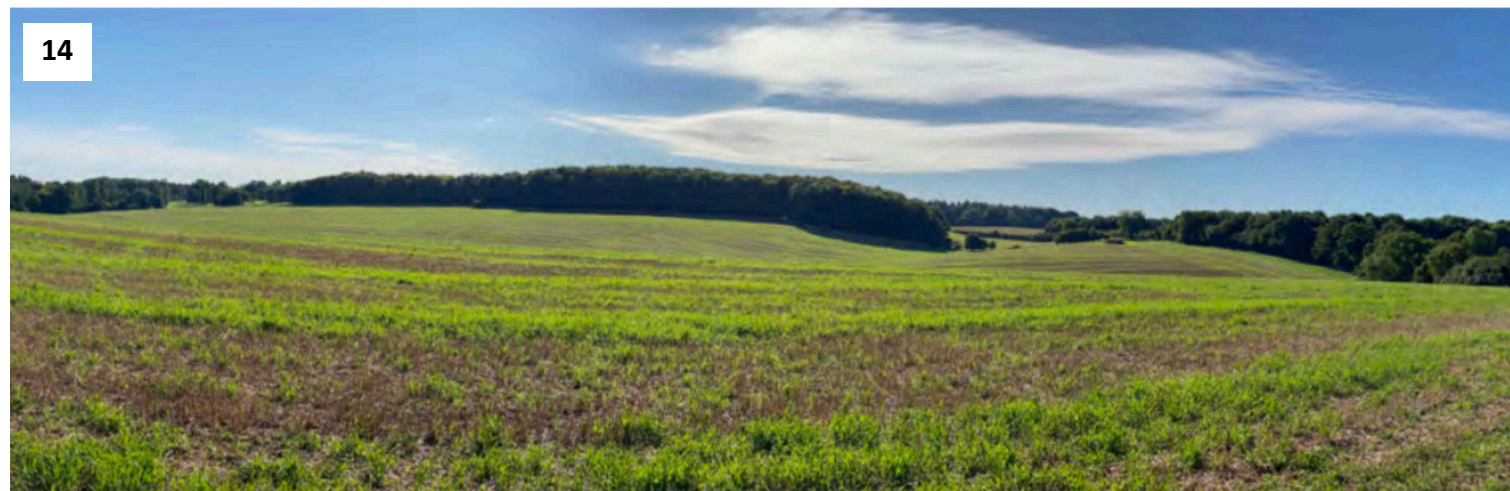
This area is considered to have moderate to high sensitivity to change due to open and expansive nature of the views, where inappropriate development would be highly visible.

#### Visual guidance specific to PLCA 3:

- Maintain the more wooded character of the southern part of PLCA 3;
- Maintain occasional views into PLCA3 from surrounding parkland, roads and PRow;
- Maintain long views across open fieldscapes where they occur



View north-east from Public Right of Way 421/4/20 into arable field to Crowsley Park beyond



Long distance and expansive open view south-east across the dipslope towards Long Covert and Wild Orchard from footpath number 421/4/20



## Views in PLCA4 - Binfield Heath Wooded Dipslope North

### 20. Bones Lane looking NE towards Harpsden Road and High Wood (PLCA 4)

### 21. Bones Lane looking North to Bones Wood (PLCA 4)

Significant value (+++)



### 22. Bones Lane looking SW towards Barn Grounds (PLCA 4)

Moderate value (++) to significant value (+++)



This view is effectively a multi directional view gained from various points along Bones Lane, which is a bridleway. It leads alongside the Bottle and Glass Inn which is a Grade II Listed building and westwards out of the Parish. The view is taken from beyond the Inn and looks north, east and west across the arable fields. To the north / northeast, it is a far-reaching and panoramic view. Whilst the view carries on beyond the NP area, this view stops at the boundary for the purposes of the Plan. The western view is a further expansive perspective which includes that of the Grade II Listed Barn Grounds.

This area is considered to have moderate to high sensitivity to change due to open and expansive nature of the view, where inappropriate development would be highly visible and could also harm the setting of the Listed Buildings.

### 18. Footpath 421/9/10 off Kiln Lane, looking towards High Wood (PLCA 4)

Moderate value (++)



### 16. Kiln Lane 421/15/30 by Long Copse view NW (PLCA 4)

Significant value (+++)



These views are long distance views framed by woodland on all sides. View 18 Looking north from the footpath north of Kiln Lane, the landform gently rolls down to Ancient Woodland and then upwards again to High Wood, which is just on the boundary of the NP area.

This area is considered to have moderate sensitivity to change due to distant but enclosed wooded nature of the view, where inappropriate development would form a harsh contrast and be highly visible.

In contrast, View 16 is also framed by woodland, but over a greater distance and from a higher vantage point, creating a panoramic view towards High Wood.

This area is considered to have significant sensitivity to change due to the topography and level of openness. The absence of development here is very apparent and inappropriate development would form a harsh contrast and be highly visible.

