

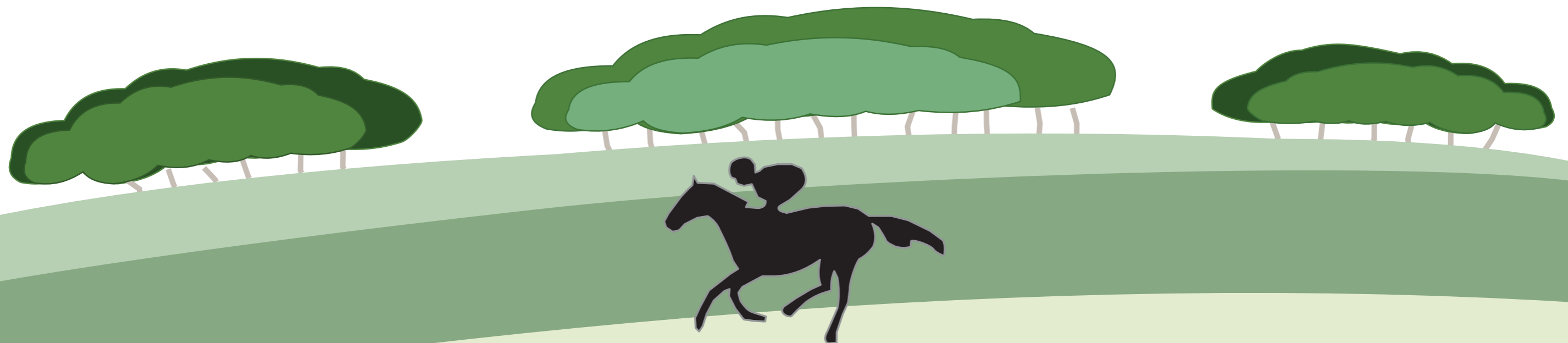
Lambourn Parish Important Views Assessment

Appendix I

Prepared by Bluestone Planning

In conjunction with

Lambourn Neighbourhood Plan Steering Group



V3 - Updated December 2025



Important Views

Important Views in the Parish

Introduction

The landscape of the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) within Lambourn Parish is characterised by rolling chalk Downland, expansive grasslands, and ancient woodlands. The River Lambourn, rising in Upper Lambourn cuts across the Downland, forming a significant feature in many locations.

This is considered an unique terrain, which offers sweeping vistas and a patchwork of fields, hedgerows, and by-ways that create a distinct rural ambience.

The area is renowned for its diverse flora and fauna, thriving due to the varied habitats present, from chalk streams of the River Lambourn to wildflower-rich meadows.

Additionally, the traditional agricultural practices contribute to maintaining this picturesque and ecologically rich environment.

The Lambourn Downs, part of the National Landscape, are particularly significant, providing a natural backdrop that's not only visually stunning but also steeped in cultural heritage, reflecting centuries of historical land use and settlement.

This Important Views Assessment has been produced to support the Neighbourhood Plan and provide a basis upon which policies can be based.

The Landscape Character Assessment was undertaken in 2020 by Lepus Consulting. This assessment contained a number of identified views primarily looking at the settlement edges and their sensitivity.

This assessment looks beyond the settlement edge and also includes those views and the views in the wider Parish which are important to the community.

A series of walking tours of the Parish was undertaken by the Steering Group, members of the community (open invitation to join) and the Neighbourhood Plan consultants Bluestone Planning. This involved initially surveying the Parish

The entire community were asked to put forward their favourite views in from public vantage points and to state why they were special.

Residents have emphasised the importance of preserving these views and vistas to safeguard the parish's historic landscape features as set out in the landscape character section.

Please note that views within the Conservation Areas specifically are not covered here but are highlighted within the Character Appraisal.

Methodology

The assessment follows recommendations by the Landscape Institute, including the identification, evaluation approach of significant views and vistas within the Parish.

This has been undertaken via the following methods:

Scoping Study

Conduct an initial study to identify potential viewpoints and view sequences throughout Lambourn Parish. Engage with local residents, stakeholders, and the West Berkshire Council to gather preliminary data and understand community concerns and preferences.

Desk Study

Review existing landscape character assessments, maps, and planning documents. Use GIS (Geographic Information Systems) to analyse topography, land use, heritage and visibility patterns to establish baseline data for potential views.

Field Survey

Undertake a field assessment to verify and refine the initial viewpoints identified. Document each view with photographs, and notes on components including the foreground, middle ground, and background elements. Evaluate the quality, composition, and significance of each view.

Important Views within the Landscape Character Areas

Public Consultation

We have sought to engage the community in the assessment process through public consultations, workshops, and surveys. Feedback has been gathered on the identified views and local knowledge and preferences incorporated into the evaluation.

Through community engagement, residents expressed that one of the main reasons they cherish living in Lambourn is the scenic vistas and landscape quality surrounding them.

As the Plan moves through the process towards Examination, further information may come to light or amendments may be made which alter this document.








Evaluation Criteria

The Parish's topography, enriched by heritage sites, expansive fields, the river, and Ancient woodlands, offers expansive vistas, which residents of Lambourn value greatly.

The document uses clear criteria for evaluating the importance of views which includes:

- scenic quality - safeguarding the aesthetic value of the landscape character, setting and views.
- cultural and historical significance - preserving the distinct character of individual settlements within the Neighbourhood Development Plan (NDP) Area.

Type of Views

-  View into or out of the Conservation Area
-  View of urban features
-  View of Designated and non-designated heritage assets
-  View of landscape features including Ancient Woodland -
-  Long distance view
-  Enclosed view
-  View of Biodiversity features - SAC / SSSI / Local Wildlife / Priority Habitat

Quality of view is rated 1-3, with 3 being highest value

Please note that any views which are not considered to be of at least moderate value have been discounted and not included for Important View status

- The setting of designated heritage assets and the role that the view plays in its significance
- visibility and accessibility
- level of public appreciation as highlighted in public consultation.

From this a scoring system was devised to objectively rank the views based on the type of view, its value and level of sensitivity to development.

Landscape sensitivity refers to the susceptibility of a particular landscape feature or receptor (such as a building, natural habitat, or scenic view) to the impacts of proposed changes or developments.

Sensitivity is a term applied to specific receptors which are specific elements of the landscape that might be affected. They could be natural features (e.g., woodlands, rivers), built environments (e.g., historic buildings), or intangible qualities (e.g., scenic views).

Susceptibility refers to how vulnerable a receptor is to change or the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Value: The value of a receptor is determined by its significance. A historic building might have high cultural value, while a rare wildlife habitat might have high ecological value.

Sensitivity* to Development

- 1 View of moderate sensitivity
- 2 View of moderate to high sensitivity
- 3 View of high sensitivity

"Sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor."

Susceptibility - The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences."

Landscape Institute and Institute of Environmental Management & Assessment (2013), Guidelines for Landscape and Visual Impact Assessment, Third Edition, London: Routledge.

Outputs

The collected data has been used to produce the list of important views. Geographical Information Systems (GIS) / mapping software provided by Parish Online has been used to create visual representations of the view corridors and sight-lines. It should be noted that such views as denoted do not show the full extent of the view as gained on the ground.

This report details the methodology, findings, and recommendations and highlight key views that require protection and outlines where potential development changes to the landscape that might affect these views or potentially may be accommodated with mitigation.

Integration into Policy

The findings and recommendations of this report have been incorporated into the Lambourn Neighbourhood Plan. The elements

that have been considered have been used to develop specific policies and guidelines to protect the identified views for the reasons identified.

This ensures that future development proposals are designed to respect and preserve these important visual assets.

