



SARRATT PARISH NEIGHBOURHOOD PLAN

Important Views and Local Green Spaces Assessment

Introduction

As part of the preparation of the 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 Sarratt Parish Neighbourhood Plan.

Identifying Important Views

Important views were identified to support policy 3 Historic Character and Policy 7 Landscape. The purpose of identifying key views is to identify scenes that notably contribute to the rural and historical character and sense of place, in order that this contribution can be conserved in the future.

By identifying how they contribute to sense of place, a framework for their protection can be justified. It will aid policy making, to take account of key views when considering the impact that new development might have in any given location. It can be used to help make a judgement about how a proposed development or change in land use will alter views and, consequently, whether this change is likely to be acceptable.

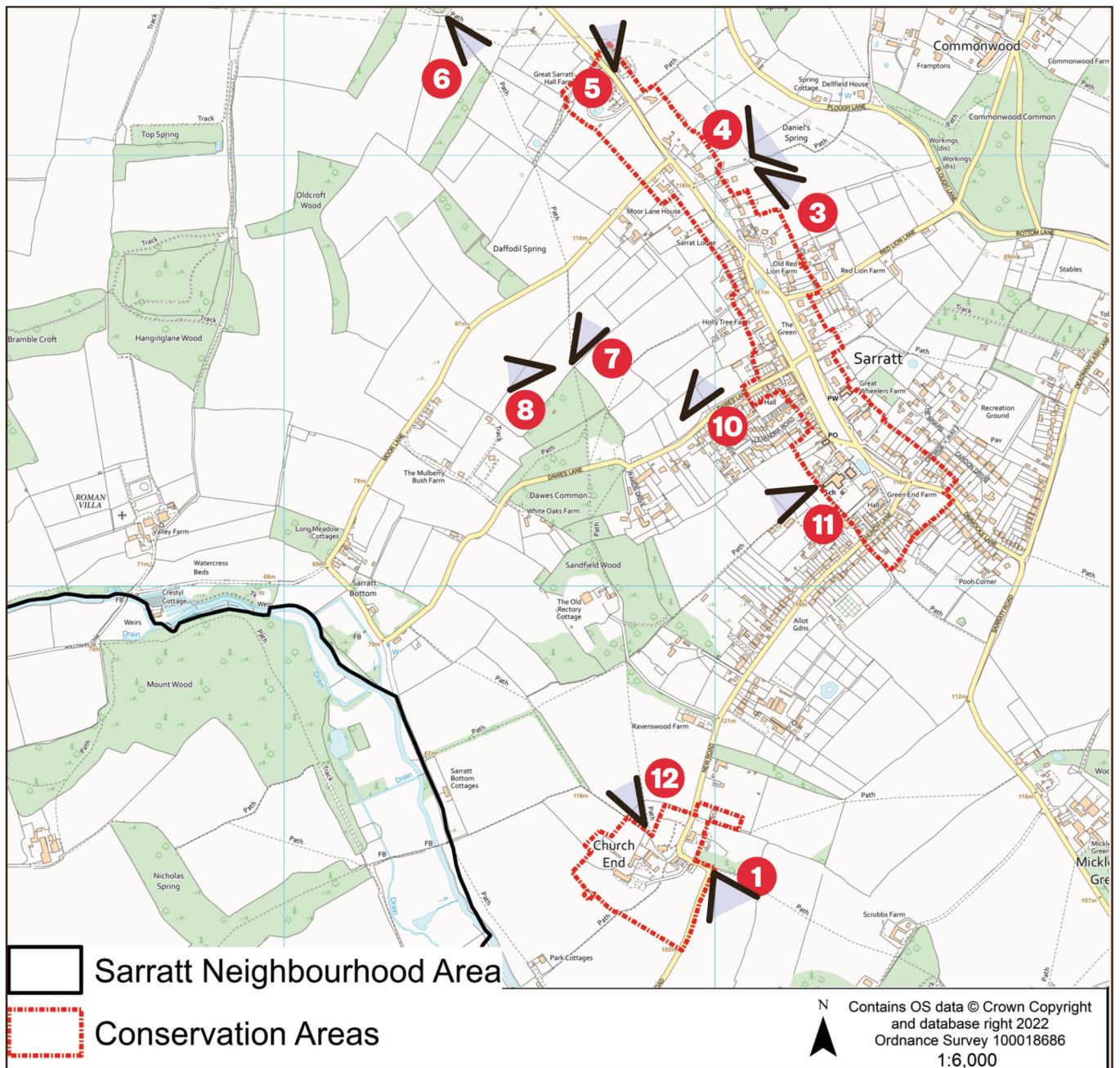
In consultation with local residents, including a call for key view nominations in Spotlight (local Parish magazine), noticeboards and online, the key views that were accessible from a public space were selected using the following criteria:

- A. Scenic value relating to the composition of rural views and openness
- B. Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- C. View contributes to the setting of a Heritage or environmental asset
- D. Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area
- E. Landmark feature

All nominated views were included in the process and plan as they all met more than one of the criteria. All views were mapped, photographed and included in the full consultation process.

The Important viewpoints from publicly accessible locations are identified on the map below. An assessment of the potential impact of any development on these views has been made.

The outcomes of this assessment are tabulated on the following pages.



VIEW 1

View from the Church Conservation Area SE towards the M25



This view is of the Chilterns National Landscape to the south of the Parish. It reinforces the rural openness and separation from surrounding conurbations. It is viewed regularly by many residents and

visitors. Any development in this landscape would interrupt this view and its purpose.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

There is no VIEW 2

VIEW 3

View towards Chipperfield from the East Village Conservation Area boundary



This view encompasses ancient farmlands and provides an open separation between the village and the surrounding area. This view is enjoyed by residents and ramblers. Any developments in this landscape would

break the rural open setting of the village.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

VIEW 4

View towards Commonwood from the East Village Conservation Area boundary



This view encompasses ancient woodland and farmland and provides an open separation between the village and the surrounding area. This view is enjoyed

by residents and ramblers. Any developments in this landscape would break the rural open setting of the village.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

VIEW 5

View from North end of the Village Conservation Area boundary towards Plough and Debardine Woods



This view encompasses ancient farmlands and provides an open separation between the village and the surrounding area. This view is enjoyed by residents and ramblers. Any developments in this landscape would

break the rural open setting of the village.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

VIEW 6

View towards Northern end of the Village Conservation Area, with Great Sarratt Hall visible through the trees



This view is part of the historic Chiltern Way and encompasses ancient farmlands and provides an open separation between the village and the surrounding area. This view is enjoyed by residents and ramblers.

Any developments in this landscape would break the rural open setting of the village and this recognised significant right of way.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area
- Great Sarratt Hall is a landmark historical feature

VIEW 7

View towards the North-West Village Conservation Area boundary



This view is part of the historic Chiltern Way and encompasses ancient farmlands and provides an open separation between the south of the village and the surrounding area. This view is enjoyed by

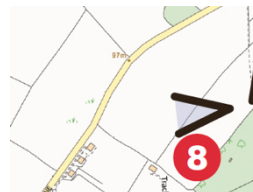
residents and ramblers. Any developments in this landscape would break the rural open setting of the village and this recognised significant right of way.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

VIEW 8

View across the Chess Valley AONB



This view is part of the historic Chiltern Way and encompasses extensive views of the Chilterns National Landscape and Chess Valley. This view is enjoyed by residents and ramblers. Any developments in this landscape would

break the rural open setting of the village and this recognised significant right of way.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- View contributes to the setting of a Heritage or environmental asset
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

There is no VIEW 9

VIEW 10

View showing the hedge forming West Village Conservation Area boundary on the lower Green



This view encompasses ancient hedgerow and pasture and provides an open separation between the village and the surrounding area. This view is enjoyed by residents and ramblers. Any

developments in this landscape would break the rural open setting of the village.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