### 13. View NNE along Common Lane near junction with Arch Hill (PLCA 4)

Moderate value (++)



This view highlights one of the key characteristics of the area, as you leave settled areas into the well wooded and enclosed areas and then emerge from a tree lined lane, into open paddocks framed by woodland.

This area is considered to have moderate to high sensitivity to change given the depth of the field pattern and the impact that planning applications have had to date, where hedgerows have been removed, equestrian and storage buildings erected and more urban gateways installed. Individual and cumulative erosion of such views is a key issue.

### 23. View from High Wood South towards Kiln Lane (PLCA 4)

Slight (+) to Moderate value (++)



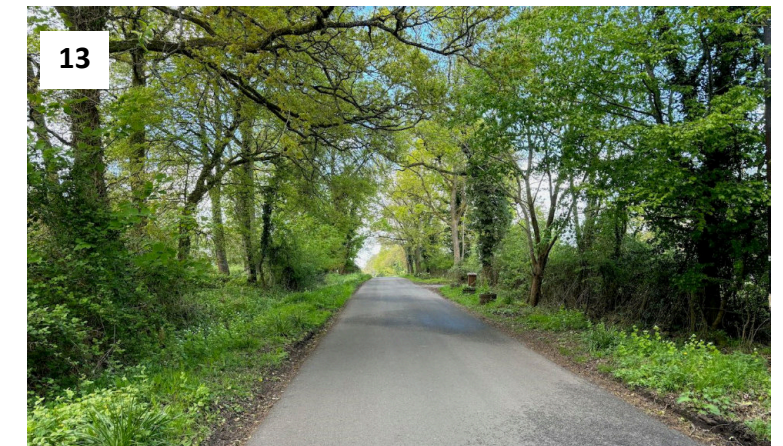
This is effectively the opposite of view 18, although the vantage point on footpath 421/9/10 is at a lower level and it is a more intimate view framed by woodland on all sides.

This view is considered slight to moderate in terms of sensitivity to change, and could potentially be screened.

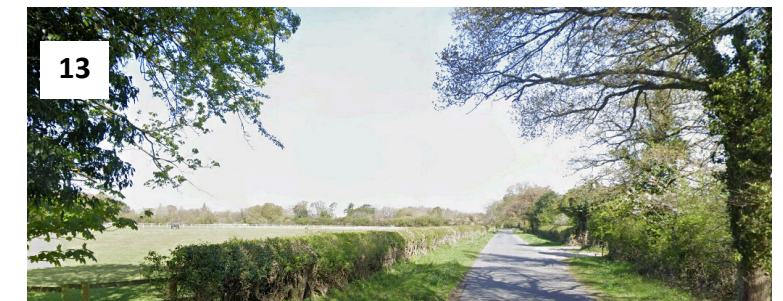
### 24. Kiln Lane looking East towards the Thames (PLCA 4 / 6)



View south-west from Bones Lane towards the Grade II Listed barns



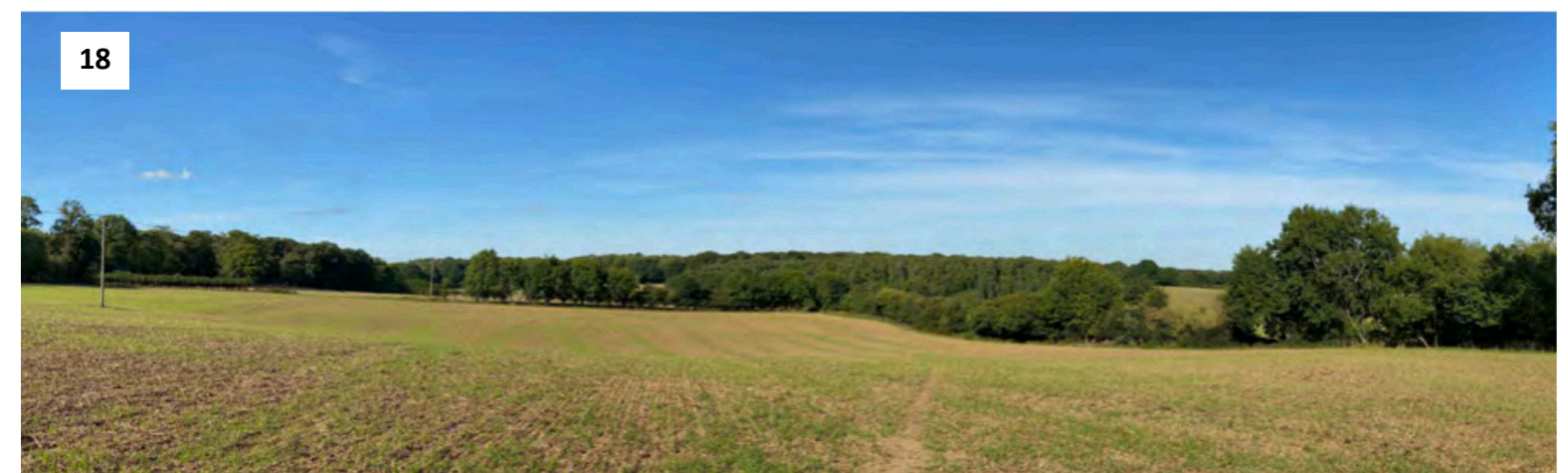
The enclosed vista along the wooded Common Lane separating the Shop settlement with the Bottle and Glass settlement areas. The woodland enclosure is characteristic of the area



