

Appendix 2

Hunston Neighbourhood Development Plan

Views and vistas assessment - Policy EH6



The purpose of this document is to set out the rationale for protecting certain views and vistas, and then to identify the important and significant views around and within Hunston Parish, to which a protective Neighbourhood Development Plan policy will apply.

Contents

Appendix 2	1
Hunston Neighbourhood Development Plan	1
Views and vistas assessment - Policy EH6	1
1. Introduction	3
2. Why are Views and Vistas Important?	3
3. Definition of a View or Vista	4
4. Process	5
5. Assessment of views and vistas	6

1. Introduction

1.1. Hunston

1.2. The purpose of this document is to set out the rationale for protecting certain views and vistas, and then to identify the important and significant views around and within Hunston to which a protective Neighbourhood Development Plan (NDP) policy will apply, using a logical and consistent approach to the identification of locally important landscape and view characteristics.

2. Why are Views and Vistas Important?

2.1. Views and vistas can be important as an integral part of the experience and enjoyment of landscapes that identify Hunston Parish as a rural area located in a beautiful part of West Sussex.

2.2. Views and vistas of special landscapes are not exclusive in being important. Local views play an important role in shaping our appreciation and understanding of our environment, at both liminal and subliminal levels. The existence of particular and familiar views adds to peoples' enjoyment of places, their sense of place and local distinctiveness, and even their sense of belonging to a particular place and community. In this sense they are locally cherished. Whilst views can become cherished because of the presence of distinctive and important buildings and landscapes, they can also be cherished because they frame the setting for people's everyday existence within their community and family life, having value as the place where their life experiences occur. This 'attachment to the ordinary landscape' has important implications for psychological and thereby to social well-being¹ and must be therefore be seen as an essential element in sustainable development. It means that landscapes and views do not have to be *special* to justify protection.

2.3. Town and Country Planning and the legislative/policy framework with which it is delivered tends to emphasise the *special* in a national or county-wide perspective, and thus many *ordinary* landscapes tend to be disregarded in the development of planning policies and the assessment of development proposals. Neighbourhood Plans, rooted to community self-determination and localism, provide the opportunity to redress this imbalance as part of their task in delivering sustainable developments.

2.4. The main thrust of Hunston's Neighbourhood Plan is to retain the rural character of the village. To achieve this, policies recognise the need for new development to relate to the surrounding countryside. Open fields adjacent to the Built Up Area are important elements of the village landscape and should not be regarded as expendable.

¹ Much interest in so-called 'place attachment' has been shown in the fields of psychology and sociology. 'Attachment to the Ordinary Landscape' by Robert B. Riley in 'Place Attachment' a reader in the subject by Irwin Altman, Setha M. Low, which can be found on Google Books, provides a useful overview.

3. Definition of a View or Vista

- 3.1. A view is a sight of a landscape that can be taken in by the eye from a particular place. Three elements have been taken into account for this definition:

The Viewer – the person who sees and determines that a view exists and gives it meaning (see below). This is a personal and subjective experience of a view, although others may share this experience.

The Viewing Place – the location determines what is seen, how it is experienced, and it may also give it meaning (see below). This location is defined with each protected view and the features of the view are usually consistently visible (subject to weather conditions). This view may be seen from other points within the area or glimpsed when moving through the area.

The Landscape of the View – this is formed from a number of different elements including the foreground, middle and long distance, any focal points and distinguishing historical/very special features.

- 3.2. Thus, this NP has identified views/vistas mostly looking outwards that are valued and where their loss would detract from the sense of place in a village environment. This may be because, for example, an extensive vista of the countryside is lost, or a proposed new development would close off the association between the village and the adjoining farmland.
- 3.3. No restriction is given to the width or 'arc' of a view or vista, as sometimes the view is in the form of a 'glimpse' of something in the landscape that looms large in terms of setting or context.
- 3.4. To ensure consistency the criteria below are used:
- 3.4.1. **The view or vista must be accessible from a public road, public path, or public community space** – to ensure the inclusion of the majority of residents including pedestrians, horse riders, cyclists and drivers.
 - 3.4.2. **There must be a specific reason for including the view or vista**, such as an overreaching far view across the countryside or river, glimpse of a key landscapes or streetscape feature etc. – to ensure there is a valid reason for including the view rather than applying a restricted blanket protection.
- 3.5. It is appreciated that many residents enjoy beautiful views and personal views from private residences or gardens which are important, however this document focuses on vistas and panoramic views that can be enjoyed by the majority of the wider public.
- 3.6. The terms *view* and *vista* are generally synonymous with each other. However, to be more precise, a *view* is associated with a sight or prospect of a landscape, that can be taken in by the eye from a particular place, whilst a *vista* is often associated with a