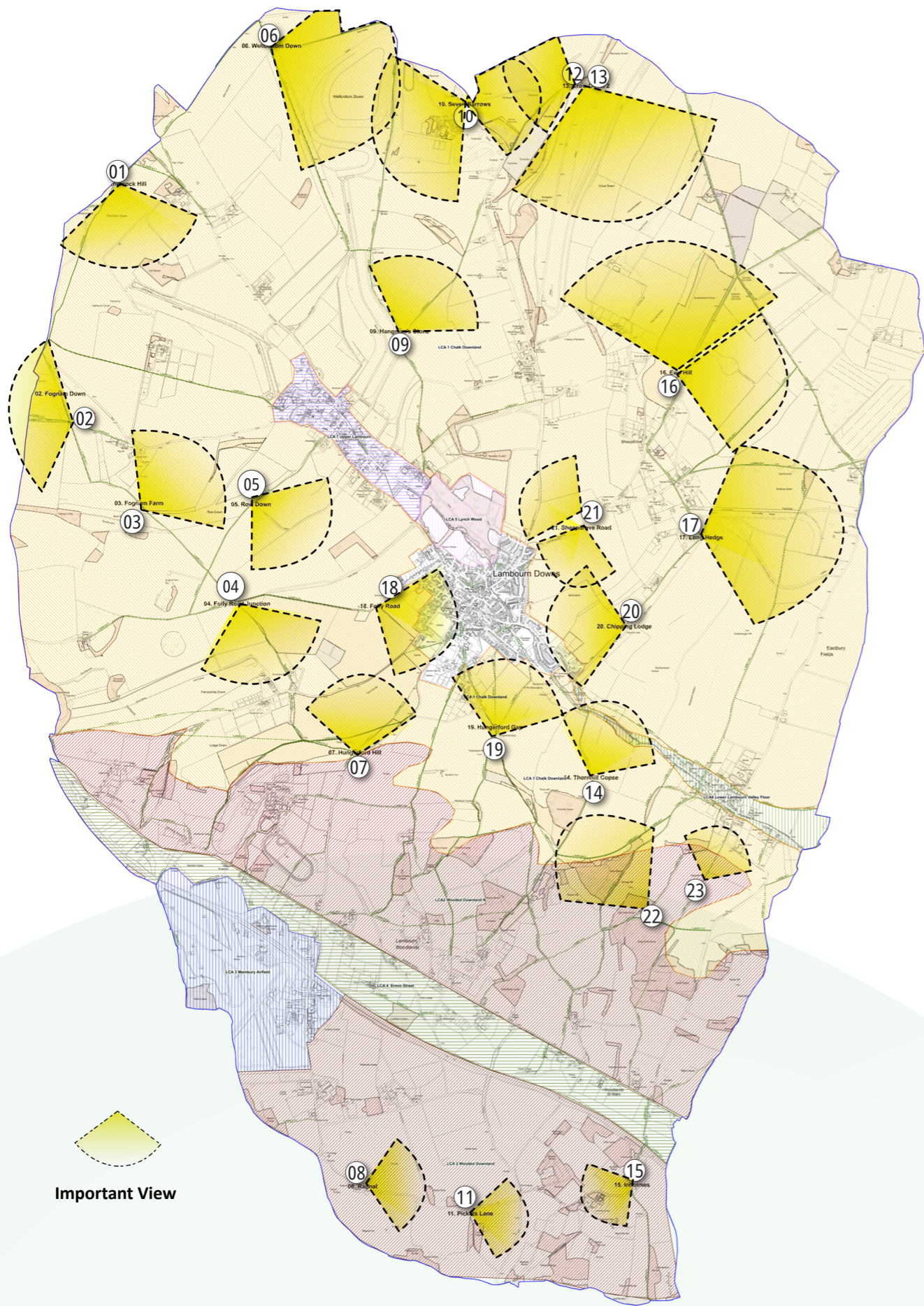
Monitoring and Review

Establish a framework for ongoing monitoring and review of the important views identified. Regularly update the assessment to reflect changes in the landscape, development pressures, or shifts in community values and priorities.

The 21 views have been highlighted below:

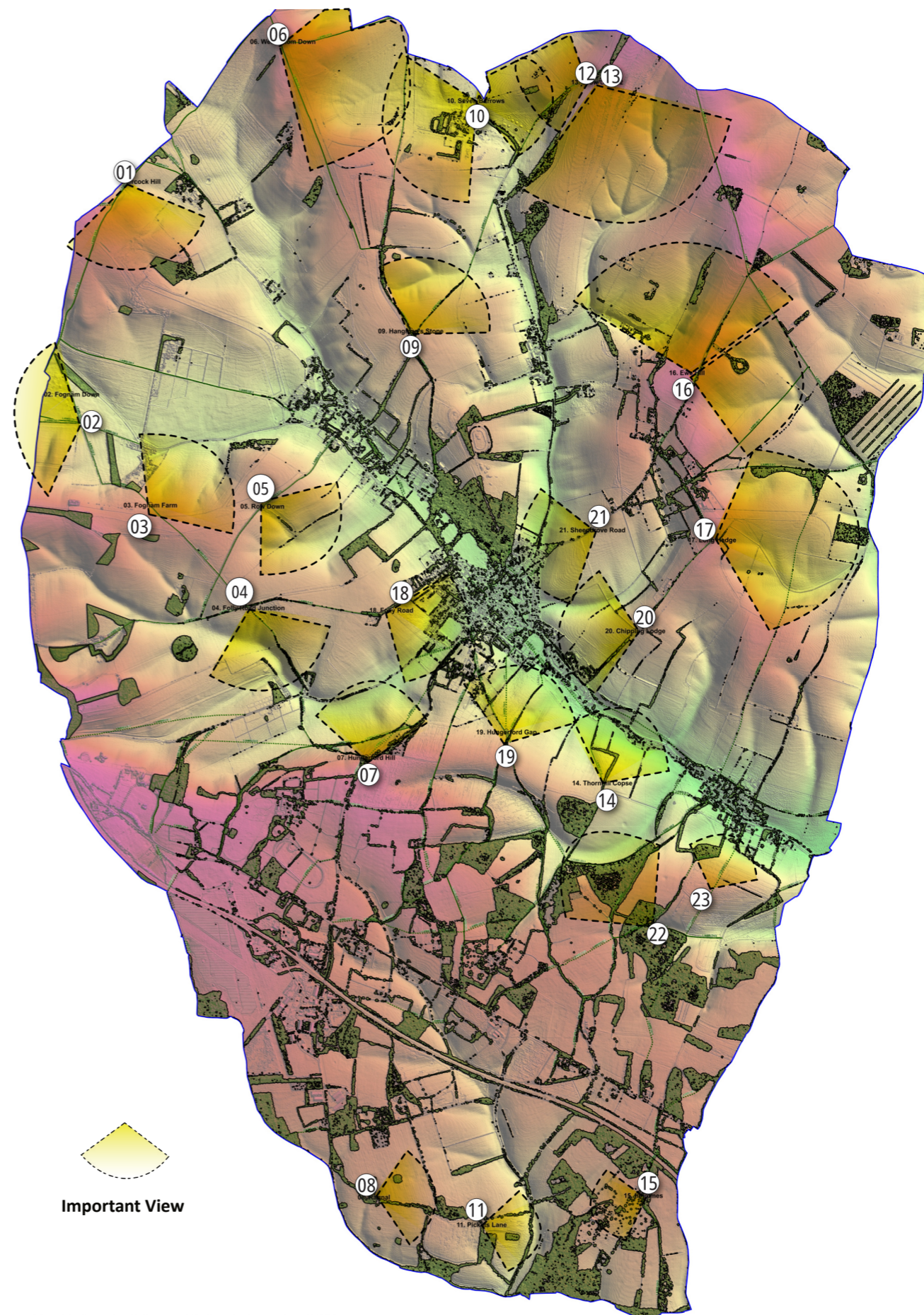
- IV1 - Weathercock Hill
- IV2 - Fognam Down
- IV3 - Fognam Farm
- IV4 - Folly Road Junction
- IV5 - Row Down
- IV6 - Wellbottom Down
- IV7 - Hungerford Hill
- IV8 - Ragnal
- IV9 - Hangman's Stone
- IV10 - Seven Barrows
- IV11 - Pickets Lane
- IV12 - Crow Down 1
- IV13 - Crow Down 2
- IV14 - Thornhill Copse
- IV15 - Inholmes
- IV16 - Ewe Hill
- IV17 - Long Hedge
- IV18 - Folly Road
- IV19 - Hungerford Gap
- IV20 - Chipping Lodge
- IV21 - Sheepdrove Road
- IV22 - Shraggs Hill
- IV23 - Eastbury Village

Important Views within the Landscape Character Areas



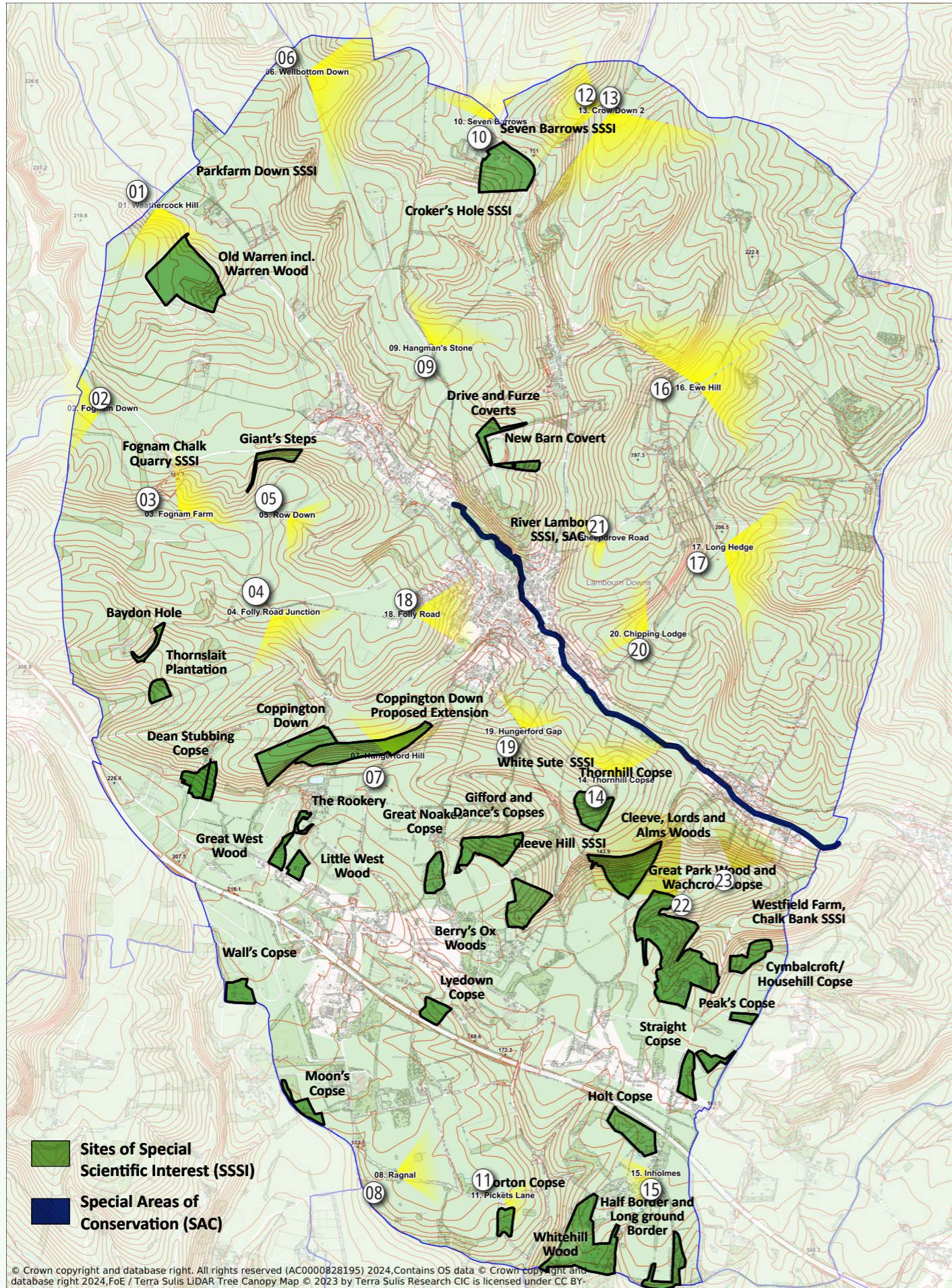
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Important Views Relating to the Parish Topography