The view along Common Lane then opens out onto paddocks enclosed by woodland. Low key field entrances and tracks are characteristic



Long distance view north-east from Bones Lane towards Harpsden and the Bottle and Glass barn



Long distance view north from Public Right of Way 421/9/10 to north of Kiln Lane



# Views in PLCA4 - Binfield Heath Wooded Dipslope North



View from High Wood South towards Kiln Lane



View along Byway 421/15/30 on Kiln Lane with views to the north (area up to tree line is within the Plan Area).



View from bottom of Kiln Lane looking North and East to Shiplake Woods and beyond

## 25. Bottom of Kiln Lane looking North and East to Shiplake Woods and beyond (PLCA 4)

Slight (+) to Moderate value (++)

These views are both on Kiln Lane. View 24 is of the enclosed Kiln Lane, which is tree lined, but give glimpsed expansive views on either side of long distance views.

View 25 covers footpath 421/17/10 which leads northwards to Shiplake Woods it is a more intimate view framed by woodland on all sides.

This view is considered slight to moderate in terms of sensitivity to change as it already contains some distant built form, and could potentially be screened.

### Visual guidance specific to PLCA 4:

- Maintain the enclosed wooded character punctuated by small-scale fields;
- Maintain long views across open countryside where they occur.



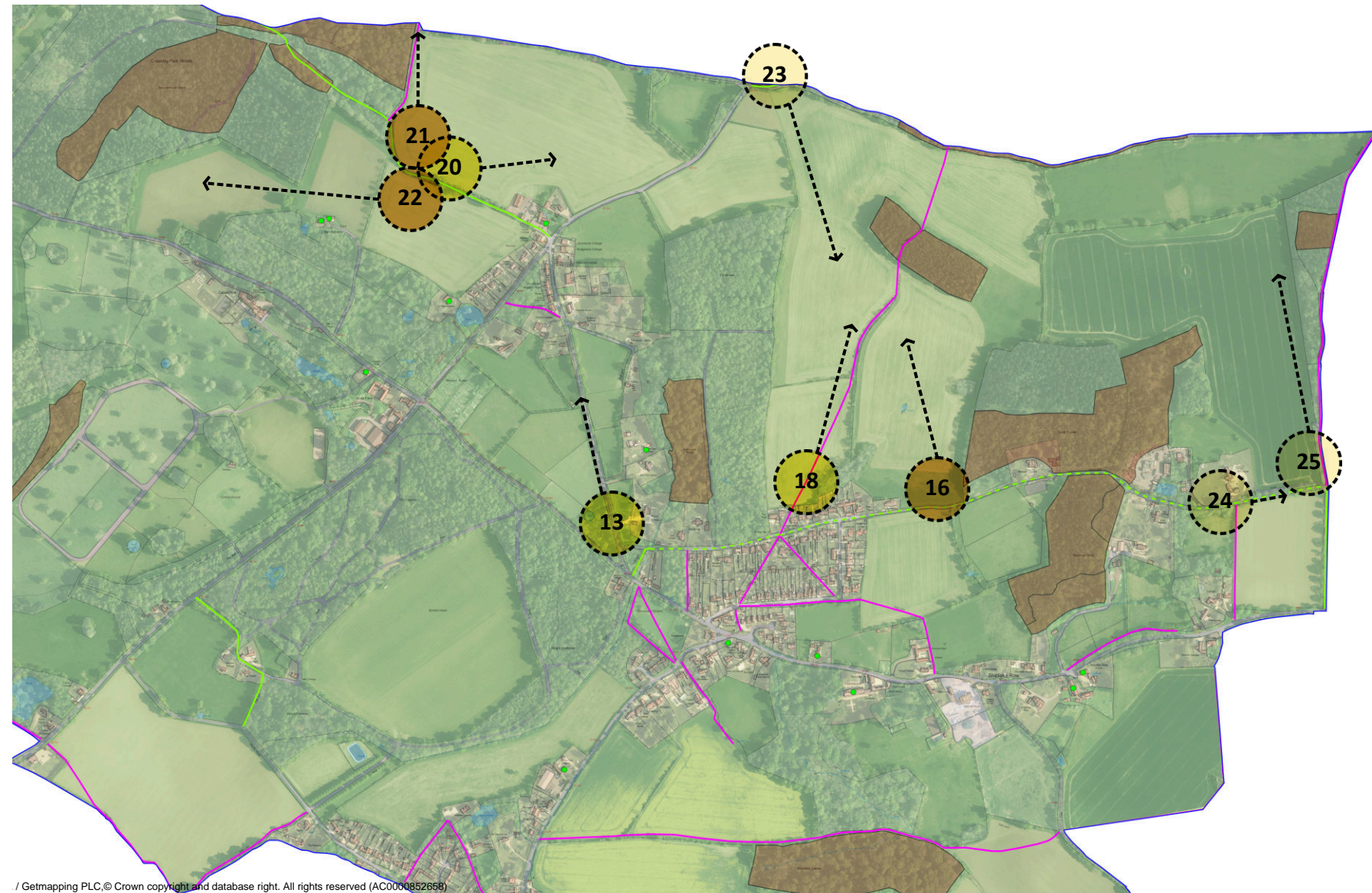
View south-east towards Shiplake and Thames Valley from Byway 421/15/30 on Kiln Lane (area up to tree line is within the Plan Area).



