



# Charlton Parish Viewpoint Assessment Neighbourhood Plan Appendix 1A

Undertaken August 2019 (Revised June 2020)

Prepared by the Neighbourhood Plan Steering Group in conjunction with  
Bluestone Planning  
in respect of the Charlton Neighbourhood Plan 2019 - 2029

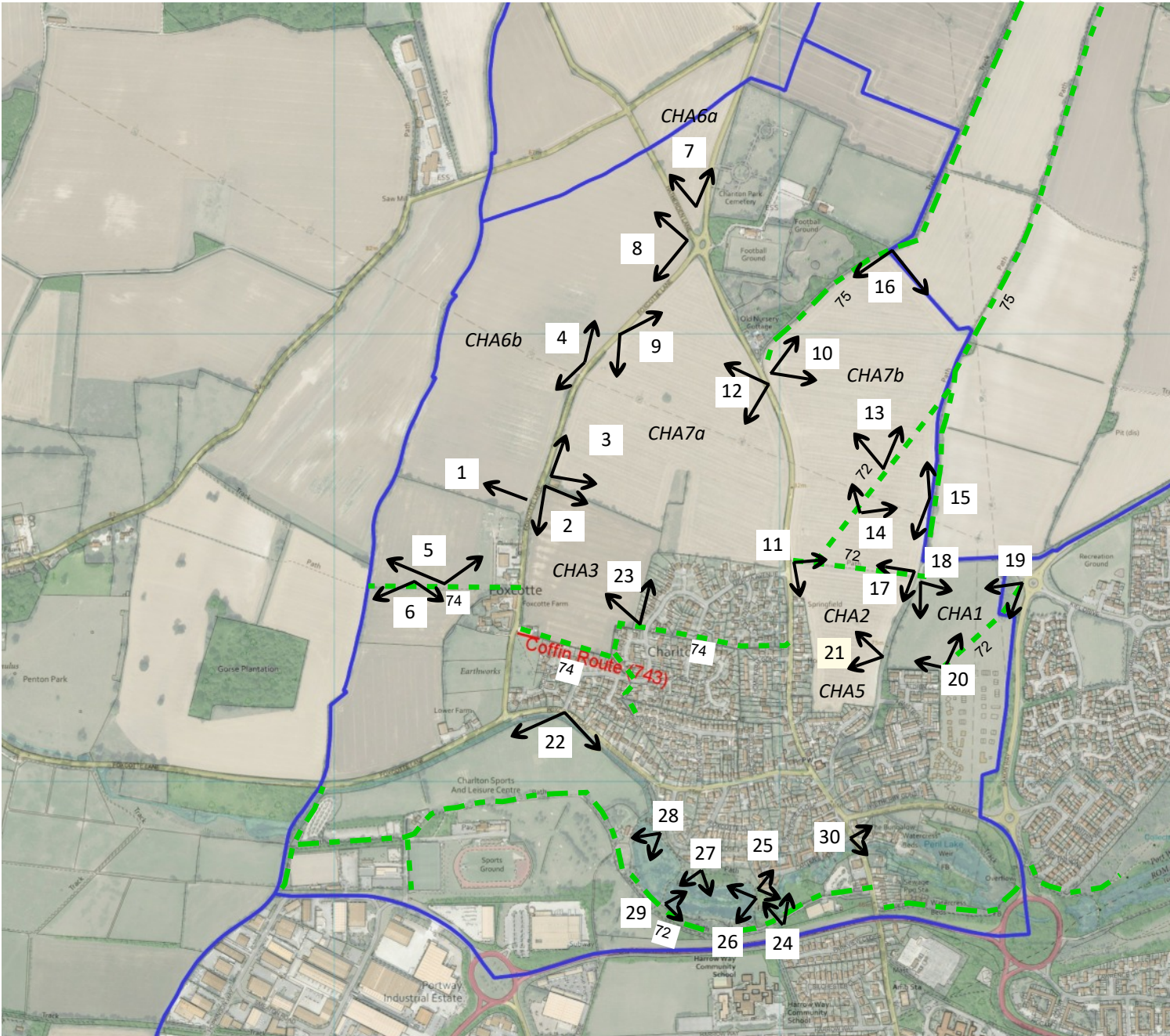
# VIEWPOINT LOCATIONS

## Viewpoint Analysis

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

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

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





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



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



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



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



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



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



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



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



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



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



11. Along Hatherden Road looking southeast into CHA2



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



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



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



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



16. Along Footpath 758 looking south/east into CHA7b



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



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



