

Hartest Neighbourhood Plan

2024 - 2037

Assessment of Important Views
March 2026



Hartest Parish Council





Prepared for Hartest Parish Council by
Places4People Planning Consultancy
March 2026

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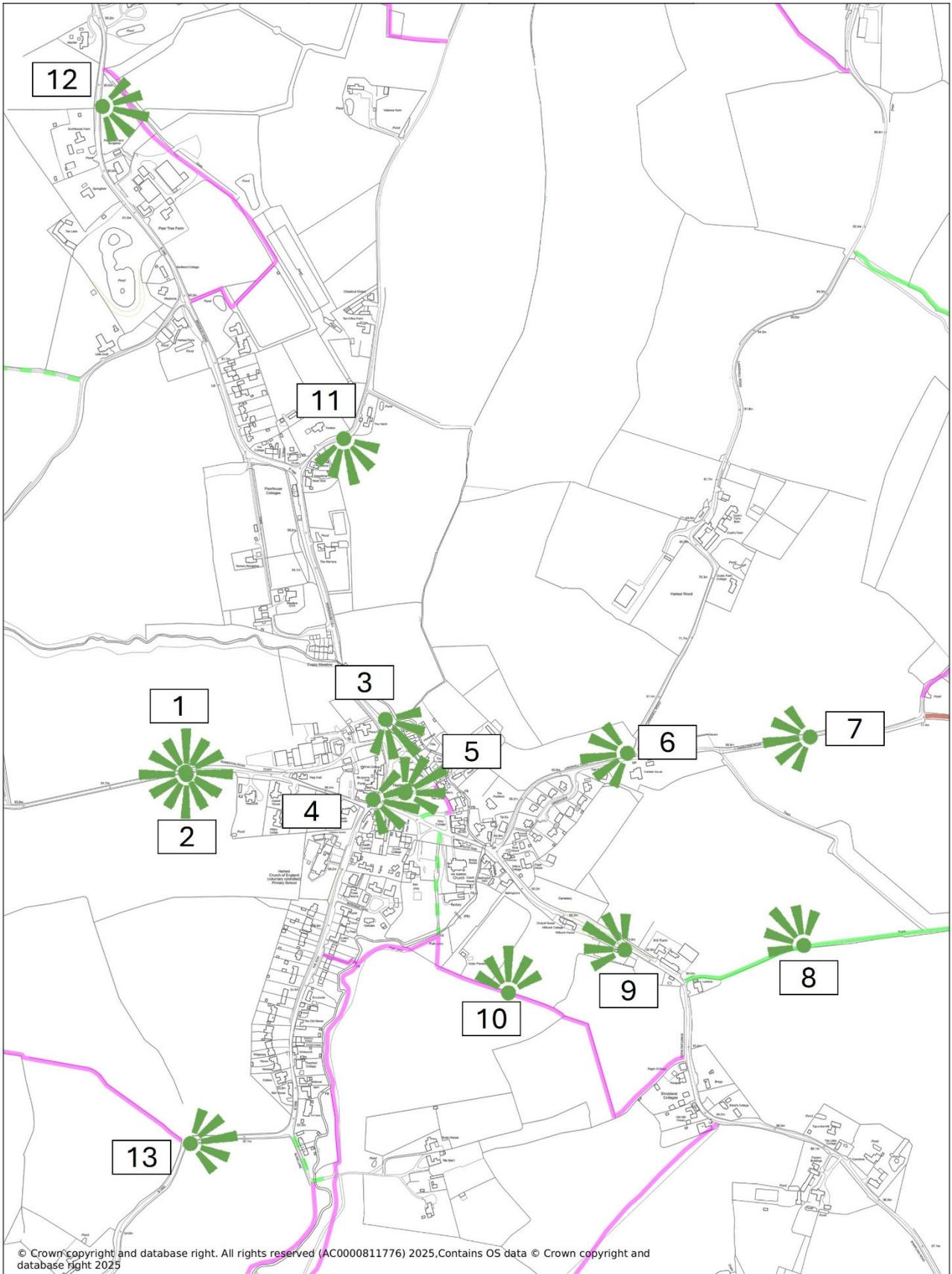
Introduction

As part of the preparation of the Hartest Neighbourhood Plan, an assessment of important views was undertaken. The findings of this assessment are contained in this report, which forms a supporting document for the Neighbourhood Plan. The Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

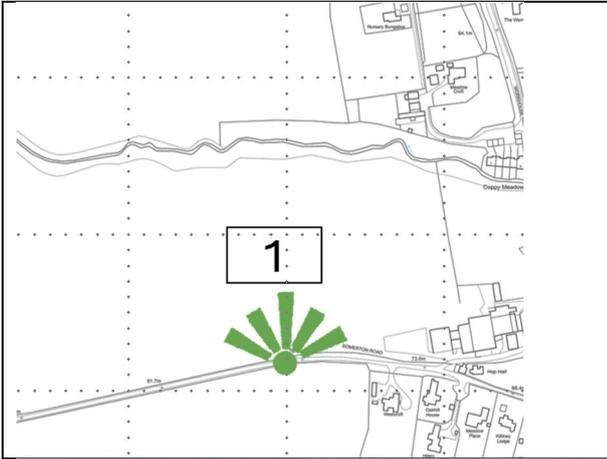
Identifying Important Views

The assessment of important views has been guided by The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020

Important viewpoints from publicly accessible locations were identified and these are identified on Map 1 below. An assessment of the potential impact of any development on these views has been made and is tabulated on the following pages.



Map 1 –Identified important views

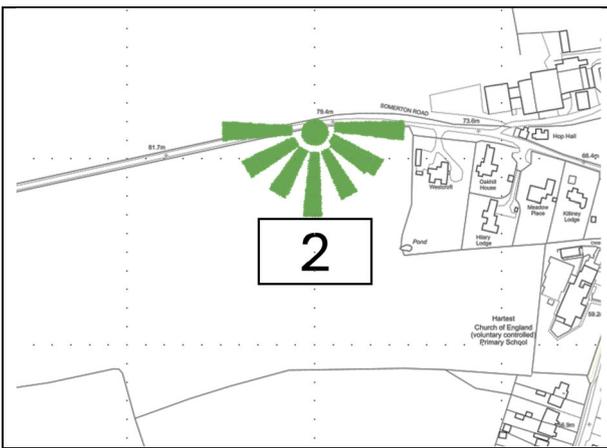


View 1

View north-east from Somerton Road

A long distance view across the valley to Cross Green and beyond.

The view illustrates the extent of tree cover and how properties at Cross Green and generally subsumed into the landscape. The development of taller buildings or loss of trees through development could have a significant detrimental impact on the landscape setting of the village.



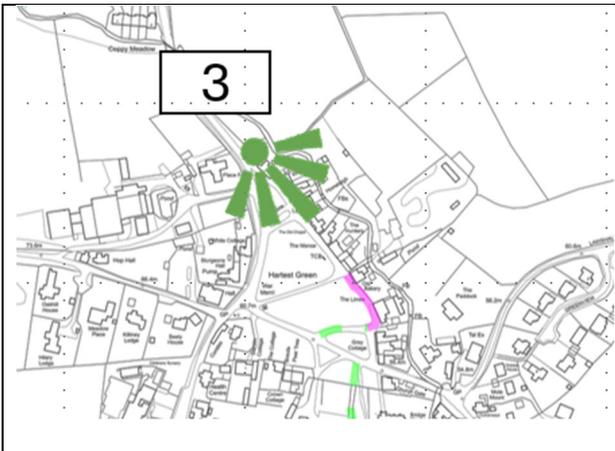
View 2

View east from Somerton Road over village centre and on to Hartest Hill

Long distance across the valley with little in the way of built form visible.

The development of taller buildings or loss of trees through development could have a significant detrimental impact on the landscape setting of the village.





View 3

View along The Row south towards the Crown PH and rising land beyond.

One of many defining views in the conservation area containing many listed buildings.

Any development proposals, particularly along the southern edge of The Green should be designed to have regard to this view and the characteristics of the conservation area.



View 4

View of The Green.

The Green forms the heart of the village and its conservation area. The buildings in the view are listed.

Careful regard should be had to preserving these features in the consideration of development proposals.





View 5

View of The Green.

An iconic view of Hartest and its multi-coloured cottages overlooking The Green in the heart of the conservation area. The majority of the buildings are listed.

Careful regard should be had to preserving these features in the consideration of development proposals.



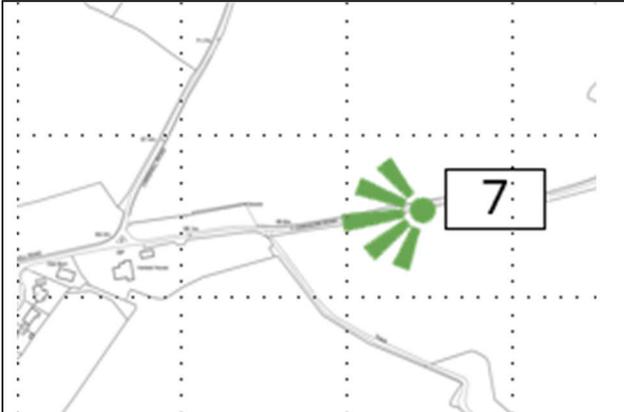
View 6

View towards village centre from Lawshall Road.

The roofs of some of the dwellings around The Green are visible but they are largely screened by existing trees.

The loss of trees or development in the foreground could have a significant detrimental impact on the setting of the village centre.

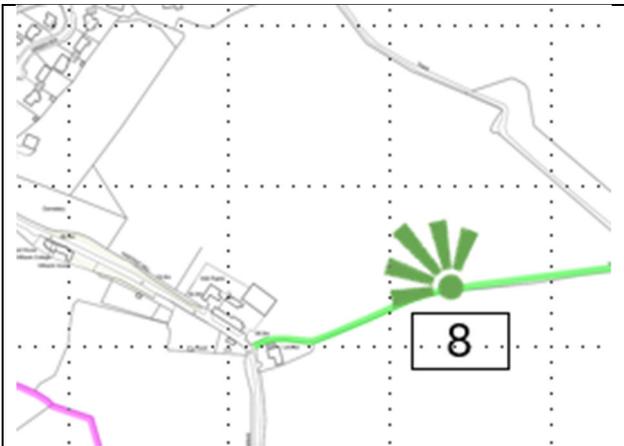
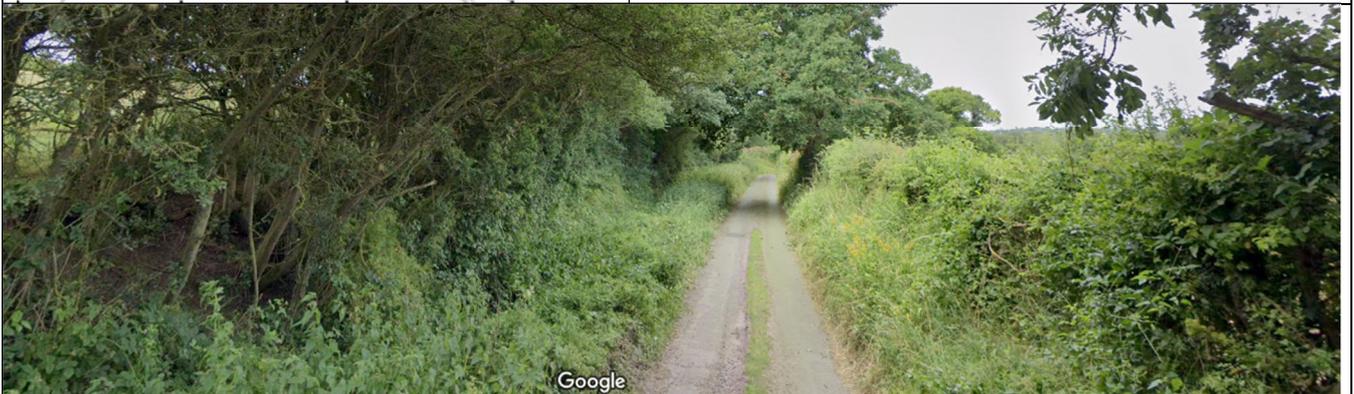




View 7

View west along Chadacre Road

A view along this narrow lane demonstrating the importance of hedgerows.



View 8

View from bridleway north-west towards Cross Green.

The view demonstrates the importance of the topography and trees and hedgerows in screening built development.

Any further development that is not screened could have a significant detrimental impact on this view.

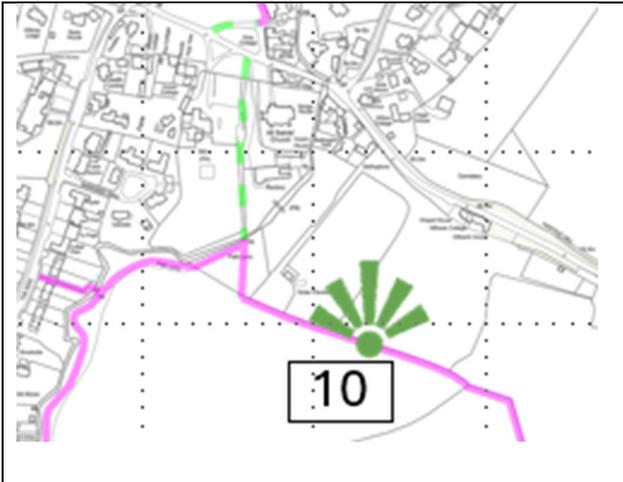




View 9

View north-west down Hartest Hill

A view towards the village centre with the top of the church tower visible. Any loss of hedgerow would have a significant detrimental impact on the character of this view.



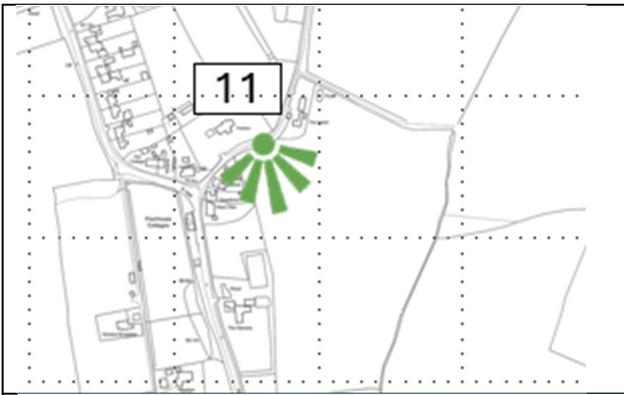
View 10

View from public footpath north across village centre

The view demonstrates how the village centre sits within the surrounding hillsides. A glimpse of the church tower is visible above the trees that make a significant contribution to the character of the village centre.

The loss of trees or the construction of tall buildings could have a significant detrimental impact on the view.





View 11

View south from Cross Green towards village centre and Hartest Hill.

Existing buildings are largely screened by trees and hedgerows and any further development should incorporate appropriate screening.



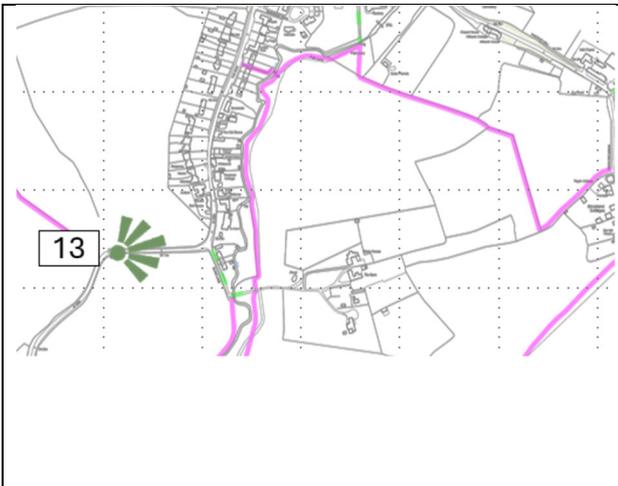
View 12

View east from Burnt House Farm, B1066.

A long-distance view towards Lawshall.

Existing buildings are largely screened by trees and hedgerows and any further development should incorporate appropriate screening.





View 13

View east from B1066 south of village towards Hartest Hill.

A long-distance view illustrating the significance of the hills that form a backdrop to the village centre. The roofs of the terrace of cottages in Blind Lane are visible.

Existing buildings on Hartest Hill are screened by trees and hedgerows and any further development should maintain screening to prevent a detrimental impact on this view.