Long distance view north of Kiln Lane towards High Wood



Long distance view north across PLCA4 from Byway 421/15/30 on Kiln Lane



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# Views in PLCA6 Holmwood Semi-Enclosed Dipslope

## 1. Footpath 421/13/10 bottom Fosters Lane looking East into paddock and

## 2. Footpath 421/13/10 near Fosters Lane well looking SE (PLCA 6)

Moderate value (++)



This view is effectively a multi directional view gained from various points along / near Fosters Lane. It features Shiplake Copse which is Ancient Woodland and Radbrook's Copse Ancient Woodland on the southern edge of the Plan Area.

This area is considered to have moderate sensitivity to change due to open and expansive nature of the view, where inappropriate development would be highly visible.

## 4. Footpath 421/20/10 off Dunsden Way looking ENE to Prospect House (PLCA 6)

Moderate value (++)



This view is effectively a multi directional view gained from various points along along / near Fosters Lane.

This area is considered to have moderate sensitivity to change due to open and expansive nature of the view, where inappropriate development would be highly visible and could also harm the setting of the Listed Buildings.

## 3. Dunsden Way near Prospect House looking NNW (PLCA 6) and

## 5. Dunsden Way near Prospect House looking W (PLCA 6)

Moderate value (++)



These views are effectively a multi directional view gained from the gap between the Shop and Gravel Road settlements. It looks across to the historical Binfield Heath. It is of key importance in terms of separation between settlements and this historic heathland.

This area is considered to have moderate sensitivity to change due to the view of the edge of the heathland, where inappropriate development would be highly visible.

## 6. Adjacent to Post Office looking SSE to Thatched Cottage and

## 7. Village Green looking W to Shop (PLCA 6)

Moderate to Significant value (+++)



This is a village view from the centre of the Shop settlement looking across the junction of historic routes, with the road green and tree with seating as one of the focal points. The iconic Thatched Cottage and its juxtaposition with the cottages and Binfield Heath Stores is a key part of the identity of the settlement.

This area is considered to have moderate to high sensitivity to change due to the historic nature, appearance, layout and siting of existing buildings, which would be sensitive to inappropriate development.

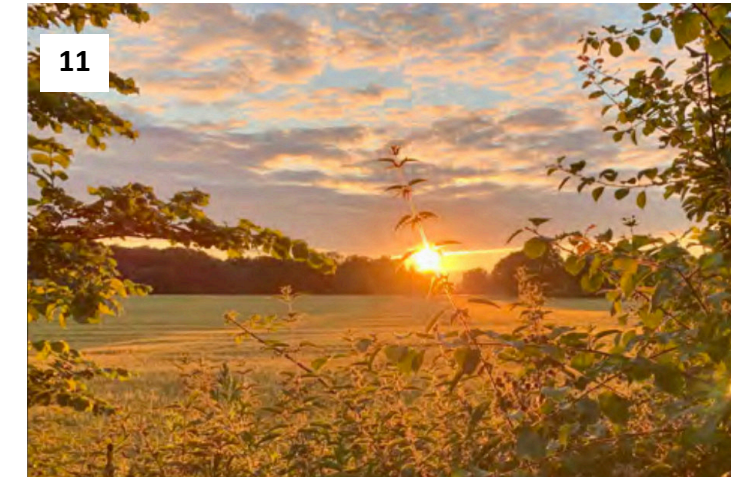
## 11. Footpath 421/22/10 near Gravel Road view west. (PLCA 6)

Moderate value (++)



This view looks westwards from the footpath near to the junction with Gravel Road. Whilst it extends beyond the Parish Boundary, the main body of the view within the Plan area is well contained by mature trees and hedgerows.

This area is considered to have moderate sensitivity to change and serves as an excellent open approach to the Parish.



