

INDEPENDENT ASSESSMENT OF CANDIDATE LOCATIONS FOR KEY VIEW DESIGNATION: SUTTON POYNTZ NEIGHBOURHOOD PLAN

Introduction

Consultants, Tim Gale and Brian Wilson, were asked to independently assess locations considered to have potential for designation as Key Views (KVs) in the Sutton Poyntz Neighbourhood Plan. Modifications to these could also be suggested. The candidate KV locations were those marked on a map of viewpoints, green spaces and green corridors.

The purpose of these viewpoints is to establish the visual character and landscape setting of the village in the absence of any known development proposals – a base plan. The impact of any potential development in the future can then be assessed against this agreed base plan.

Methodology

The map ([Survey2 map](#)) indicated 15 KVs outward from the village and inward from the surrounding countryside. These and 3 other locations were assessed. The process was as follows:

- A proforma based on 'Guidelines for Landscape and Visual Impact Assessment'¹ and other experience was created to assess viewpoints on a consistent basis using agreed criteria;
- A limited amount of information was logged on the proforma from a desk exercise, based on documents such as maps and the draft Place Appraisal;
- A site visit was made to each KV location (21st March 2018), accompanied by two Neighbourhood Forum members who were able to answer questions;
- The proformas were then written up with recommendations. These were shared in draft with the Neighbourhood Forum, not least to check for factual accuracy, before being finalised.

Findings

All of the completed proformas are appended to this document.

In general we found the candidate KV locations to be valid and to represent the character of Sutton Poyntz. This is considered true (as shown on the original map) for V1, V2, V3, V4, V6, V8, V11, V13 and V15.

It is recommended that V9, V12 and V14 are modified, as shown on the modifications map. V9 would seem better as a village view north along Sutton Road to the junction with Plaisters Lane, V12 would seem better located at the Beacon V12A – a well established viewpoint - and V14 would give a better view of the village if moved to the field ridge V14A. These are shown with blue arrows on the second map.

¹ Guidelines produced by the Landscape Institute.

It is also recommended that V10 is slightly modified. The view north-east (roughly towards V6 or H5 on the map) is considered more appropriate for recognition than the view due east.

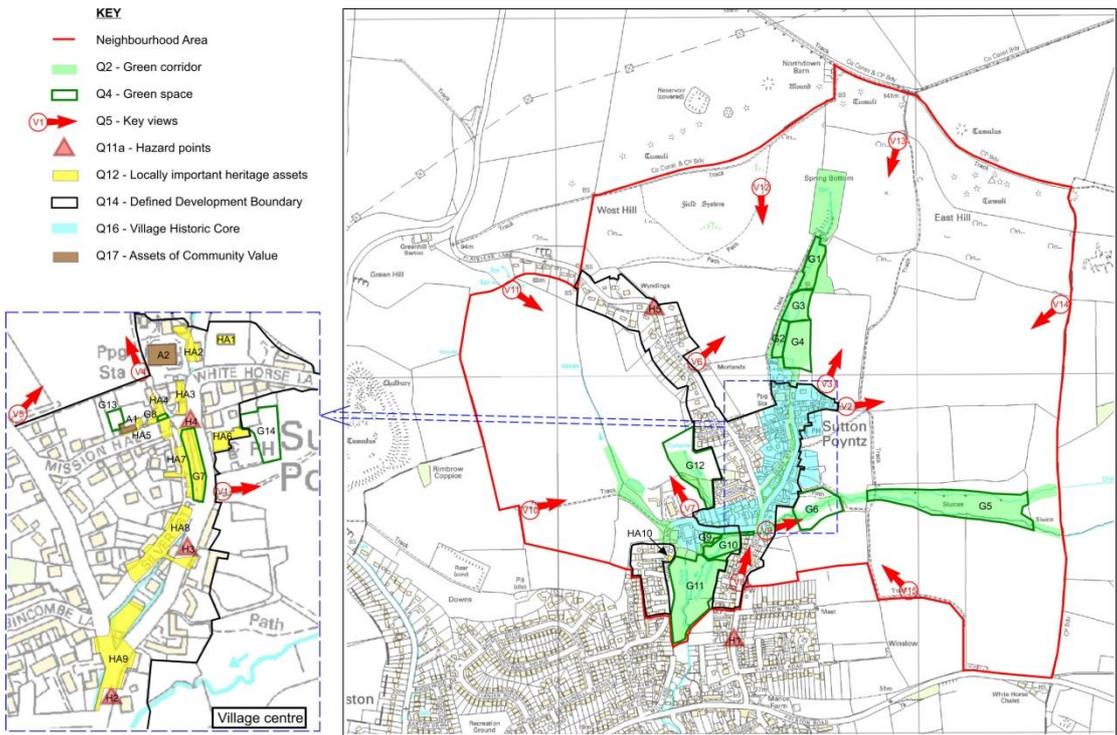
We recommend that V5 and V7 should be omitted as not fulfilling the criteria on the assessment proforma. In both instances the views are limited and seem better represented by other KVs.