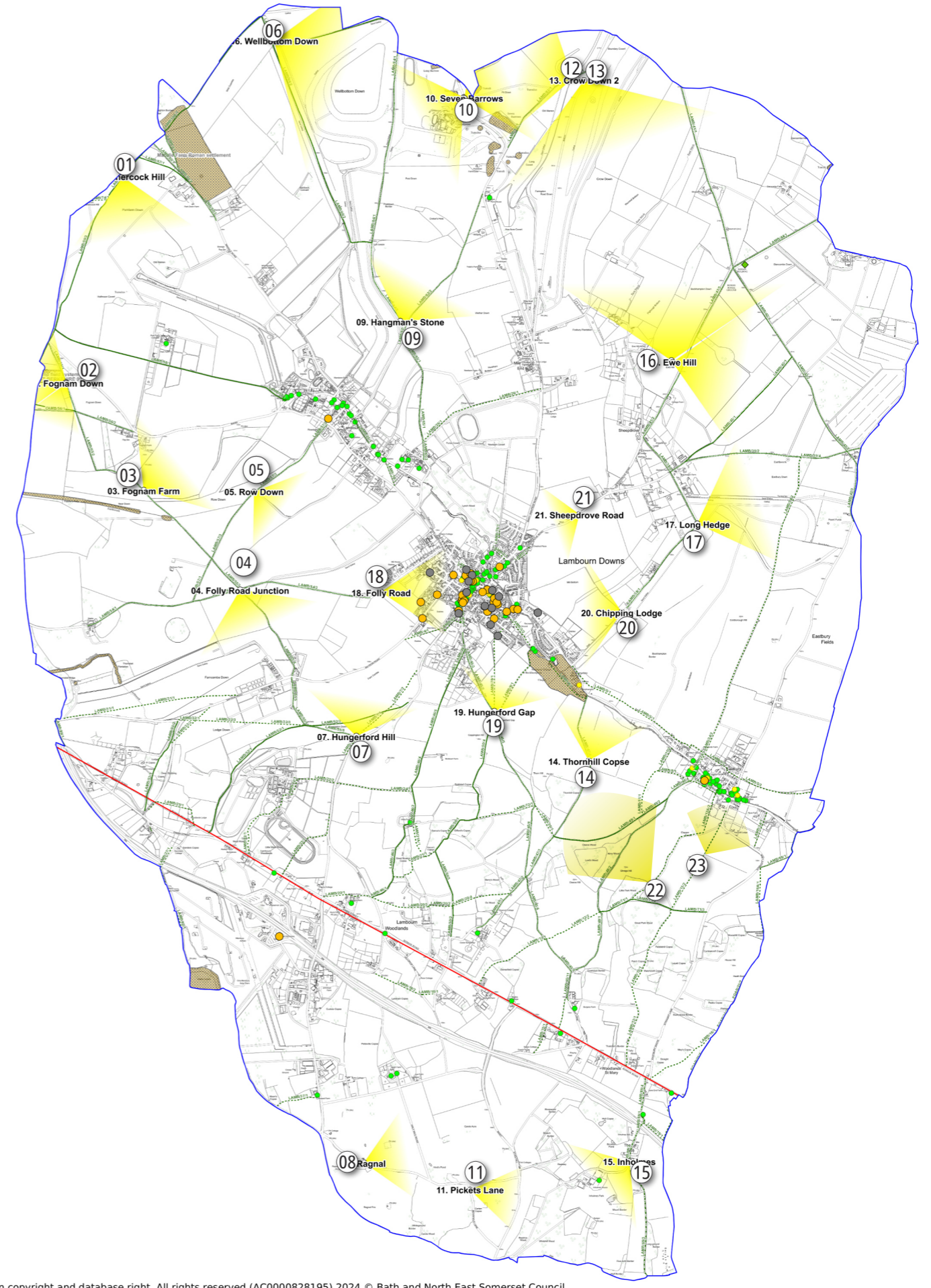


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Important Views Relating to Environmental Designations



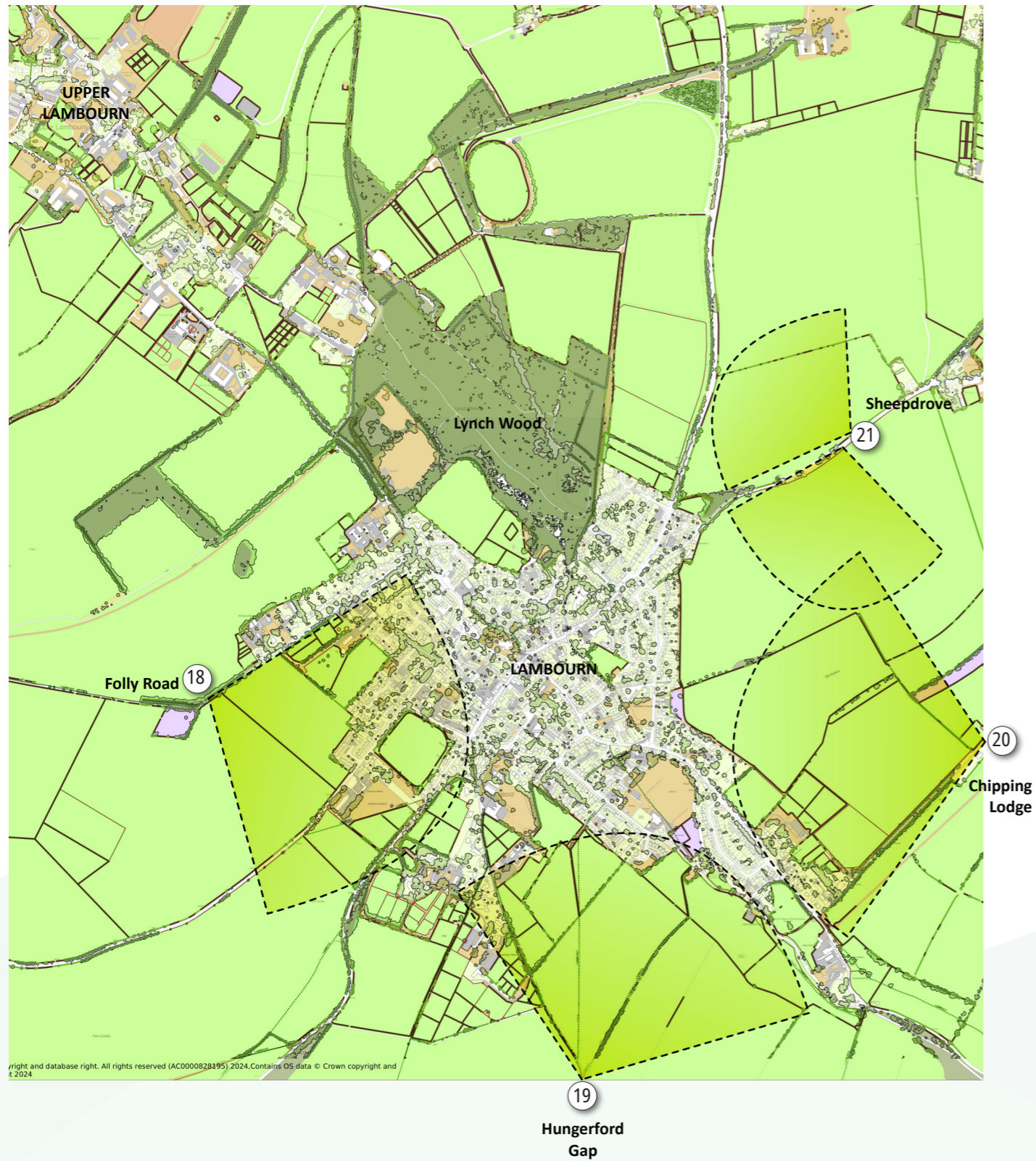
Important Views Relating to Heritage Assets



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Detailed map of the Important Views Around Lambourn Village



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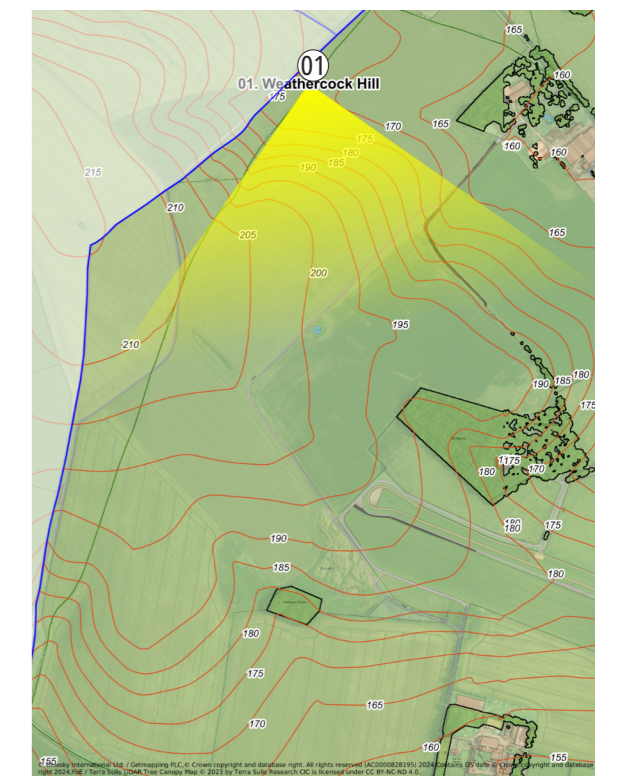