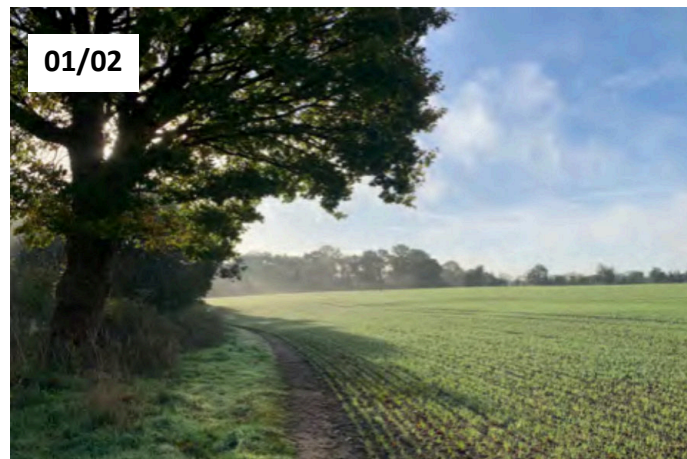
View looking west from Gravel Road to wards Highfield House



View of Thatched Cottage, Dunsden Way



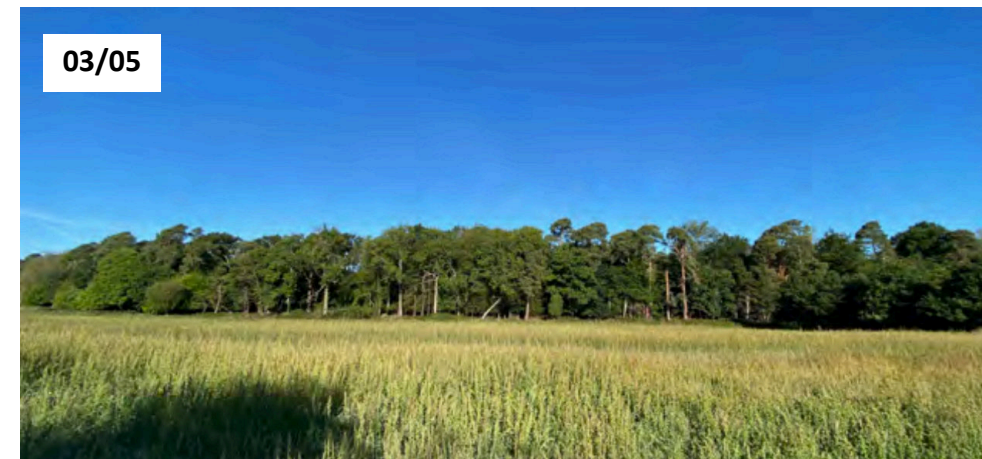
View of Thatched Cottage, Dunsden Way and Binfield Heath Stores, with junction focal point



View south-east near old well from footpath 421/13/10



View north-east near from footpath 421/20/10 towards the rear gardens and Prospect House



View north from Dunsden Way across open field towards the defined, ancient Binfield Heath showing the mature Pine trees.



**12. Arch Hill looking WSW into Recreation Ground**

**Slight (+) to Moderate value (++)**



This view provides an important approach and entrance to the settlement along a tree lined route, opening onto the recreation ground and to the wooded Kings Common (Binfield Heath beyond).

This view is considered slight to moderate in terms of sensitivity to change, whilst further changes to the recreation ground would be anticipated (in terms of new equipment), the tree lined approach is considered essential and provides an excellent vista.



Summer view across the recreation ground from Arch Hill



Winter view across the recreation ground from Arch Hill- highlighting the important tree lined approach into the settlement

**17. Keeps Well and pond from Shiplake Row**

**Slight (+) to Moderate value (++)**



Keeps Well was originally built by the owner of Holmwood in the 1700s. It is a key landmark in Shiplake Row, where the setting with its natural pond and views as you travel through the village are an important part of the identity of the Parish.

The setting around the well has been affected by recent development, and residents are keen to support better maintenance and preservation where possible. The view is considered moderate in terms of sensitivity to change as it is such a key part of the visual approach to this area.



Bluebells at Shiplake Copse



Woodland views at Woodwax Wood



Keeps Well, which is surrounded by a green space and natural wildlife pond, is a key feature within Shiplake Row and highly visible to those travelling in and through the area.



**19. View SE in Woodwax Wood, midway along permissive path on western side**

**Moderate value (++)**



Woodwax Wood is Ancient Woodland and the views here are particularly valued by residents. It was originally tranquil woodland, but logging and replanting of pine trees in the wider area beyond has detracted from similar views elsewhere. This remains one of the few areas where the Ancient Woodland remains, with framed vista through the wood.

This view is considered moderate in terms of sensitivity to change, particularly given changes in the wider area which are already detracting from this woodland scene.