An additional KV is recommended, looking (south to north) across the pond in the historic core of the village. This is assessed on additional proforma V0.

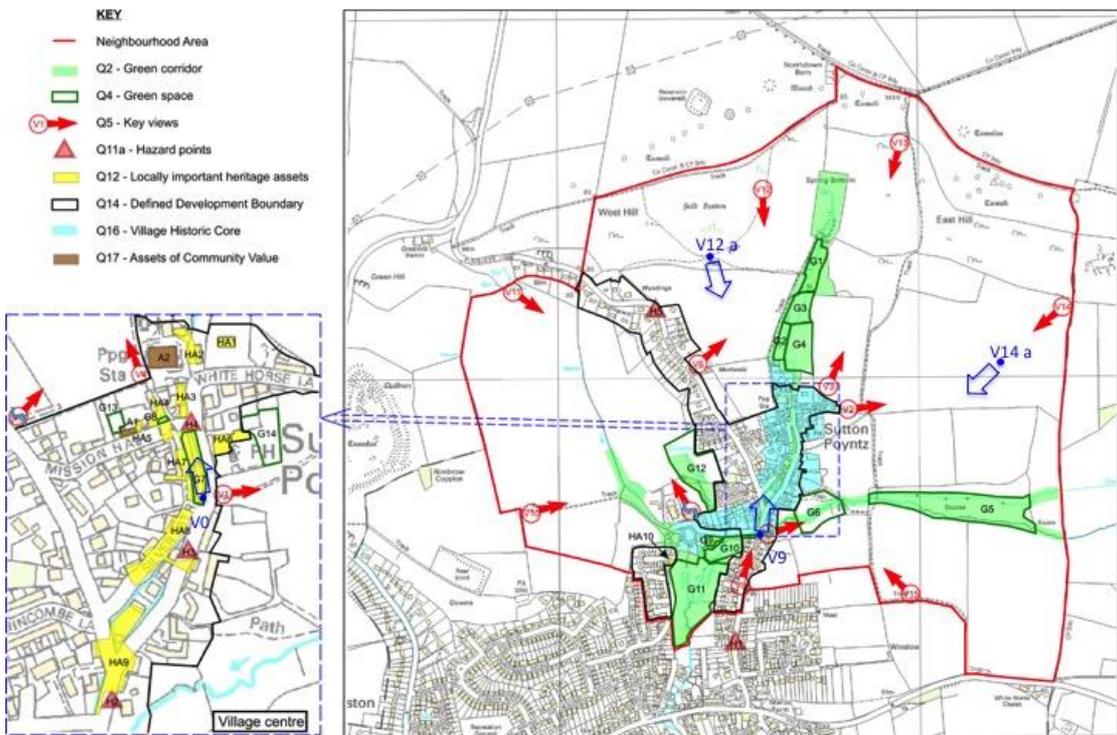
Finally, it is noted that various KVs capture rather different conditions, as described on the proformas. For example, some establish the village setting within its landscape – **views in** - V10, V11, V12, V13, V14 and V15; others present a landscape vista from the village – **views out** - V1, V2, V3, V4 and V6 while others are vistas to important buildings or landmarks within the village – **views within** - V0, V8 and V9. It would be useful to make this distinction in any Plan policy (or in its accompanying text) so planning officers are clear about what they should seek to protect.

It is, of course, for the Neighbourhood Forum to decide how best to take forward the recommendations from this assessment.

Date: 12th April 2018 (final, with photo to be added)



Survey2 map as provided



Modified version of Survey2 map.



View 0

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V0 The mill pond
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	The heart of the village

Note

This additional view is considered important as it captures the essence of the village; it is the classic picture postcard view which includes the key characteristics of Sutton Poyntz.