View 01 - Weathercock Hill Looking south towards Grade II Listed Park Farm - from Public Right of Way LAMB/59/4 - expansive long distance view of rolling Downland



View 01 - Weathercock Hill Looking southeast towards Old Warren - from Public Right of Way LAMB/59/4 - expansive long distance view of rolling Downland

Important View 1



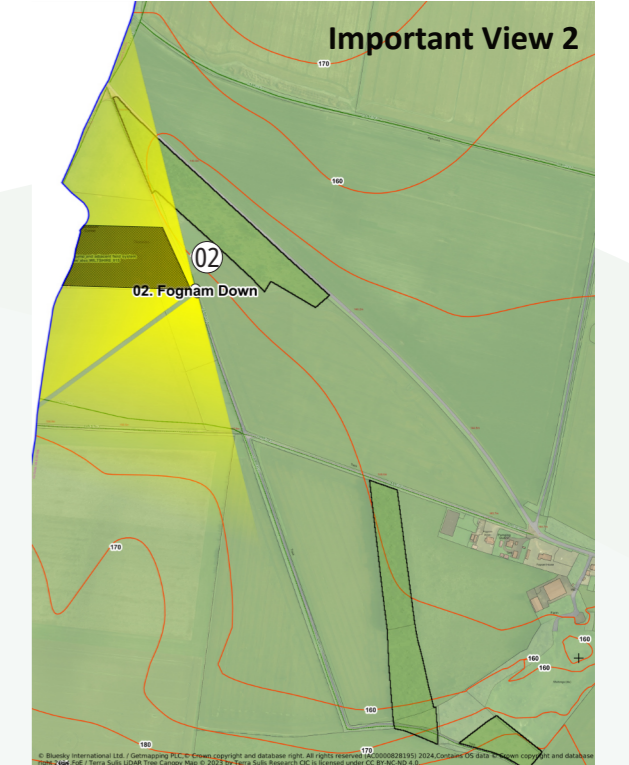
- 3 Long distance view
 - 1 View of designated heritage assets Grade II Listed Park Farm
 - 2 View of Old Warren Woodland Priority Habitat
- 3 - Expansive open landscape view where development is highly visible - view of high sensitivity



View 02 - Fognam Down Looking northwest out of the Parish - from Public Right of Way LAMB/55/1 - long distance view between areas of woodland adjacent to the round barrow ancient monument



View 02 - Fognam Down Looking southwest out of the Parish - from Public Right of Way LAMB/55/1 - long distance view between areas of woodland adjacent to the round barrow ancient monument



- 2 Long distance view
 - 3 View of designated heritage assets site on Fognam Clump field system and (in longer distance to south - Boundary ditch east of Near Down)
- 3 - A more enclosed landscape view but given the scheduled monuments - view of high sensitivity

Important View 3



View 03 - View above Fognam Farm / Near Down looking north / northeast - wide panorama across Fognam Down towards Grade II Listed Park Farm in the centre. The numerous different gallops can be seen to the right including those on the edge of Upper Lambourn



View 03 - View above Fognam Farm Looking northeast towards Grade II Listed Park Farm - from Public Right of Way LAMB/55/2 - expansive long distance view of rolling Downland



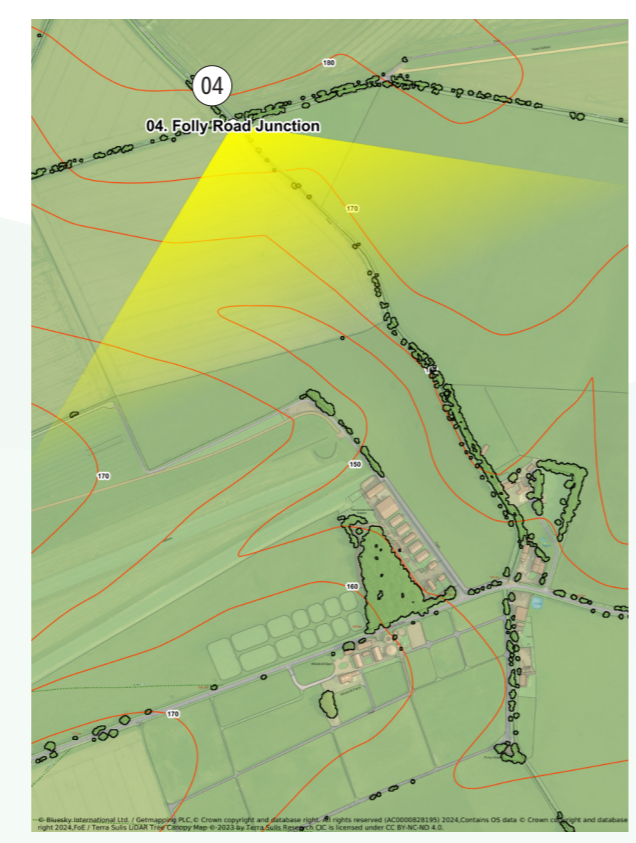
View 03 - Fognam Farm Looking east-northeast during winter months from Public Right of Way LAMB/55/2 - expansive long distance view of open rolling Downland

- 3 Long distance view
- 1 View of designated heritage assets Grade II Listed Park Farm
- 2 View of Fognam Chalk Quarry SSSI and Giant's Steps LWS
- 3 - Expansive open landscape view where development is highly visible - view of high sensitivity

Important View 4



View 04.2 - Folly Road Junction (175m AOD) Looking southeast - from Public Right of Way LAMB/55/4 - long distance view towards Farncombe Down Stables and the highest point at Kingswood Down at 215m AOD on the ridge

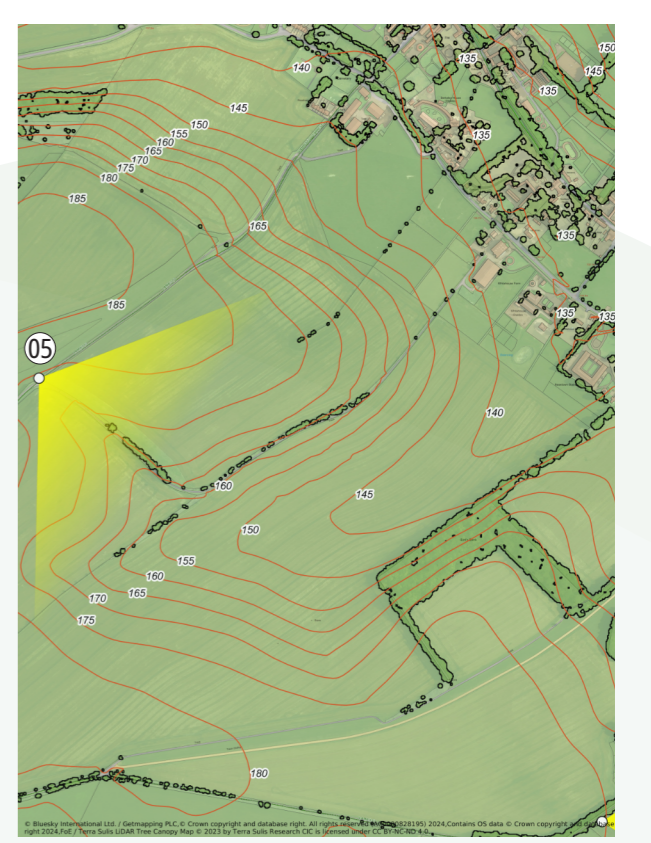


- 3 Long distance view
- 1 View of Lowland calcareous grassland Priority Habitat
- 3 - Expansive open landscape view where development is highly visible - view of high sensitivity

Important View 5



View 05 - Row Down Looking south-east - from Public Right of Way LAMB/57/3 - expansive long distance view of rolling Downland



- 3 Long distance view
- 1 View of Woodland Priority Habitat
- 3 - Expansive open landscape view where development is highly visible - view of high sensitivity

Important View 6



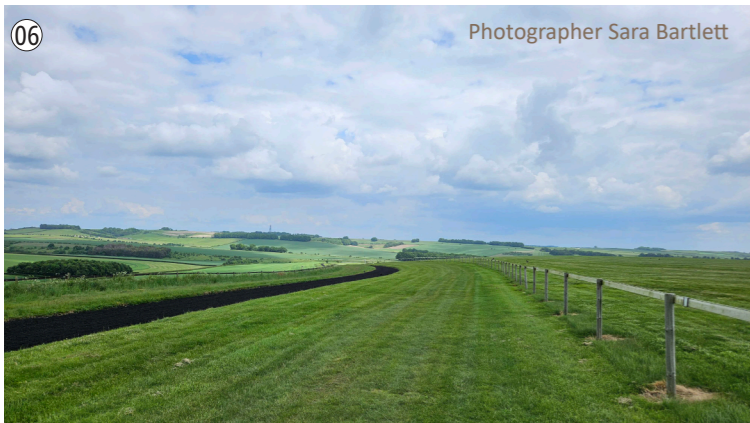
Photographer Oliver Steed

View 06 - Wellbottom Down looking east - wide panorama across Wellbottom Down and the gallops in the centre. This highlights Seven Barrows and the ancient monuments in the distance