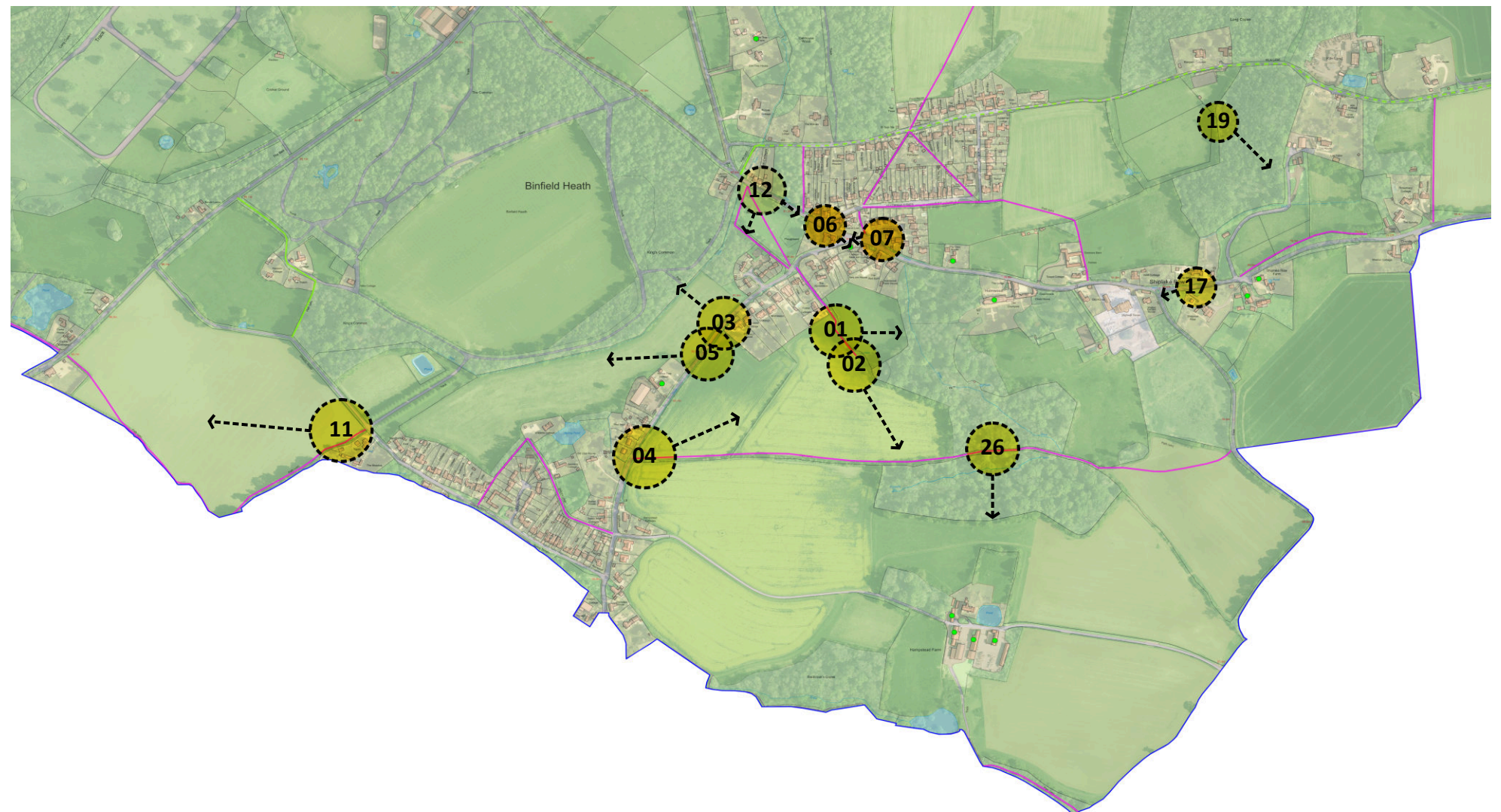
**26. Bluebells at Shiplake Copse from footpath behind Holmwood estate**

**Moderate value (++)**



The view through Shiplake Copse Ancient Woodland is particularly valued by residents. The gaps between trees give a clear and framed vista through the wood, which is enhanced by the display of springtime bluebells. There may be glimpsed views of the Listed buildings at Hampstead Farm beyond to the south.

This view is considered moderate in terms of sensitivity to change, whilst further changes could take place at Hampstead Farm, any large scale or intensive buildings would detract from this woodland scene.





# Views in PLCA7 Hampstead and Shiplake Rise Open Dipslope

## 8. Near Keeps Lane 421/20/10 SSW to Hampstead Farm and A4155

Significant value (+++) 

The view here has a dramatic sloping topography and is a large-scale open landscape with long-range views.

This view is considered moderate in terms of sensitivity to change, particularly given changes in the wider area which are already detracting from this woodland scene.