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



19. Footpath 728 Lane looking southwest across CHA1



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



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



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



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



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



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



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



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



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



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





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



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



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



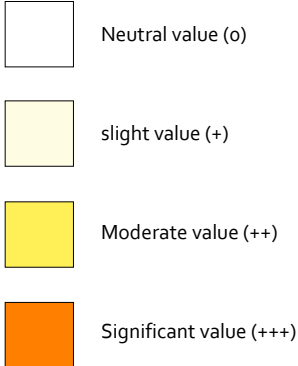
30. Looking east across the Green with Charlie's (Peril) Lake beyond

# VIEWPOINT ANALYSIS

## Viewpoint Analysis

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

A sliding scale has been produced and set out below:



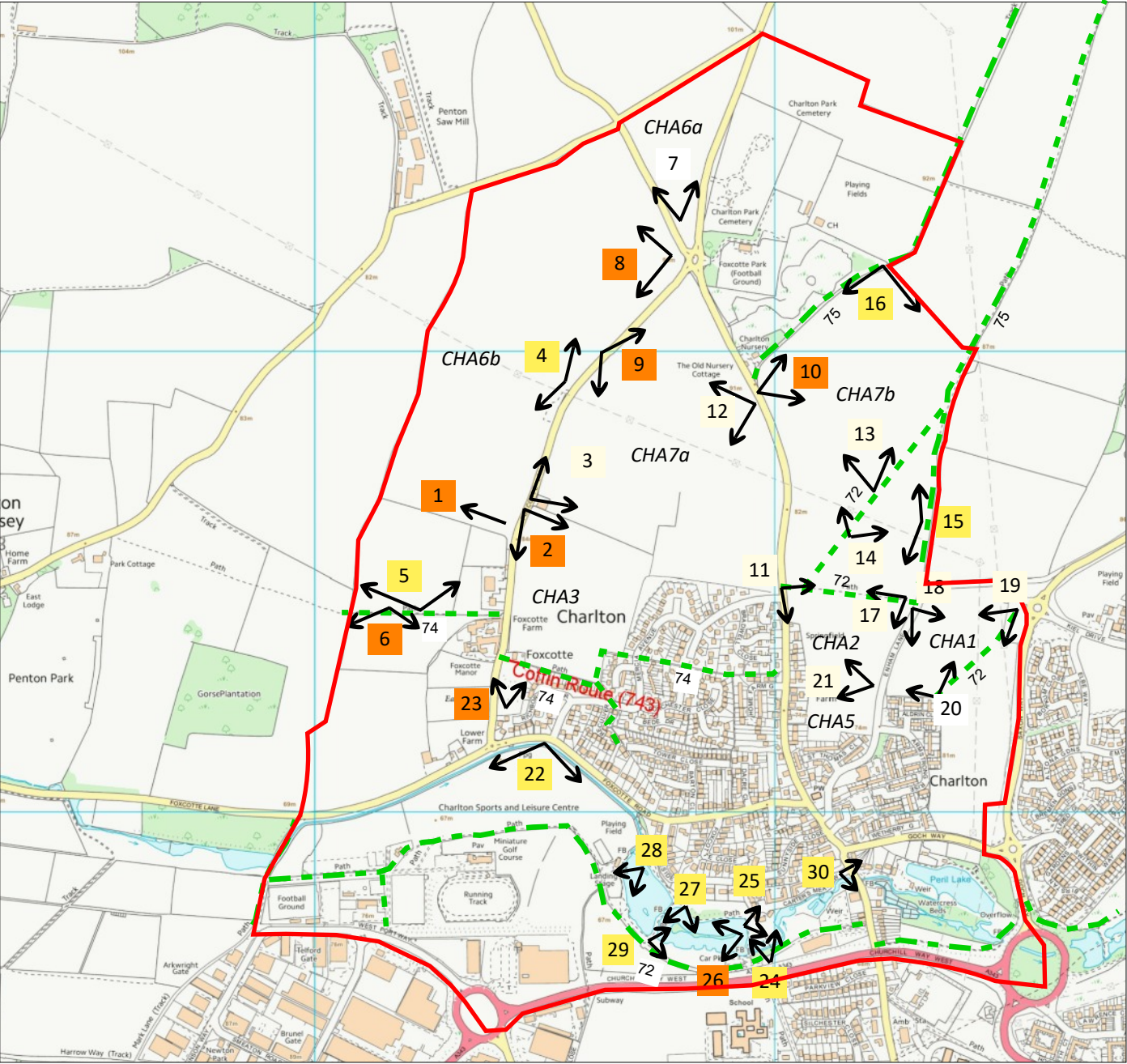
Views have been graded accordingly. It can be clearly seen that the views along the western edge of the parish are largely considered to be of moderate to significant value. This corresponds with the fact that they largely consist of open, long distant, wide ranging views and fall within the Local Gap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