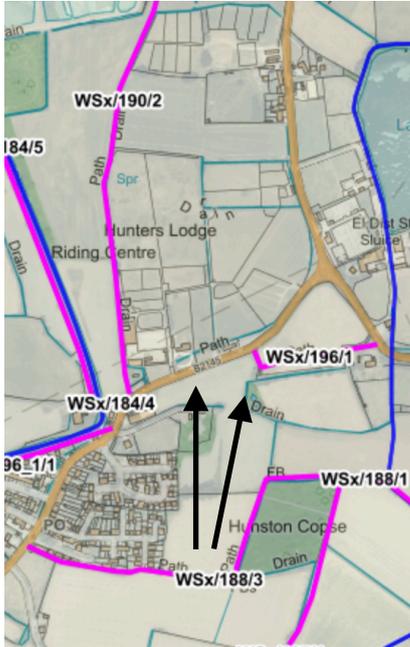
pleasing view seem through a long, narrow avenue or passage, as between rows of trees or houses. To be clear and inclusive, both words have been used. Synonyms include: outlook, prospect, panorama, scene, aspect, perspective, spectacle, sight, scenery, landscape, seascape, riverscape, streetscape, townscape, lookout.

4. **Process**

- 4.1. Each potential view was assessed against the criteria detailed, and includes photos, maps and Mapping references. Subsequently, we have included recommendations as to which views should be protected and the reasons for our recommendations.

5. Assessment of views and vistas

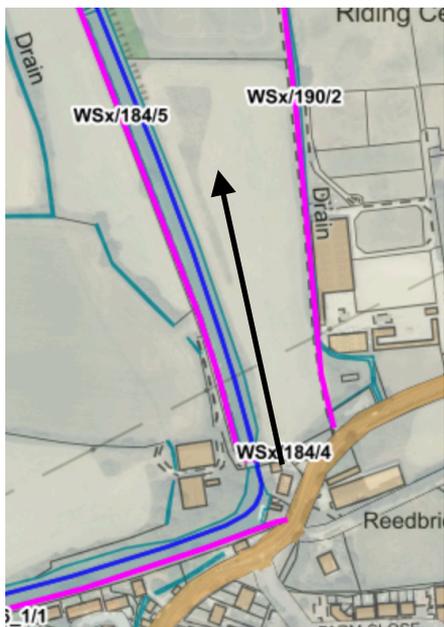
A. The footpath from Southover Way to Hunston Copse



Important view from the public footpath across open farmland to the west of Chichester Cathedral, to Goodwood and the South Downs beyond.



B The canal towpath at Hunston Bridge



Hunston Bridge as the canal turns north was the site of JMW Turner's painting 'Chichester Canal'. This view has little changed today and must be preserved.



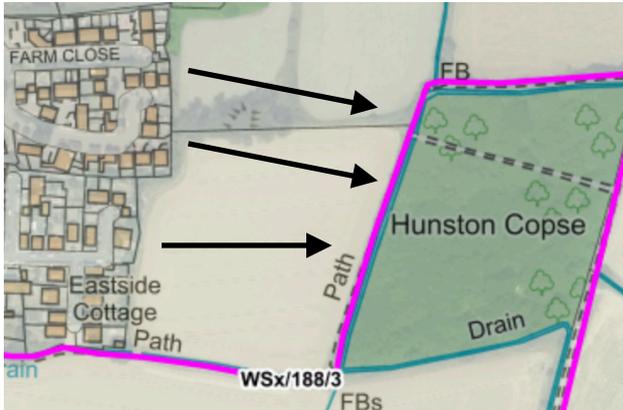
C The footpath from Hunston Copse to St Leodegar's Church across the fields



A wonderful winter view of the church appearing across the open fields.