VIEW 11

View SE towards Sandfield Wood from the West Village Conservation Area boundary behind the Village Shop



This view encompasses ancient farmlands and provides an open separation between the village and the surrounding area. This view is enjoyed by residents and ramblers using a very frequently used right of way. Any

developments in this landscape would break the rural open setting of the village.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

VIEW 12

Chiltern Way heading North from the Church



This view encompasses ancient farmlands and provides an open separation between the village and the surrounding area. This view is enjoyed by residents and ramblers. Any developments in this landscape would

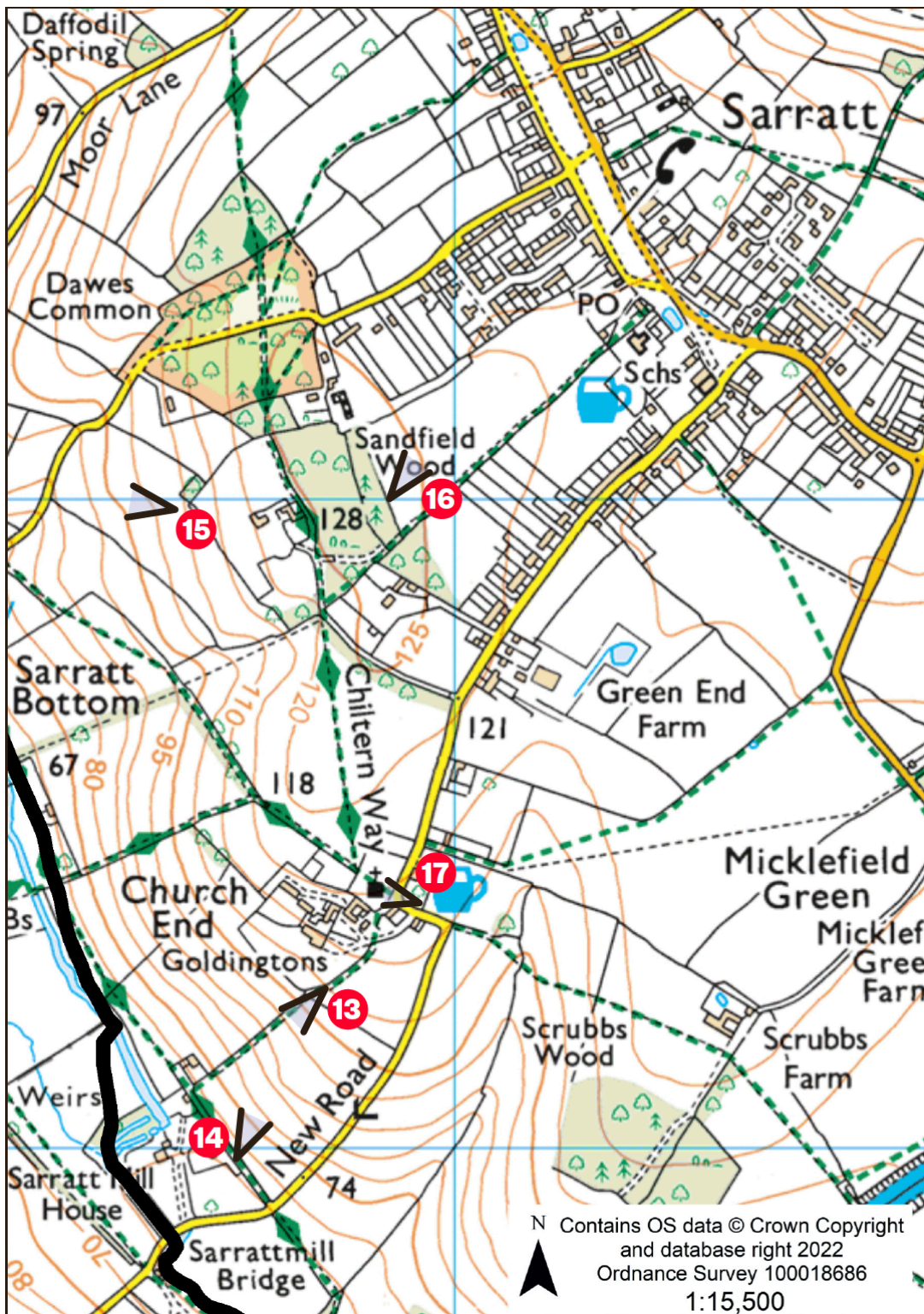
break the rural open setting of the village.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- View contributes to the setting of a Heritage or environmental asset
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