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

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

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

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



## Viewpoint Analysis Conclusion

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

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

Views which are considered to be of moderate value and above are described in more detail. Where these relate to specific findings in the Charlton Character Appraisal (CA) (2019) and the Test Valley Landscape Character Assessment (TVLCA) (2004, revised 2018), these have been noted below.

The key views are set out below:

### 1. Along Foxcotte Lane looking west into CHA6b (+++)

[Extensive long distance and expansive view in the direction of Penton Park/Conservation Area which is a key characteristic of LCA 9A the North Andover Plateau (page 11 of CA).

This area is considered to have moderate to high sensitivity to change due to openness.

### 2. Along Foxcotte Lane looking east into CHA3 (+++)

[A smaller arable field surrounded by a shelter belt and focused upon the listed Foxcotte Tower and Foxcote deserted Medieval village area as described in LCA 9A and the CA page 11]

This area is considered to have moderate to high sensitivity to change due to the setting on the designated heritage asset.

### 4. Along Foxcotte Lane looking west into CHA6b (++)

[Extensive long distance and expansive view in the direction of Penton Park/Conservation Area which is a key characteristic of LCA 9A the North Andover Plateau (page 11 of CA).

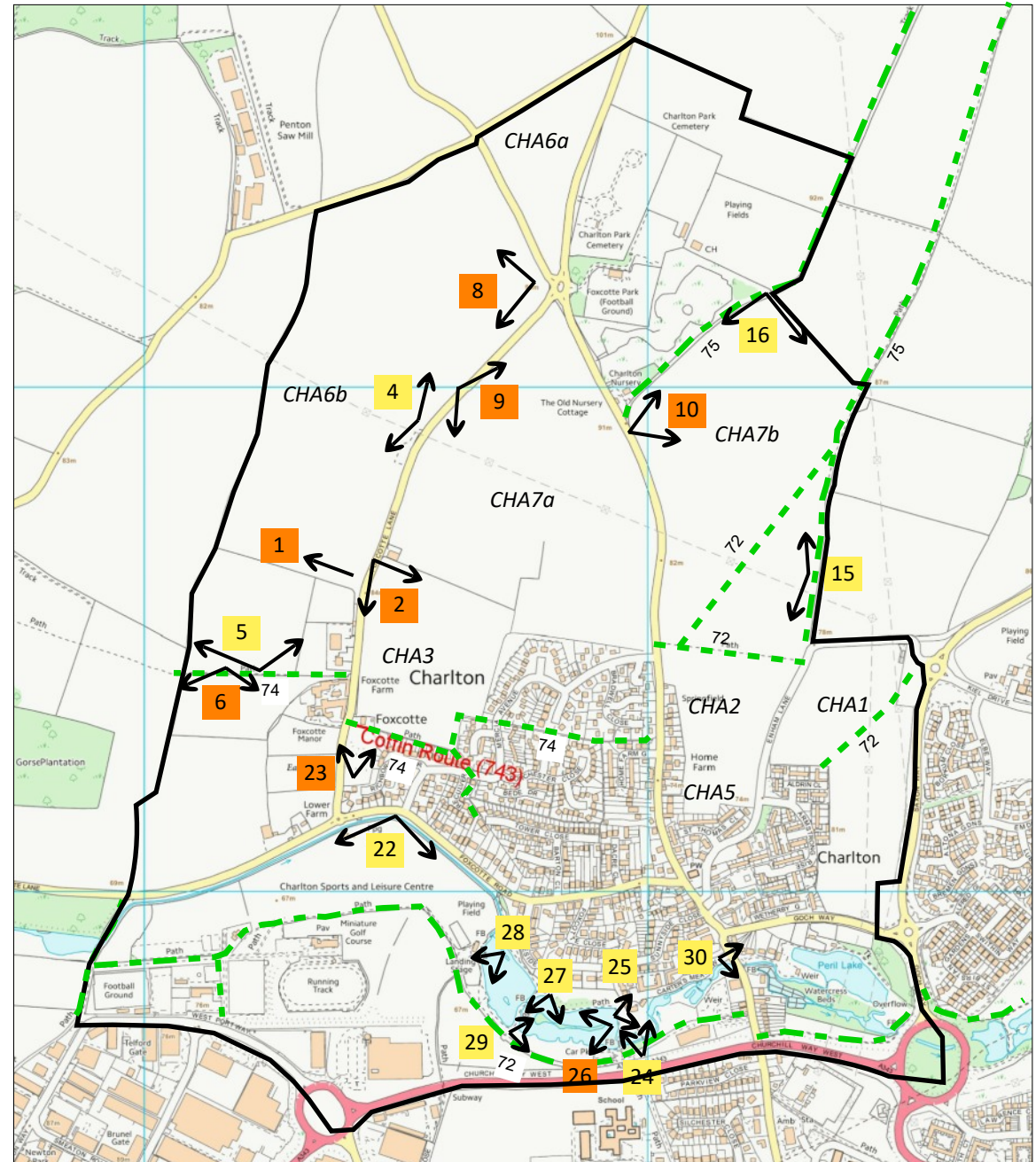
This area is considered to have moderate to high sensitivity to change due to openness.