D Hunston Copse (Ancient Woodland) from Southover Way and Meadow Close



View across the open fields to the copse.



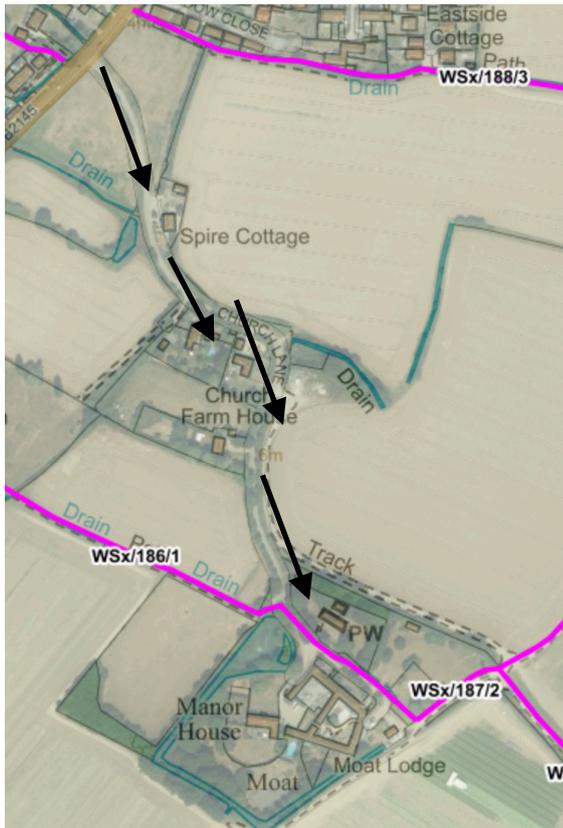
E Chichester Cathedral from Tramway allotments



Winter view north across open fields to the cathedral



F View along Church Lane from B2145



a. There are important views along Church Lane from the B2145. The first is of Spire Cottage to the north of the Lane and then there are views of the pond opposite Spire Cottage, which is being cleared and opened by the Fixing and Linking Our Wetlands team, part of the Manhood Wildlife Heritage Group

b. Proceeding along Church Lane towards the Manor House, there are views of Church Farm House (circa 1880) and The Rectory, Grade II listed building. This then leads to the view of the Churchyard and then St Leodegar's Church itself.

c. Approaching St Leodegar's Church, there are views of the Church and then to the right, the small lake and over that to the Manor House, Grade II listed. An extremely attractive view of lawns leading up to the house with life-size African animals constructed in wire by Julian Broad makes this a very special view. These views are mentioned as important in the Conservation Area Appraisal.

View Fa.



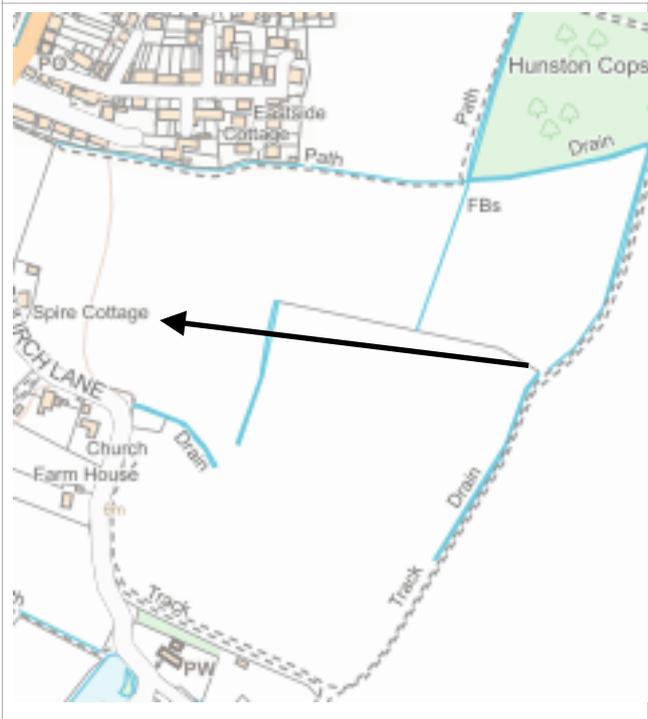
View Fb.