Landscape

The following were selected as representative examples of the key elements of the rural and historic context of the Sarratt Parish landscape to support policy 7.



View 13

View WSW across the Chess Valley



This view is of the Chilterns National Landscape and the Chess (chalk river) valley. This landscape draws ramblers from surrounding areas to enjoy the

unspoilt ancient landscape. Any development in this area would disrupt this outstanding view and rural setting.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- View contributes to the setting of a Heritage or environmental asset
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

View 14

View ENE across the Chess Valley



This view in the Chilterns National Landscape includes the historically significant Goldingtons. This landscape

draws ramblers from surrounding areas to enjoy the unspoilt ancient landscape. Any development in this area would disrupt this outstanding view and disturb the setting of the historic building.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
- View contributes to the setting of a Heritage or environmental asset
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area

View 15

View East across Mountwood towards Latimer



This view is of the Chilterns National Landscape and the Chess (chalk river) valley. This extensive landscape draws ramblers from surrounding areas to enjoy the unspoilt ancient landscape. Any development in this area would disrupt this outstanding view and rural

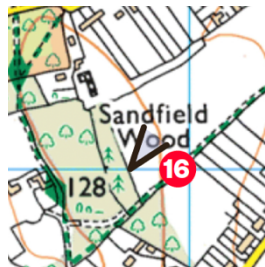
setting.

Criteria:

- Scenic value relating to the composition of rural views and openness
- View contributes to the setting of a Heritage or environmental asset

View 16

View from Sandfield Wood towards Sarratt



This landscape view encompasses ancient farmlands and provides an open separation between the village and the surrounding area. This view is enjoyed by residents and ramblers using a very

frequently used right of way. Any developments in this landscape would break the rural open setting of the village.

Criteria:

- Scenic value relating to the composition of rural views and openness
- Important rights of way – Sarratt Parish is renowned for the quality of public right of way network and attracts a significant number of visitors from surrounding areas.
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View 17

Holy Cross Church (12th Century)



The 12th Century Church and surrounding cemetery provides significant historical character at one of the entrances to the village. Unsympathetic development could have a detrimental effect on the setting of