### 5. Along Footpath 742 looking north into CHA6b (++)

[A smaller arable field surrounded by a shelter belt and adjacent to the listed Foxcotte Manor as described in LCA 9A and the CA page 11]

This area is considered to have moderate to change due to the setting on the designated heritage asset.

## IMPORTANT VIEWPOINTS



**6. Along Footpath 742 looking south into CHA6b (++)**

*[Long distance view in the direction of Penton Park, the listed Foxcotte Manor and Foxcott deserted Medieval village area which is a key characteristic of LCA 9A the North Andover Plateau (page 11 of CA). Also within Local Gap.*

**8. From roundabout south into CHA6b (+++)**

*[Extensive long distance and expansive open view which is a key characteristic of LCA 9A the North Andover Plateau (page 11 of CA).*

*This area is considered to have moderate to high sensitivity to change due to openness.*

**9. From roundabout south into CHA7a (++)**

*[Although marred by pylons. This extensive long distance and expansive view also clearly highlights the large scale arable field pattern surrounded by wooded shelter belts which is a key characteristic of LCA 9A the North Andover Plateau (page 11 of CA).*

*This area is considered to have moderate to high sensitivity to change due to openness.*

**10. Along Hatherden Road looking east into CHA7b (++)**

*This extensive gently rolling long distance view also clearly highlights the large scale arable field pattern surrounded by wooded shelter belts which is a key characteristic of LCA 9A the North Andover Plateau (page 11 of CA).*

*This area is considered to have moderate to high sensitivity to change due to openness.*