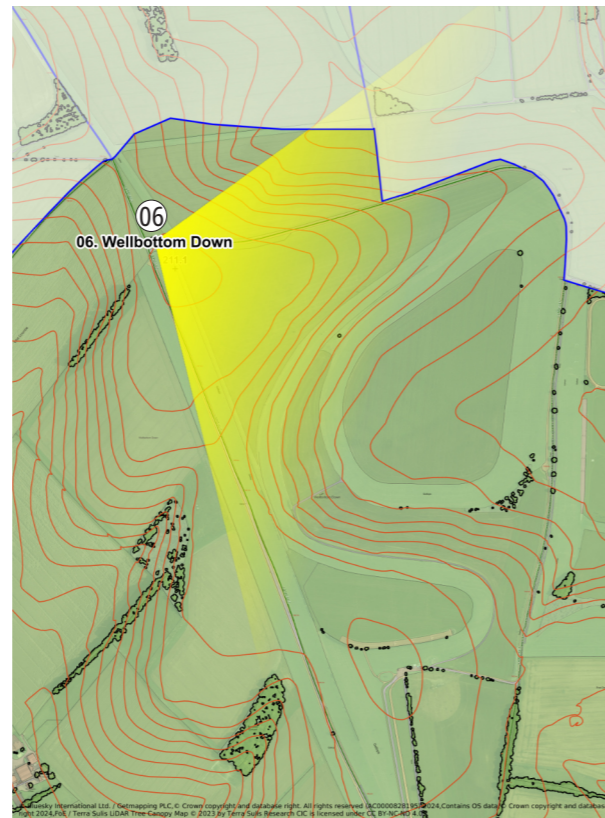
Photographer Sara Bartlett

View 06 - Wellbottom Down Looking south-east - from Public Right of Way LAMB/57/1 - long distance view



Photographer Sara Bartlett

View 06 - Wellbottom Down Looking south-east - from Public Right of Way LAMB/57/1 - long distance view



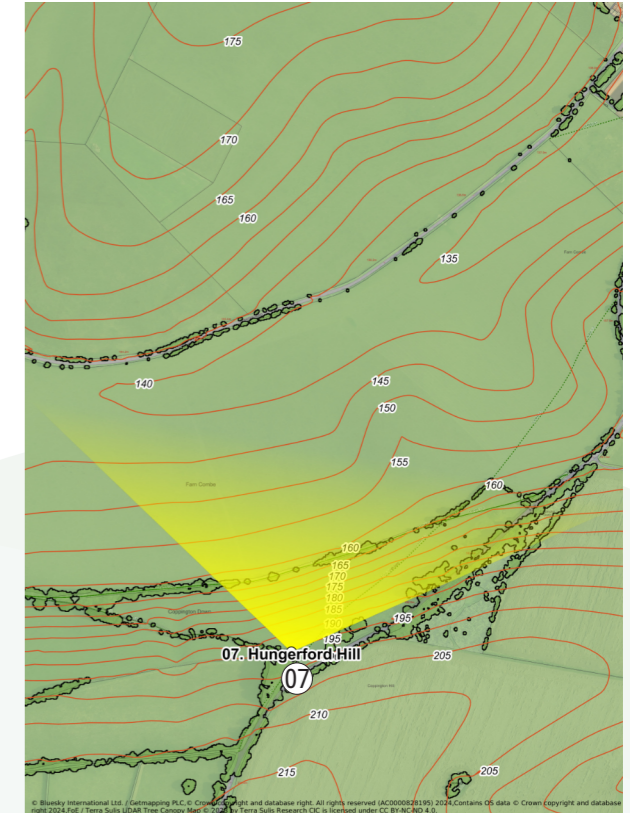
- Long distance view
- View of designated heritage assets at Seven Barrows and adjacent barrows
- View of Seven Barrows and Crokers Hole SSSI
- 3** - Expansive open landscape view where development is highly visible - view of high sensitivity

Important View 7



Photographer Oliver Steed

View 07 - Hungerford Hill Looking north - towards Lambourn village. The church tower is clearly visible as is the wooded backdrop provided by Lynch Wood, with the open rolling downland beyond.



- View into Conservation Area - The Church, crossroads Newbury St.
- Long distance view of Lambourn Village
- Long distance view of surrounding woods and downland
- View of a number of Listed Buildings
- View of Lowland calcareous grassland Priority Habitat
- 3** - Expansive open landscape view surrounding the village where development is highly visible - view of high sensitivity.
- 1**. On the edge of the village, but only with appropriate landscaping

Important View 7



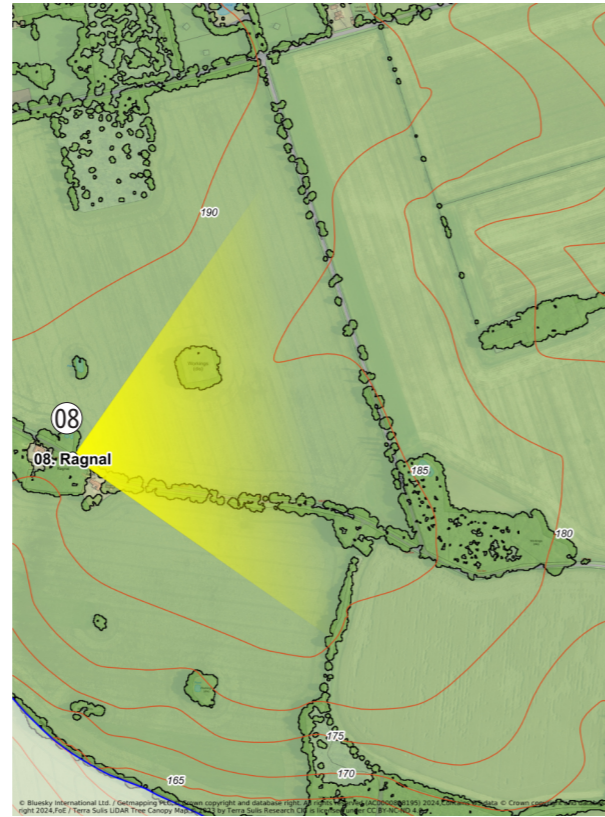
Photographer Oliver Steed

View 07 - Hungerford Hill Looking north - wide panorama with Farncombe Stables and Down to the left and Lambourn Village (right). This highlights the large area of lowland calcareous grassland priority habitat in the centre

Important View 8



View 08 - Ragnal Looking south-east - from Public Right of Way LAMB/57/1 - long distance view



- Distance / semi enclosed view of surrounding woods including Ancient Woodland
 - View of deciduous woodland Priority Habitat
- 2** - Semi-enclosed sloping landscape view with no development visible to the eye - view of moderate to high sensitivity, where some development could be screened by woodland planting

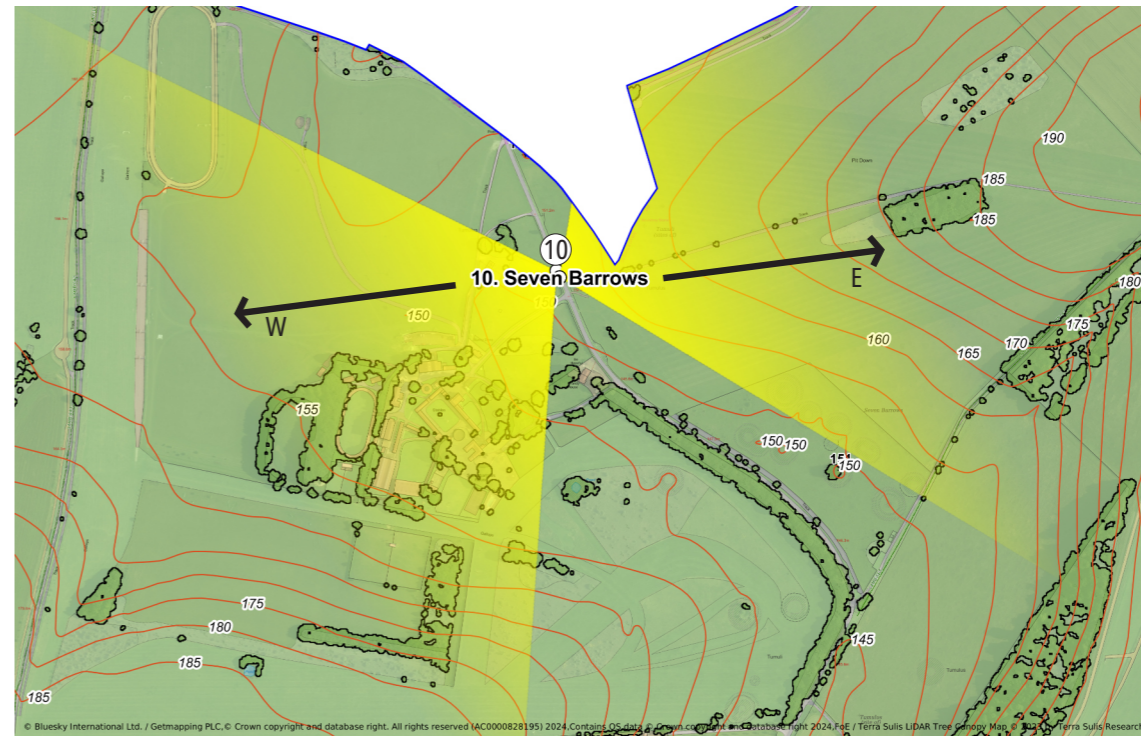
Important View 10



View 10 - Seven Barrows Looking east - from Seven Barrows Road - long distance view across Pit Down with Burial Mound beyond