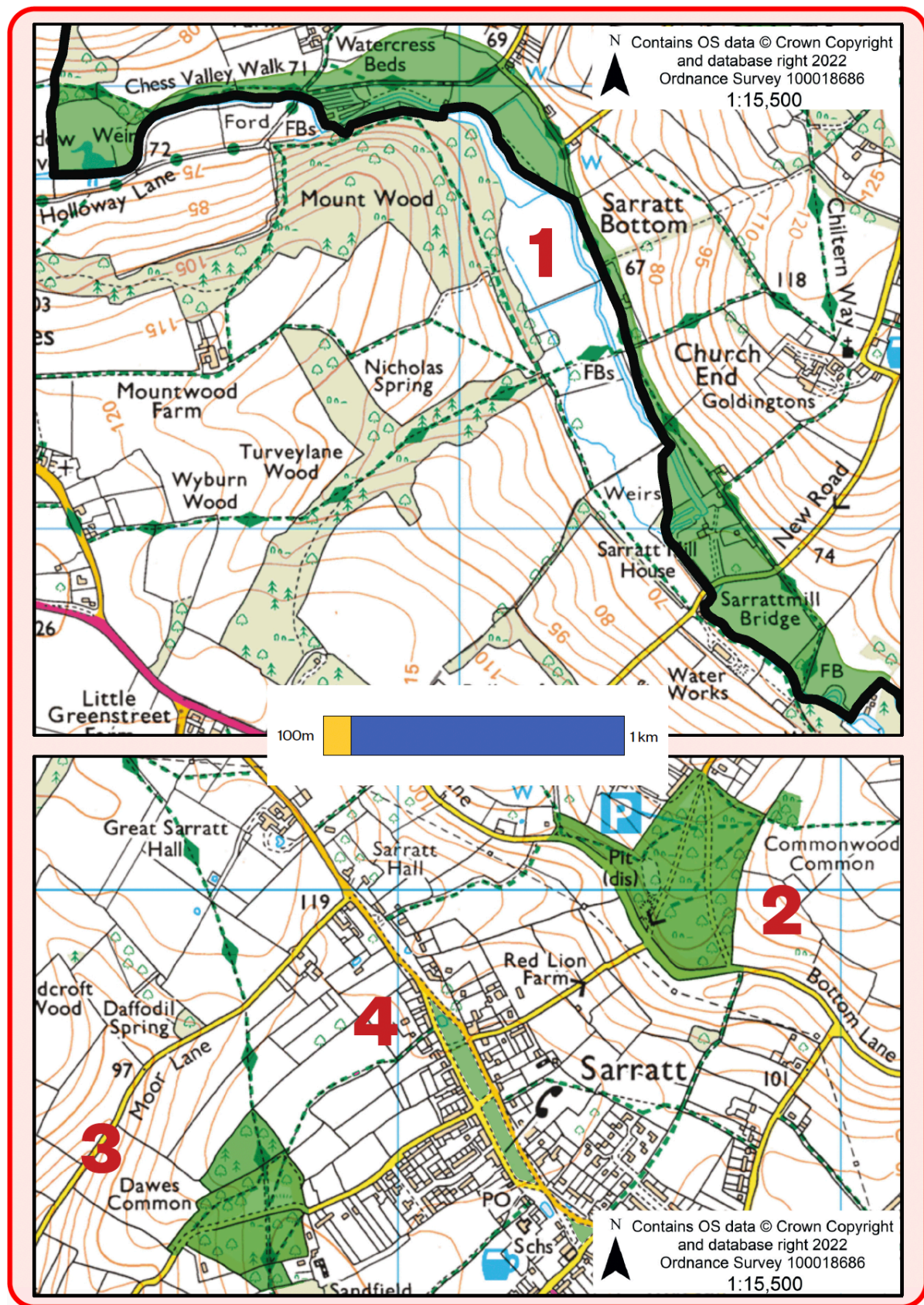
the Church.

Criteria:

- View contributes to the setting of a Heritage or environmental asset
- Number of people likely to be experiencing it – the view is known to be visited frequently by significant number of local residents and visitors to the area
- Landmark feature

Local Green Spaces

The following were identified as the Local Green Spaces that support policy 11.



1. Chess River Valley/Sarratt Bottom

- Forms part of the Chess Valley Walk. Accessible to cars and cycles and on foot.
- *Special significance to the community:*
Provides valuable riverside natural green space for local residents, particularly families and children.
- *Local in character:*
Limited to the stretch from the M25 to the footbridge over the river between New Road and Moor Lane



2. Commonwood Common

- Easy walking distance.
Accessible to cars and cycles.
- *Special significance to the community:*
Provides valuable natural green space for local residents.
- *Local in character:*
Clearly defined triangular area, bounded by fields.



3. Dawes Common

- Easy walking distance
- *Special significance to the community:*
Provides valuable natural green space for local residents with attractive views and flora and fauna.
- *Local in character:*
Limited in extent with clearly defined boundaries.



4. The Green, Sarratt

- In the core of the village. Easily accessible to cars and cycles.
the core of the village. Easily accessible to cars and cycles.
- *Special significance to the community:*
Provides valuable natural green space for local residents, both for walking and meeting.
- *Local in character:*
Limited in extent with clearly defined boundaries. A defining feature of the core of the village.



In