Criteria assessment: based on *Landscape Institute Guidelines*². Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the heart of the village is seen with a glimpsed view of West Hill beyond
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village with the South Dorset Ridgeway beyond
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows the houses of the historic core clustering around the village pond
Does the view indicate a vista to important buildings or landmarks?	Yes: view of the mill pond and the Springhead pub
Does the view identify an area of harmonious and distinctive character?	Yes: the stone village houses clustered around the mill pond

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: this is the heart of the village socially which integrates landscape and habitation with trees, water and buildings
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the stone buildings clustered around the pond have been the heart of the village for at least a century
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact
Would view designation conform to Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

² Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 1

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V1 From mill pond towards White Horse
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	From the heart of the village

Criteria assessment: based on Landscape Institute Guidelines³. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: view towards the chalk escarpment through a gate from the village core
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: outward (east) to surrounding landscape
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	No
Does the view indicate a vista to important buildings or landmarks?	Yes: towards the White Horse (which is technically outside the Plan area)
Does the view identify an area of harmonious and distinctive character?	Yes: connection between village and setting. Stone wall with 'Jack and Jill' coping

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: important countryside glimpse of chalk hill side
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: connection between village and setting. Stone wall with 'Jack and Jill' coping
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

³ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 2

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V2 East from White Horse Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	View east from development boundary

Criteria assessment: based on *Landscape Institute Guidelines*⁴. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: indicates rural edge of the village
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: vista eastward towards Osmington
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Not applicable
Does the view indicate a vista to important buildings or landmarks?	No
Does the view identify an area of harmonious and distinctive character?	Yes: base of the scarp and surrounding grazing land

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the chalk escarpment and Kimmeridge clay valley floor
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the distinct change between the chalk slopes and the clay base to the valley
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

⁴ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 3

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V3 North from White Horse Lane – “Cuckoo park”
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	View north from development boundary through public footpath gate

Criteria assessment: based on *Landscape Institute Guidelines*⁵. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: indicates rural edge with grazing land and escarpment beyond
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: panorama of West Hill to East Hill
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: Spring Bottom and the source of the River Jordan and its attendant woodland
Does the view indicate a vista to important buildings or landmarks?	Yes: the South Dorset Ridgeway
Does the view identify an area of harmonious and distinctive character?	Yes: the junction of the chalk scarp and clay valley base

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: an important view of the prominent chalk ridgeline
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the enclosing chalk escarpment which characterises the locality
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

⁵ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 4

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V4 North from close to Waterworks
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes from Public Right of Way
Any other information considered important	View north from development boundary alongside Waterworks

Criteria assessment: based on *Landscape Institute Guidelines*⁶. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: indicates rural edge with houses on Plaisters Lane
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: panorama of the Beacon and West Hill
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: connection between the village and surrounding grazing land with escarpment above
Does the view indicate a vista to important buildings or landmarks?	Yes: the South Dorset Ridgeway
Does the view identify an area of harmonious and distinctive character?	Yes: the enclosing chalk ridgeline

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: an important view of the prominent chalk ridgeline
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the enclosing chalk escarpment and the settlement on Plaisters Lane
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact, despite intruding pylons
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

⁶ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 5

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V5 North east from Plaisters Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	View north east between two arms of the village

Criteria assessment: based on Landscape Institute Guidelines⁷. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Blocked by solid gate and not helped by lay of the land beyond
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Blocked by solid gate and not helped by lay of the land beyond
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Blocked by solid gate and not helped by lay of the land beyond
Does the view indicate a vista to important buildings or landmarks?	Blocked by solid gate and not helped by lay of the land beyond
Does the view identify an area of harmonious and distinctive character?	Blocked by solid gate and not helped by lay of the land beyond

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Blocked by solid gate and representative view better seen at V6
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Blocked by solid gate and this view better demonstrated by V6
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact, but intruding pylons
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Not suitable for KV designation

Completed by: Tim Gale

⁷ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 6

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	6 North east from Plaisters Lane close to Morlands
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	Plot of land north east may be subject to small scale development, but this would not block the view

Criteria assessment: based on Landscape Institute Guidelines⁸. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: edge of village with the Ridgeway
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: panorama to beacon and the Ridgeway
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: Spring Bottom and associated vegetation
Does the view indicate a vista to important buildings or landmarks?	Yes: the Beacon, West Hill, Spring Bottom and East Hill
Does the view identify an area of harmonious and distinctive character?	Yes: enclosing ridgeline strongly present