View 10 - Seven Barrows Looking west in summer - from Seven Barrows Road - long distance view to Post Down with Burial Mound beyond



West

- Long distance view
- 3** - Expansive open landscape and wooded view where development is highly visible - view of high sensitivity

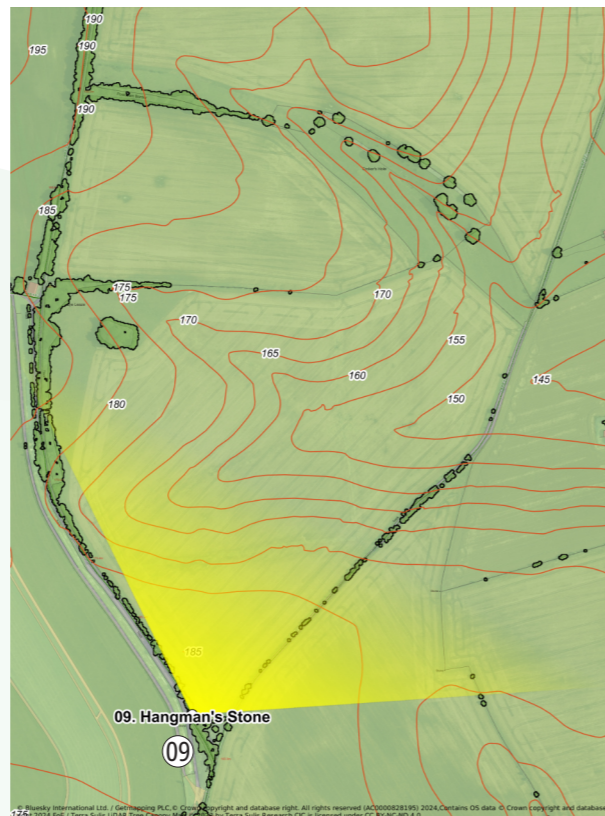
East

- Long distance view
 - View of designated heritage assets at Seven Barrows and adjacent barrows
 - View of Seven Barrows and Crokers Hole SSSI
- 3** - Expansive open landscape view where development is highly visible - view of high sensitivity

Important View 9



View 09 - Hangman's Stone Looking north-east - from Public Right of Way LAMB/7/1 - long distance view



- Long distance view
 - View of designated heritage assets at Seven Barrows and adjacent barrows
 - View of Seven Barrows and Crokers Hole SSSI
- 3** - Expansive open landscape view where development is highly visible - view of high sensitivity

Important View 10



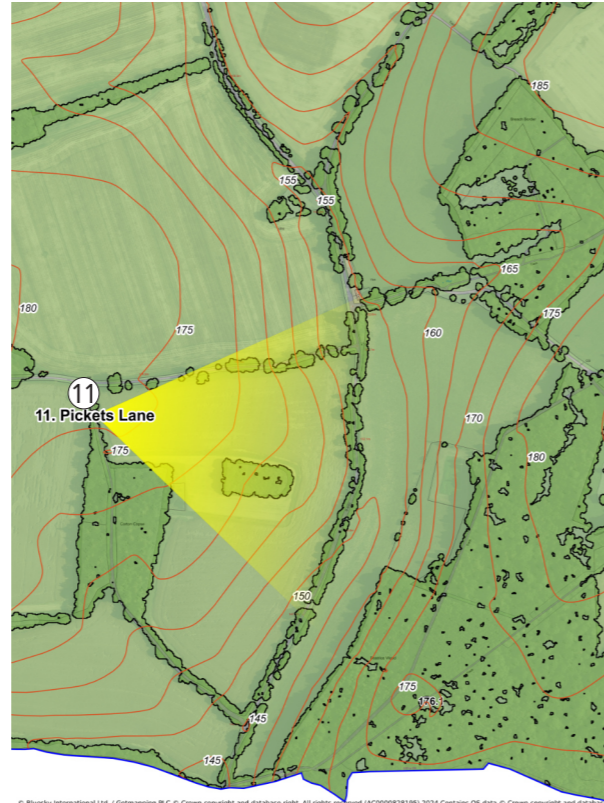
View 10 - Seven Barrows Looking west in spring - from Seven Barrows Road - long distance view to Post Down with Burial Mound beyond

Important View 11



View 11 - Adjacent to Pickets Lane Looking east - from Bearfield Lane - long distance view to woodland

- 3 Long distance view including Ancient Woodland and formal parkland
- 3 - Wooded landscape view where development is highly visible - view of high sensitivity

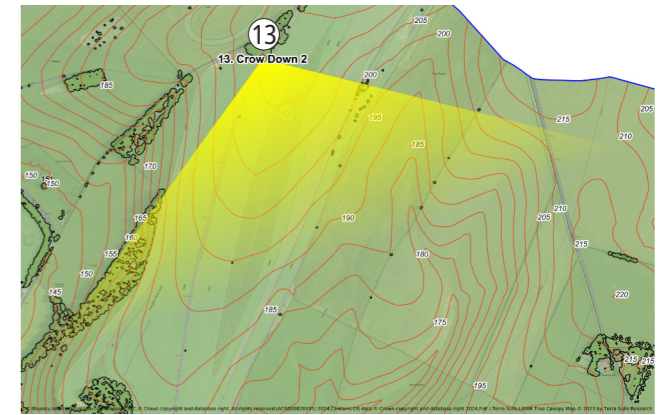


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Important View 13



View 13 - Crow Down Looking south - from B4001 - long distance view across Crow Down



- 3 Long distance view
- 2 View over priority habitat lowland calcareous grassland and good quality semi improved grassland
- 3 - Expansive open landscape view where development is highly visible - view of high sensitivity

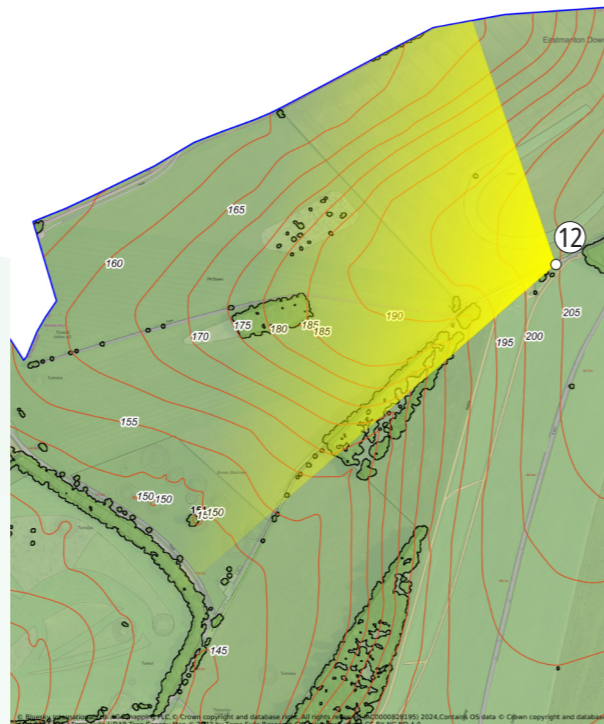
Important View 12



View 12 - Crow Down Looking west - from Public Right of Way LAMB/63/1 - long distance view



View 12 - Crow Down Looking southwest - from Public Right of Way LAMB/63/1 - long distance view

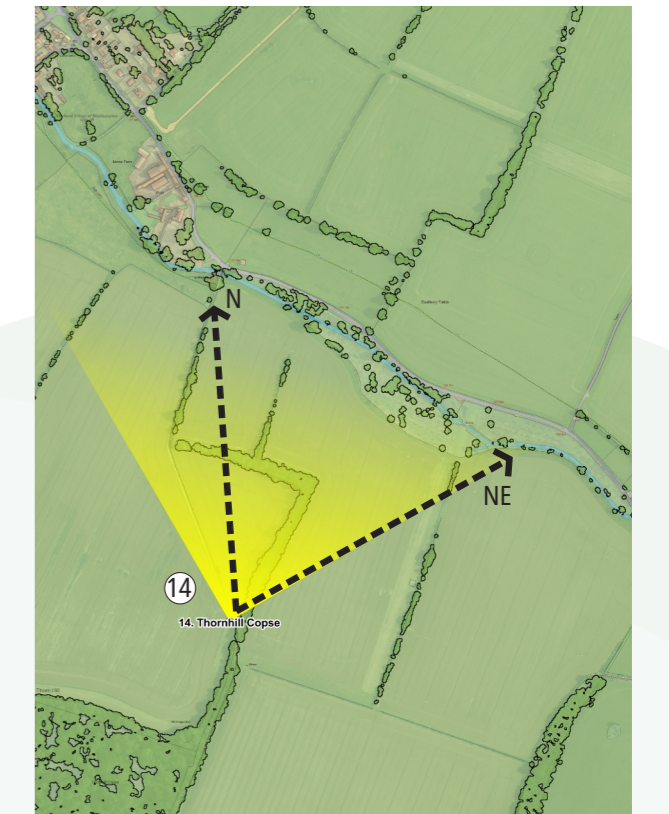


- 3 Long distance view
- 1 View of designated heritage assets at Seven Barrows and adjacent barrows
- 3 View of Seven Barrows
- 3 - Expansive open landscape view where development is highly visible - view of high sensitivity

Important View 14



View 14 - Thornhill Copse Looking North-East - from Public Right of Way LAMB/47/4 - expansive long distance view of rolling Downland



- 3 Long distance view north east
- 1 View of designated heritage assets at Seven Barrows and adjacent barrows
- 1 Long distance view of Bockhampton
- 3 - North-east - Expansive open landscape view where development is highly visible - view of high sensitivity
- 2 - North View of medium to high sensitivity

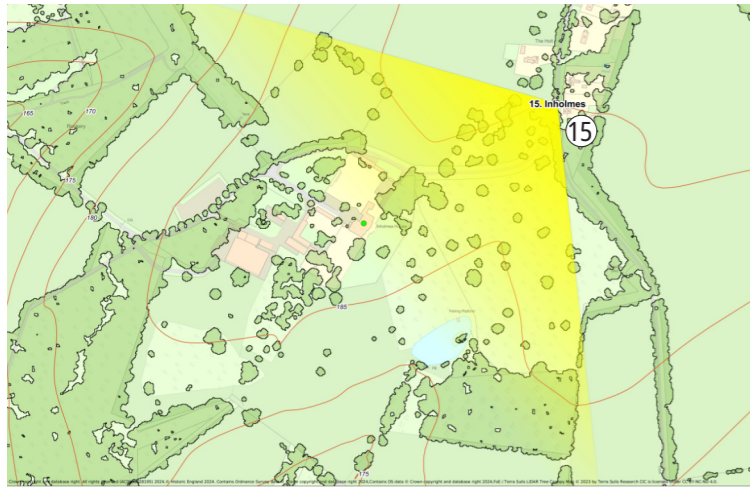


View 14 - Thornhill Copse Looking North- from Public Right of Way LAMB/47/4 - View of the edge of Lambourn contained within the landscape

Important View 15



View 15 - Above - view down driveway to Inholmes House looking west - view over parkland.
Right - alongside dwelling known as The Holt view of formal parkland trees



- 3 Long distance view including Ancient Woodland and formal parkland
- 2 View of designated heritage assets at Inholmes House
- 3 - Wooded landscape view surrounding formal parkland which forms the setting to the Grade II Listed Inholmes House, where development is highly visible - view of high sensitivity

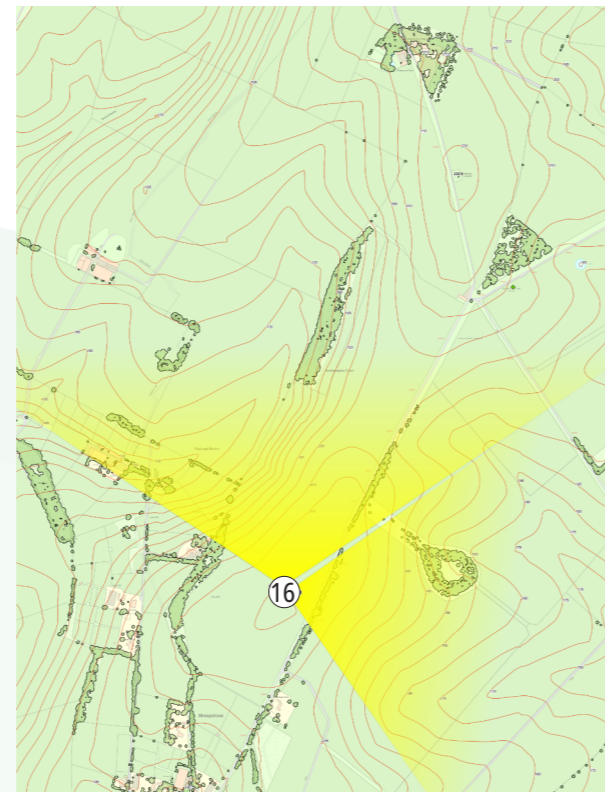
Important View 16



View 16 - Ewe Hill Looking north north-east - from Public Right of Way - long distance view to Crow Down (north)



View 16 - Ewe Hill Looking north north-west - from Public Right of Way - long distance view to Crow Down (north)



- 3 Long distance, expansive view
- 1 View of site of Roman Building and Burial Ground at Stancombe Down
- 3 - Expansive open landscape view where development is highly visible - view of high sensitivity

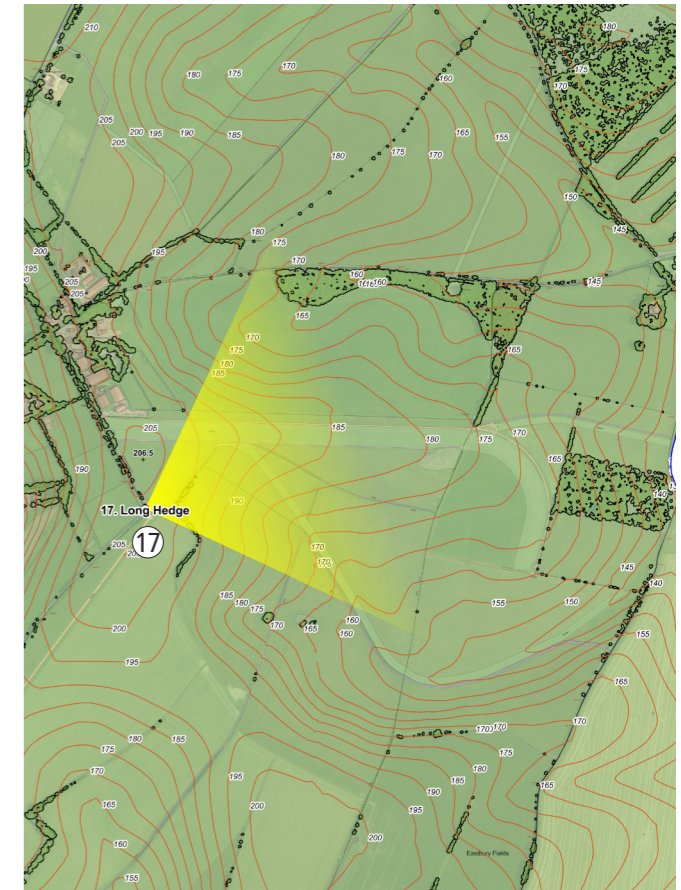
Important View 16



View 17- Long Hedge Looking east - from Public Right of Way LAMB/ 38/1 across the Parish at Eastbury Down and beyond



View 17- Long Hedge Looking east - from Public Right of Way LAMB/ 38/1 over burial mounds and earthworks along the hedgerows and woodlands



- 3 Long distance, expansive view
- 3 - Expansive open landscape view where development is highly visible - view of high sensitivity

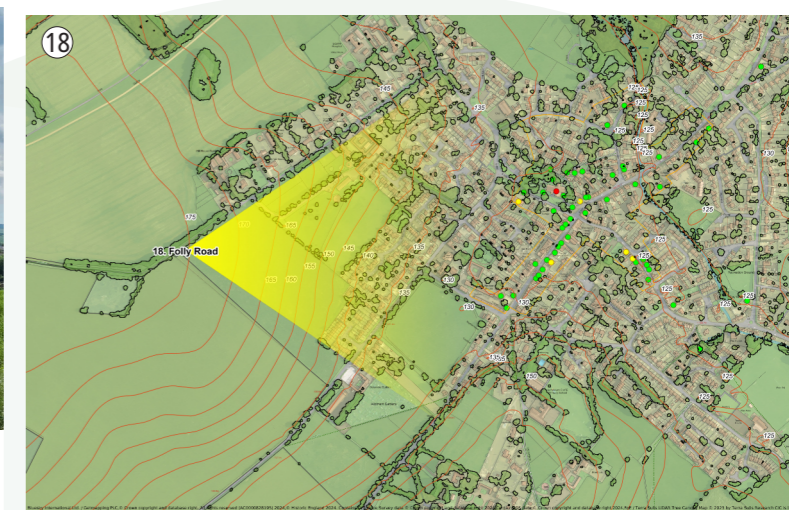
Important View 18



View 18 - Folly Road Looking East / northeast - from Public Right of Way LAMB/ 54/3 overlooking Lambourn village set into the valley, with Sheepdrove (centre) and Coldborough Hill set in the longer distance (right).

The height of buildings here is key to preserving the view. Whilst the church tower is the tallest building visible, the rising topography is important to note. With housing on Mill Lane, also clearly seen beyond.

Therefore this highlights all new building must consider not only the height on the building itself but the height above sea level (Above Ordnance Datum (AOD)).

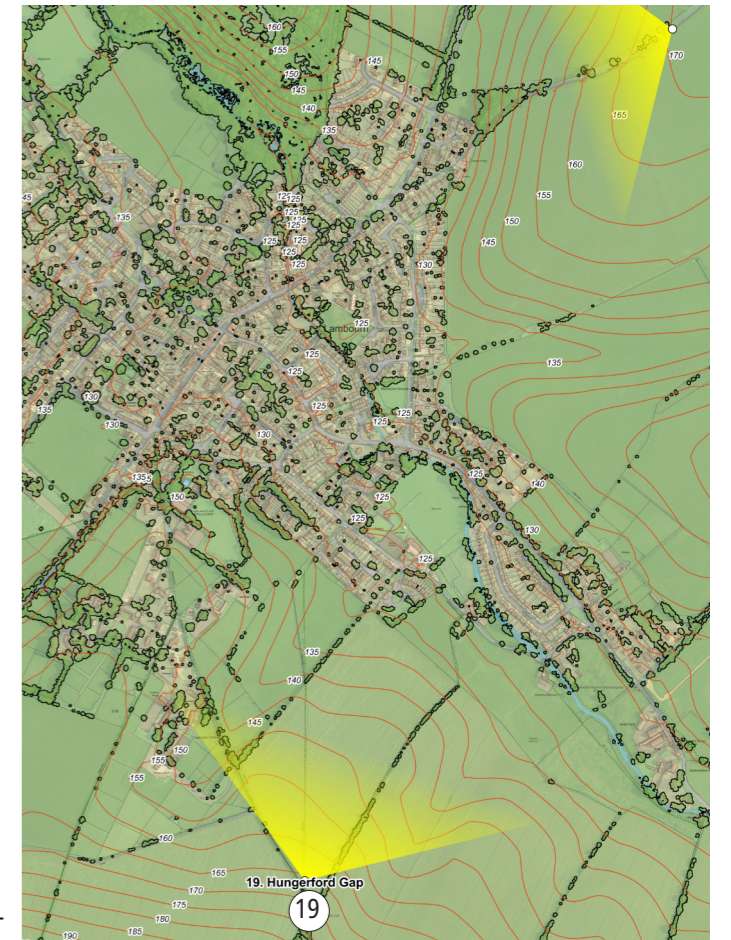


- 3 Long distance, expansive view
- 1 Long distance view of Lambourn
- 1 View of designated heritage assets including Grade I Listed Church
- 3 - Expansive open landscape view surrounding village where development is highly visible - view of high sensitivity
- 1 - Edge of settlement development may be accommodated depending on topography, height, and landscaping - view of moderate sensitivity

Important View 19



View 19 - Hungerford Gap Looking north in summer wider panorama than above - from Public Right of Way LAMB/70/1 - close up view to Lambourn village, Church and Lynch Wood (left), with long distance view to rolling downland beyond right. As before, the rising topography is important to note. All new building must consider not only the height on the building itself but the height above sea level (Above Ordnance Datum (AOD)) and appropriate planting and landscape mitigation.



