



The countryside charity
Hampshire

VERSION 1 as at September 2021

Guidelines for District Local Plans

Safeguarding Views

CPRE Issue

Views are very much part of enjoyment of the landscape. Development needs to avoid significant impacts on important views or landmarks within the District

The District Landscape Character Assessment, Village Design Statements, Conservation Area Character Appraisals, Conservation Area Management Plans, Local Landscape Character Assessments, Parish Plans and Neighbourhood Development Plans may provide evidence on views and should inform development proposals. This information, together with essential field and desktop studies which are undertaken at an appropriate level to the application, should be provided at the earliest possible stage in the planning application process and would form part of any LVIA.

For large scale applications, it is recommended that digital Zone of Theoretical Visibility (ZTV) data is used to determine potential visibility in the surrounding landscape and to demonstrate areas of zero visibility, based on topography.

Sequential views are the series of views which unfold when moving through the landscape, for example, when walking along a footpath or travelling along a road. Impacts on these views can arise frequently or occasionally, and may be generated by periodic views of the same development or by more than one development

The South Downs National Park has produced a *View Characterisation & Analysis Study*, which provides baseline information about the major view types, and about possible and likely ranges of visibility within, to and from the National Park. Local Planning Authorities could be encouraged to produce something similar, which should be taken into account in planning proposals. But it is pointed out that representative views and landmarks set out in the *View Characterisation & Analysis Study* do not provide an exhaustive list and reference to these studies will not be a substitute for appropriate site based assessment.

Sample Policy on Safeguarding Views

1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the District by conserving and enhancing key views and views of key landmarks



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2. Development proposals will be permitted that conserve and enhance the following view types and patterns

- a) Landmark views to and from viewpoints and tourism and recreational destinations;
- b) Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the countryside
- c) Views from public rights of way, open access land and other publically accessible areas; and

3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.

NB In considering the wording of individual policies in Local Plans, it is important to bear in mind that Local Plans must be looked at as a whole. This means, for example, that policies for the protection of landscape must be applied when considering each and every planning application; and accordingly, there is generally no need for other policies to refer specifically to landscape matters.