**15. Along Footpath 759 looking west into CHA2 (++)**

*[Although marred by pylons. This view over the expansive and rising land clearly highlights the large scale arable field pattern surrounded by wooded shelter belts which is a key characteristic of LCA 9A the North Andover Plateau (page 11 of CA).*

*This area is considered to have moderate sensitivity to change due to openness and being on an extensive PRow route network.*

**16. Along Footpath 758 looking south/east into CHA7b (++)**

*[Although marred by pylons. This expansive view over sloping land clearly highlights the large scale arable field pattern surrounded by wooded shelter belts which is a key characteristic of LCA 9A the North Andover Plateau (page 11 of CA).*

*This area is considered to have moderate sensitivity to change due to openness and being on an extensive PRow route network.*

**22. Along Foxcotte Road looking south into Charlton Leisure Centre (++)**

*[Although much more sub-urban in nature, this is a wide ranging view over rising topography with a wooded setting on higher ground. This provides a valuable amenity view over the recreation facilities and is key characteristic of LCA5I, The upper River Anton Valley Floor as described in LCA 9A and the CA page 9].*

*This area is considered to have moderate sensitivity to change due to its location between Andover and Charlton.*

**23. Looking north from the informal path between Foxcotte Lane and Richborough Drive (+++)**

*[Smaller schedule ancient monument (Foxcott deserted Medieval village) surrounded by woodland and focused upon the listed Foxcotte Tower as described in LCA 9A and the CA page 11]*

*This area is considered to have high sensitivity to change due to the setting on the designated heritage asset.*

**24. Looking north from footpath 726 (++)**

*[A mixed wetland and edge of settlement view over the watercourses with the viewpoint on higher ground. This provides a valuable amenity view over the Lakes/ wetland and is key characteristic of LCA5I, The Upper River Anton Valley Floor as described in LCA 9A and the CA page 9].*

*This area is considered to have moderate to high sensitivity to change due to its habitat and landscape character in addition to being on an extensive PRow route network.*

**25. Looking north along informal lakeside path (++)**

*[A mixed wetland and edge of settlement view over the watercourses. This provides a valuable amenity view over the Lakes/ wetland and is key characteristic of LCA5I, The Upper River Anton Valley Floor as described in LCA 9A and the CA page 9].*

*This area is considered to have moderate to high sensitivity to change due to its habitat and landscape character in addition to being on an extensive PRow route network.*

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

*[An extensive wooded lakeside view. This provides a valuable amenity view over the Lakes/ wetland and is key characteristic of LCA5I, The Upper River Anton Valley Floor as described in LCA 9A and the CA page 9].*

*This area is considered to have moderate to high sensitivity to change due to its habitat and landscape character in addition to being on an extensive PRow route network.*

*This area is considered to have high sensitivity to change.*

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

*[An extensive wooded lakeside view. This provides a valuable amenity view over the Lakes/ wetland and is key characteristic of LCA5I, The Upper River Anton Valley Floor as described in LCA 9A and the CA page 9].*

*This area is considered to have moderate to high sensitivity to change due to its habitat and landscape character in addition to being on an extensive PRow route network.*

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

**(++)**

*An extensive wooded lakeside view of Charlton Lakes. This provides a valuable amenity view over the Lakes/ wetland and is key characteristic of LCA51, The Upper River Anton Valley Floor as described in LCA 9A and the CA page 9j.*

*This area is considered to have moderate sensitivity to change due to its habitat and landscape character in addition to being on an extensive PRoW route network.*

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

*A wooded lakeside view Charlton Lakes. This provides a valuable amenity view over the Lakes/ wetland and is key characteristic of LCA51, The Upper River Anton Valley Floor as described in LCA 9A and the CA page 9j.*

*This area is considered to have moderate sensitivity to change due to its habitat and landscape character in addition to being on an extensive PRoW route network.*

**30. Looking east across the Green (++)**

*[Important historic viewpoint -site of the original river crossing point and village Green in Charlton. The view retains the original village landscape character with line of thatched cottages overlooking open setting leading down to the river (as identified on page 13 of CA).*

*This area is considered to have moderate to high sensitivity to change due to historic setting and potential to reinforce the historic setting of the village.*