View 19 - Hungerford Gap Looking north in winter - from Public Right of Way LAMB/70/1 - short distance view to Lambourn village and Lynch Wood (left), with long distance view to rolling downland beyond



View 19 - Hungerford Gap Looking north in summer - from Public Right of Way LAMB/70/1 - short distance view to Lambourn village (left), with long distance view to rolling downland beyond

- 2 Long distance, expansive view
- 1 Long distance view of Lambourn
- 1 View of designated heritage assets including Grade I Listed Church
- 3 - Expansive open landscape view surrounding village where development is highly visible - view of high sensitivity
- 1 - Edge of settlement development may be accommodated depending on topography, height, and landscaping for example - view of moderate sensitivity

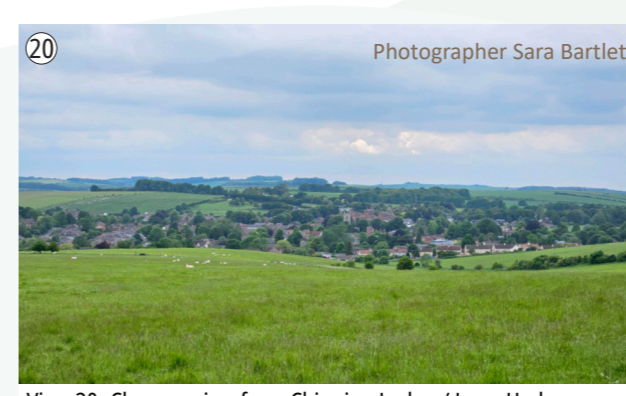
Important View 20



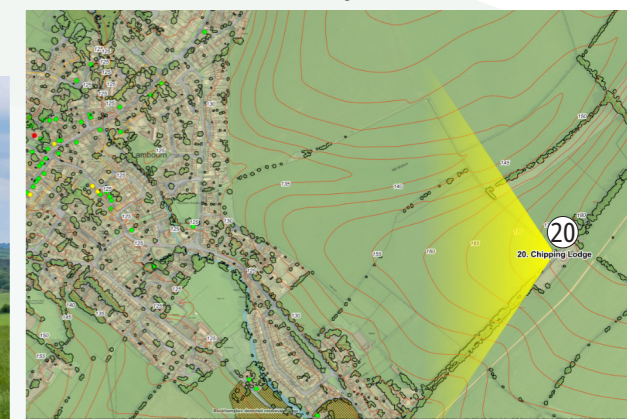
View 19 - Hungerford Gap Looking north in summer wider panorama than above - from Public Right of Way LAMB/70/1 - close up view to Lambourn village, Church and Lynch Wood (left), with long distance view to rolling downland beyond right



View 20 Chipping Lodge / Long Hedge Looking west - from Public Right of Way LAMB/ 38/1 overlooking Lambourn village set into the valley, with Lynch Wood (right)



View 20- Close up view from Chipping Lodge / Long Hedge Looking west - from Public Right of Way LAMB/ 38/1 overlooking Lambourn village with the church tower clearly visible and the development set in a backdrop of mature trees



- 2 Long distance, expansive view
- 1 Long distance view of Lambourn
- 1 View of designated heritage assets including Grade I Listed Church
- 3 - Expansive open landscape view surrounding village where development is highly visible - view of high sensitivity
- 1 - Edge of settlement development may be accommodated depending on topography, height, and landscaping for example - view of moderate sensitivity

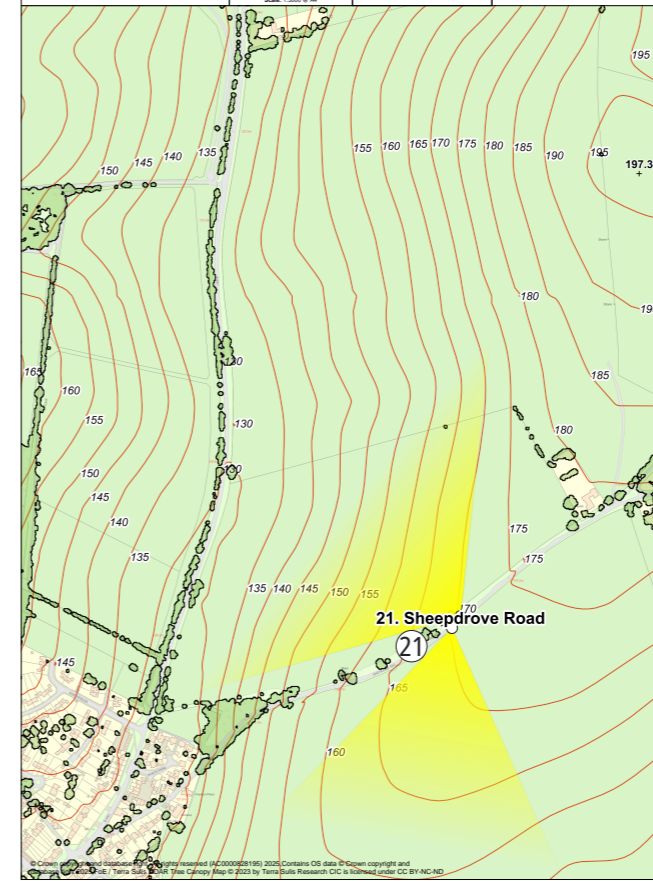
Important View 21



View 21- Sheepdrove Looking south-west - from Sheepdrove Road overlooking Lambourn village set into the valley, with Hungerford Hill beyond



View 21- Looking northwest along the Wantage Road - from Sheepdrove Road. To the left of the picture is the edge of Lambourn with the development at Northfields set on rising topography with mature screening along the Wantage Road and Lynch Wood beyond.

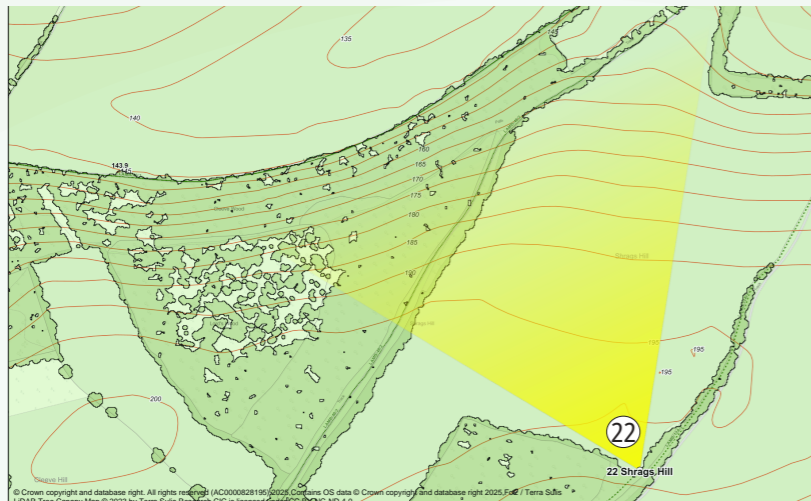


- 2 Long distance, expansive view
- 1 Long distance view of Lambourn and closer views of edge of settlement
- 3 - Expansive open landscape view surrounding village where development is highly visible - view of high sensitivity
- 1 - Edge of settlement development may be accommodated depending on topography, height, and landscaping for example - view of moderate sensitivity

Important View 22



View 22 - From Public Right of Way (LAMB/12A/2) up to Shraggs Hill, Eastbury looking northwest towards Lambourn village - with the church tower clearly visible to the left of the picture, Lynch Wood in the centre and the Ridgeway in the distance.



- 3 Long distance, expansive view of downland and woodland
- 2 Long distance view of Lambourn village and Church as a defining landmark feature
- 3 - Expansive open landscape view surrounding village where development is highly visible - view of high sensitivity

Important View 23



View 23 - looking north over the village of Eastbury from Public Right of Way (LAMB/13/2) at Haycroft Hill

- 2 Long distance, expansive view
- 2 Long distance view of Eastbury
- 2 View of designated heritage assets including Grade II* Listed Pigeon House
- 3** - Expansive open landscape view beyond the village where development is highly visible - view of high sensitivity
- 1** - Edge of settlement development is highly visible where not screened by trees. Some limited, small scale development may be accommodated depending on topography, height, and landscaping for example - view of moderate sensitivity