View south west from junction of Keep's Lane and PRoW 421/20/10 towards Hampstead Farm and Henley Road



View further south into the view cone of View 08 from Henley Road towards Ash Copse

## 9. Near Keeps Lane 341/10/20 towards Shiplake

Significant value (+++) 

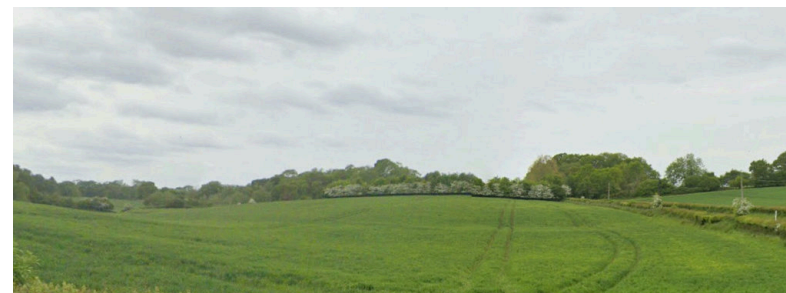
Further dramatically sloping topography, which rises up towards the Grade II Listed Shiplake Rise Farm.

The open landscape plays an important role in the separation of Binfield Heath and Shiplake which are at their closest point on Plough Lane/Shiplake Row. Any additional development east of Orwells/Waylands or west of the junction of Plough Lane and Memorial Avenue risk coalescence of the two settlements.

The view is considered of significant in terms of sensitivity to change, Any further changes around Orwells etc or any large scale or intensive buildings would detract from this long range view.



View from Keep's Lane and PRoW 341/10/20 towards Shiplake



Reverse view 08 from Henley Road



View north from viewpoint 08, highlighting how recent development has become highly visible on the ridgeline





## Viewpoint Analysis Conclusion

From the work undertaken, it is considered that views valued by residents to be of moderate to significant value are deemed to be important viewpoints to carry forward into the Neighbourhood Plan to be protected.

These views have been highlighted on the adjacent plan and are considered to be of sufficient value to warrant protection for the reasons provided.

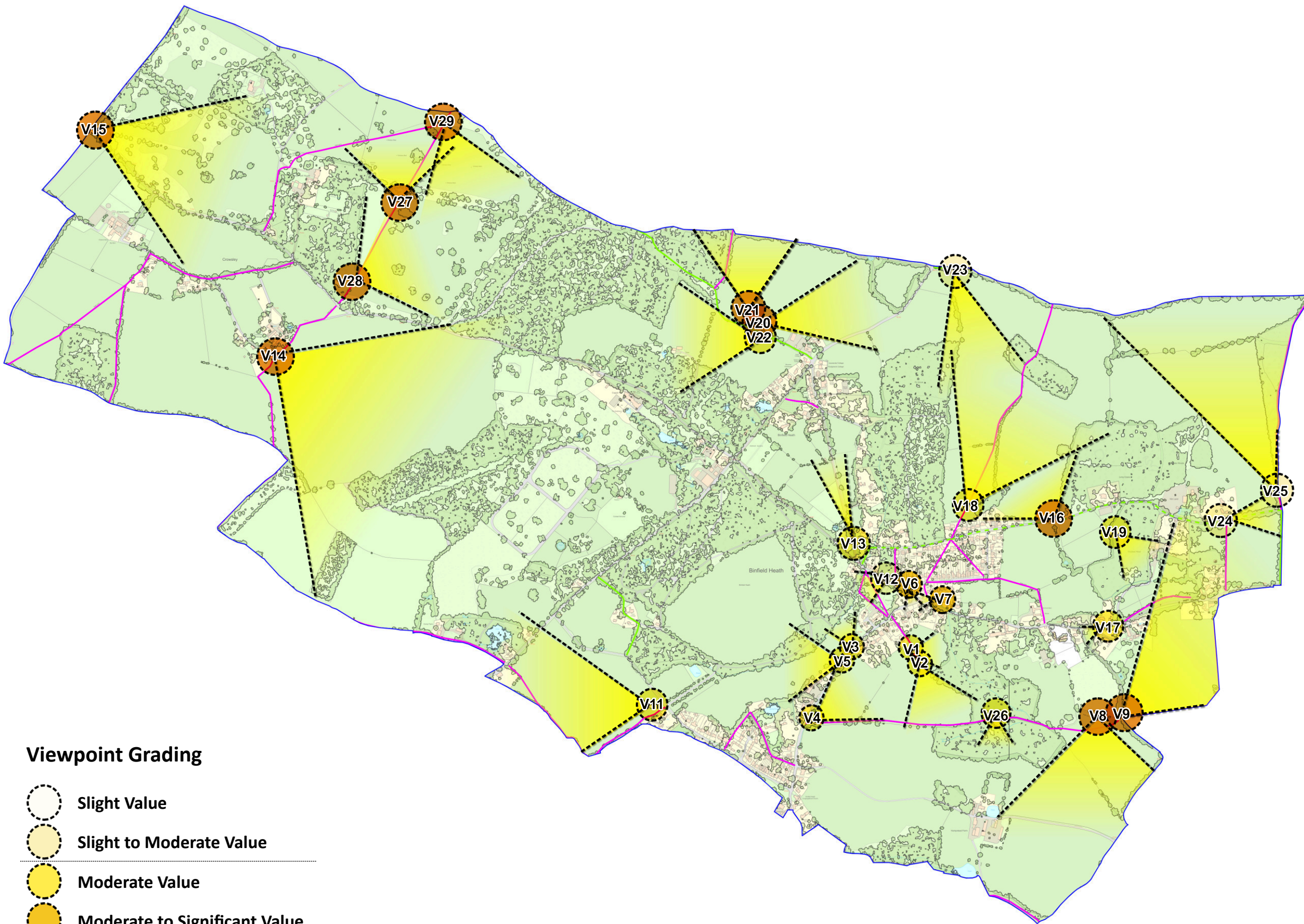
It can be clearly seen that the views along the northern and western edge of the parish are generally considered to be of significant value.

Equally, those views on the south-eastern edge of the Parish are also of significant value. This corresponds with the fact that they largely consist of open, long distant, wide ranging views.

Those views within Crowsley Park are also significant for its Parkland and historic value.

Views of the designated heritage assets around the Parish also contribute to the moderate views in the centre of the settled areas

Views that are slight to moderate value generally reflect a landscape detractor, but this could change in the future and should be assessed in any Neighbourhood Plan review.




### Viewpoint Grading

- Slight Value
- Slight to Moderate Value
- Moderate Value
- Moderate to Significant Value
- Significant Value



## Viewpoint Analysis Conclusion Table for Neighbourhood Plan

	For inclusion in NP	1. Footpath 421/13/10 bottom Fosters Lane looking East into paddock (PLCA 6)
	For inclusion in NP	2. Footpath 421/13/10 near Fosters Lane well looking SE (PLCA 6)
	For inclusion in NP	3. Dunsden Way near Prospect House looking NNW (PLCA 6)
	For inclusion in NP	4. Footpath 421/20/10 off Dunsden Way looking ENE to Prospect House (PLCA 6)
	For inclusion in NP	5. Dunsden Way near Prospect House looking W (PLCA 6)
	For inclusion in NP	6. Village Green looking SSE to Thatched Cottage (PLCA 6)
	For inclusion in NP	7. Village Green looking W to Shop (PLCA 6)
	For inclusion in NP	8. Near Keeps Lane 421/20/10 SSW to Hampstead Farm and A4155 (PLCA 6 / 7)
	For inclusion in NP	9. Near Keeps Lane 341/10/20 towards Shiplake (PLCA 7)
	Outside Plan Area	10. <del>Field east of Keeps Lane, mid footpath, view SSW across Thames Valley towards Surrey Hills (PLCA 7) - now deleted</del>
	For inclusion in NP	11. Footpath 421/22/10 near Gravel Road view west. (PLCA 6)
	Just below threshold	12. Arch Hill looking WSW into Recreation Ground (PLCA 6)
	For inclusion in NP	13. View NNE along Common Lane at junction with Arch Hill (PLCA 4)
	For inclusion in NP	14. Footpath 421/14 view SE across Crowsley dipslope (PLCA 3)
	For inclusion in NP	15. Junction of Sonning Common Road and Devils Hill view SE to Crowsley Park House (PLCA 1)
	For inclusion in NP	16. Kiln Lane 421/15/30 by Long Copse view NW (PLCA 4)
	For inclusion in NP	17. Keeps Well and pond from Shiplake Row (PLCA 6)
	For inclusion in NP	18. Footpath 421/9/10 off Kiln Lane, looking towards High Wood (PLCA 4)
	For inclusion in NP	19. View SE in Woodwax Wood, midway along permissive path on western side (PLCA 6)
	For inclusion in NP	20. Bones Lane looking NE towards Harpsden Road and High Wood (PLCA 4)
	For inclusion in NP	21. Bones Lane looking North to Bones Wood (PLCA 4)
	For inclusion in NP	22. Bones Lane looking SW towards Barn Grounds (PLCA 4)
	Just below threshold	23. View from High Wood South towards Kiln Lane (PLCA 4)
	Just below threshold	24. Kiln Lane looking East towards the Thames (PLCA 4 / 6)
	Just below threshold	25. Bottom of Kiln Lane looking East to Shiplake and beyond (PLCA 4)
	For inclusion in NP	26. Bluebells at Shiplake Copse from footpath behind Holmwood estate (PLCA 6)
	For inclusion in NP	27. Ancient Cedar of Lebanon at Crowsley Park (PLCA 1)
	For inclusion in NP	28. Some of the '12 Apostles' at Crowsley Park (PLCA 1)
	For inclusion in NP	29. View from Crowsley Park looking North towards Rotherfield Greys (PLCA 1)
	Outside Plan Area	30. <del>View from Gravel Road by Heath Drive SW along footpath 421/22/10</del>