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: enclosing ridgeline is the defining characteristic of the locality
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: village, grazing land and enclosing chalk scarp
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

⁸ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 7

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V7 North from Puddledock Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	Narrow view north west to West Hill

Criteria assessment: based on *Landscape Institute Guidelines*⁹. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the upper part of Plaisters Lane against West Hill glimpsed through a gap in trees
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: but partly screened by line of ash trees
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows G12 which is a candidate for Local Green Space designation
Does the view indicate a vista to important buildings or landmarks?	Yes: partial view to West Hill
Does the view identify an area of harmonious and distinctive character?	Yes: a partial view of the village and the Ridgeway

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	No: too constrained by foreground vegetation
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	No: too constrained by foreground vegetation
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Not suitable for KV designation

Completed by: Tim Gale

⁹ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 8

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V8 North from Sutton Road, the southern entrance to the village
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	The view to the backdrop of the Ridgeway begins to open up

Criteria assessment: based on Landscape Institute Guidelines¹⁰. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: as Sutton Road descends the village is seen against the backdrop of the South Dorset Ridgeway
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: from West Hill, Spring Head and East Hill
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows village in its bowl
Does the view indicate a vista to important buildings or landmarks?	Yes: broad view of the Ridgeway
Does the view identify an area of harmonious and distinctive character?	Yes: the village enclosed by the chalk escarpment

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: gives a strong sense of the village enclosed by the chalk escarpment, which is the key characteristic
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the village enclosed by the chalk escarpment
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

¹⁰ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 9

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V9 East from bridge opposite Puddledock Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	The Osmington Brook in a private garden

Criteria assessment: based on Landscape Institute Guidelines¹¹. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	No: the view is foreshortened by trees in the gardens
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	No: difficult to see far enough given tree cover
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the Osmington Brook through the village
Does the view indicate a vista to important buildings or landmarks?	No
Does the view identify an area of harmonious and distinctive character?	No: due to restricted nature of view

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	No: due to restricted nature of view
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the Osmington Brook through the village
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Not suitable for KV designation

Completed by: Tim Gale

¹¹ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 9A

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V9A North from Sutton Road opposite Puddledock Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	If V9 is instead turned north it is at a key location near the Y junction in the old village

Note

This additional (or alternative) view shows significant aspects of the historic core of the village which define its character. The stream running alongside the road, the Y junction with its old fingerpost and the thatched houses huddled below the enclosing chalk escarpment.

Criteria assessment: based on Landscape Institute Guidelines¹². Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the historic core of village buildings seen against the enclosing escarpment
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: the village houses in foreground with the enclosing escarpment behind
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the River Jordan flows to one side of the road
Does the view indicate a vista to important buildings or landmarks?	Yes: the thatched houses of the historic core with the escarpment beyond
Does the view identify an area of harmonious and distinctive character?	Yes: the stream, thatched cottages and chalk ridgeway connect

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: this view contains many of the key characteristics of the locality
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village in its setting is clear
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

¹² Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 10

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V10 North from track below Chalbury
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	The view assessed was slightly modified from the map to face north east

Criteria assessment: based on Landscape Institute Guidelines¹³. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the houses on Plaisters Lane are seen against West Hill and East Hill
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village at the foot of the chalk escarpment
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows relationship of houses with rural open space
Does the view indicate a vista to important buildings or landmarks?	Yes: a panorama of the escarpment with Plaisters Lane in the middle ground
Does the view identify an area of harmonious and distinctive character?	Yes: the village at the foot of the chalk escarpment

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: this view shows the enclosing ridge line and the village
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village in its setting is clear
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation. Recommend the view is north east (rather than east)

Completed by: Tim Gale

¹³ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 11

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V11 South east from path off Plaisters Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	Although on a footpath, it is not the most accessible location

Criteria assessment: based on Landscape Institute Guidelines¹⁴. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: a partial view of the village with Winslow Hill beyond
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village in its bowl or vale
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the view shows how hedgerows and treelines integrate the village and its agricultural setting
Does the view indicate a vista to important buildings or landmarks?	No: the village houses are absorbed by vegetation
Does the view identify an area of harmonious and distinctive character?	Yes: the village enclosed by the lower southern limestone ridge of Winslow and Osmington