View Fc.



View G From the footpath running from Hunston Copse to St Leodegar's Church, looking back towards Spire Cottage, Church Lane (Grade II listed building)



Open view across fields to Spire Cottage



View H From the footpath running from Hunston Copse to St Leodegar's Church, looking back towards Meadow Close and Southover Way



View across open fields to the village edge.



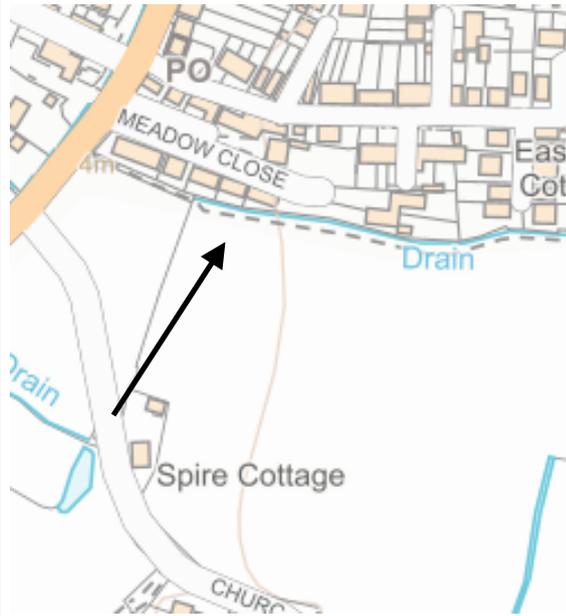
View I View from Church Lane to Hunston Copse



A long view across open fields to the copse.



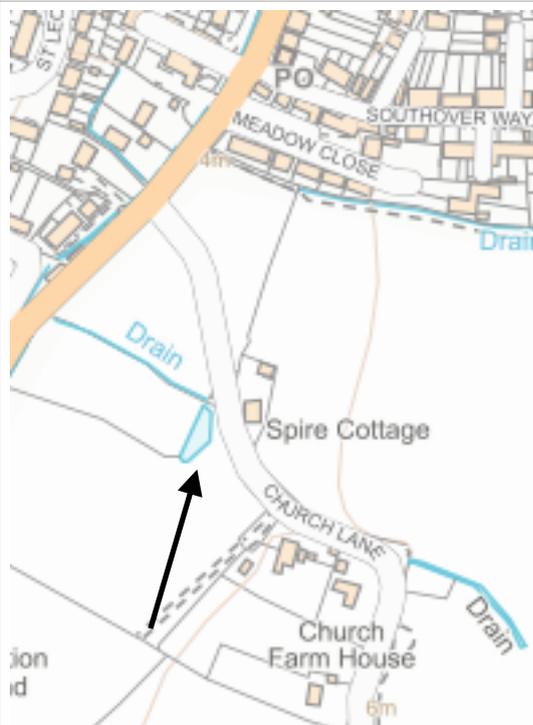
View J from Church Lane to Meadow Close



View across fields to the edge of the village.



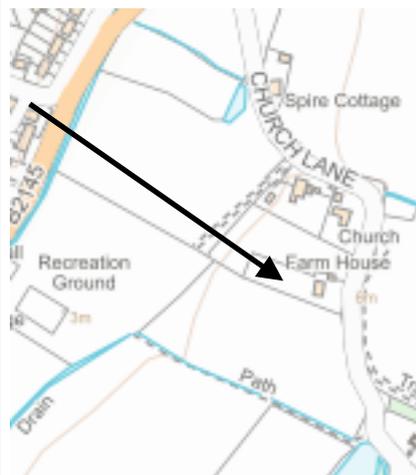
View K From the South from Church Lane to Spire Cottage and Meadow Close.



Attractive long view into the Conservation Area and beyond



View L from Orchardside to the Rectory over the B.2145.



Glimpsed view of the Rectory across open ground.