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: whilst it would be clearer from a viewpoint further west, this would fall outside the Plan area, hence the location
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: it indicates the southern enclosing low ridge
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

¹⁴ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 12

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V12 South to Weymouth Bay and Portland beyond
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	Whilst on a narrow footpath, not the most accessible location

Criteria assessment: based on *Landscape Institute Guidelines*¹⁵. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village in the bowl separated from the sea by the low limestone ridge of Osmington Hill and Winslow
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village in the clay vale
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the green spaces along the River Jordan as it emerges from Spring head are clear
Does the view indicate a vista to important buildings or landmarks?	Yes: the two arms of the village and the Waterworks
Does the view identify an area of harmonious and distinctive character?	Yes: the village sitting in the bowl of enclosing hills

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: but clearer from 12A at the Beacon
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of landform, buildings, hedgerows and field boundaries
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation, but V12A preferred

Completed by: Tim Gale

¹⁵ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 12A

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V12A The Beacon
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	A well established viewpoint with bench

Criteria assessment: based on Landscape Institute Guidelines¹⁶. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village enclosed by the low limestone ridge of Osmington Hill and Winslow
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village in the clay vale
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the green spaces along the River Jordan as it emerges from Spring head are clear
Does the view indicate a vista to important buildings or landmarks?	Yes: the wooded valley of the River Jordan, the two arms of the village and the Waterworks with prominent group of conifers
Does the view identify an area of harmonious and distinctive character?	Yes: individual buildings in the historic core and the characteristic pines are clearly visible

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the characteristic components of the village are all visible
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: this mid slope viewpoint by the Beacon has a bench and is an important viewpoint to the village
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

¹⁶ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 13

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V13 Margaret's Seat – East Hill
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes on the South Dorset Ridgeway coastal footpath
Any other information considered important	A well established viewpoint with bench

Criteria assessment: based on *Landscape Institute Guidelines*¹⁷. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village is seen in a bowl at the base of the chalk escarpment and separated from the sea by a low limestone ridge
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village with Weymouth and Portland beyond
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the green spaces along the River Jordan as it emerges from Spring head are clear
Does the view indicate a vista to important buildings or landmarks?	Yes: the wooded valley of the River Jordan, the two arms of the village, with the northern arm along Plaisters Lane
Does the view identify an area of harmonious and distinctive character?	Yes: the village integrated to its setting, with hedgerows and copses along the small valleys

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the characteristic components of the village, the patchwork of fields and the larger scale of the foreground chalk escarpment are important components
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village buildings and trees within the bowl of the low coastal hills and higher chalk ridge are clear
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

¹⁷ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 14A

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V14A Towards White Horse Hill
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes on footpath to the White Horse
Any other information considered important	Location adjusted from V14 on original map to a ridge within the field, which improves the view of the village (marked as V14A on the modified map)

Criteria assessment: based on *Landscape Institute Guidelines*¹⁸. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village is seen in a bowl formed by Chalbury Hill and Green Hill
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village with Chalbury Hill Fort and Green Hill beyond
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows the green spaces in the village
Does the view indicate a vista to important buildings or landmarks?	Yes: Chalbury Hill Fort, the pub and historic core are visible
Does the view identify an area of harmonious and distinctive character?	Yes: the village integrated to its setting, with hedgerows and group of Weymouth pines

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the village, the patchwork of fields and enclosing line of hills
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village buildings and trees within the bowl of the low coastal hills
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation (and better at V14A)

Completed by: Tim Gale

¹⁸ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute

[PHOTO TO BE ADDED OF VIEW FROM V15]

View 15

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V15 From Winslow Hill
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	View north west into historic village core

Criteria assessment: based on *Landscape Institute Guidelines*¹⁹. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village is seen in a bowl formed by Green Hill round to East Hill
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village with the escarpment behind
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows the green spaces in the village and the Osmington Brook in the foreground
Does the view indicate a vista to important buildings or landmarks?	Yes: the Mill and Millhouse are visible
Does the view identify an area of harmonious and distinctive character?	Yes: the village enclosed by the chalk escarpment

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the village, the patchwork of fields and the enclosing escarpment
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village buildings and at the foot of the scarp
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

Conclusion, whether the location appears to be suitable for designation or not:

Suitable for KV designation

Completed by: Tim Gale

¹⁹ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute