



Sarratt Neighbourhood Plan



Key Views Assessment

April 2024

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Selection of key views

Sarratt is a predominantly rural parish with a rich history based on agricultural and rural activities. The way in which people visually experience the parish landscape, their visual amenity, is critical to maintaining this heritage for the future enjoyment of parishioners and visitors. Adverse visual effects occur through the intrusion into established views of features out of keeping in terms of scale and the, crucially, composition of the view.

This documents outlines the process for identification and selection of Key Views to support Policy 3 Historic Character and Policy 7 Landscape in the Sarratt Neighbourhood Plan.

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.

There is not an accepted definition of what constitutes an important view, in any of the published and accepted landscape guidance. The selection of views is also a result of people's perceptions, so is somewhat subjective.

Important views are usually understood along the lines of a view that defines the special character and qualities of a settlement and contributes to its 'sense of place'.

In consultation with local residents, including a call for key view nominations in Spotlight (local Parish magazine), noticeboards and online, the key views 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

The consultation process did not generate any feedback on the key views that would lead to any need to change, add or remove any key views.

All nominated views were included in the process and plan as they all met more than one of the criteria. All 12 views were mapped, photographed and included in the full consultation process.

Key views criteria:

1. View from the Church Conservation Area SE towards the M25
Key view criteria: A, B, D
2. View from Southern corner of Conservation Area SE towards Micklefield/M25
Key view criteria: A, B, D
3. View towards Chipperfield from the East Village Conservation Area boundary
Key view criteria: A, B, D
4. View towards Commonwood from the East Village Conservation Area boundary
Key view criteria: A, B, D
5. View from North end of the Village Conservation Area boundary towards Plough and Debardine Woods
Key view criteria: A, B, D
6. View towards Northern end of the Village Conservation Area, with Great Sarratt Hall visible through the trees
Key view criteria: A, B, D, E
7. View towards the North-West Village Conservation Area boundary
Key view criteria: A, B, D
8. View across the Chess Valley AONB
Key view criteria: A, B, C, D
9. View West from the centre of the Village Green Conservation Area.
Key view criteria: A, B, C, D
10. View showing the hedge forming West Village Conservation Area boundary on the lower Green
Key view criteria: A, B, D
11. View SE towards Sandfield Wood from the West Village Conservation Area boundary behind the Village Shop
Key view criteria: A, B, D
12. Chiltern Way heading North from the Church
Key view criteria: A, B, C, D
13. View WSW across the Chess Valley
Key view criteria: A, B, C, D
14. View ENE across the Chess Valley towards Holy Cross and Church End Conservation Area
Key view criteria: A, B, C, D
15. View E across Mount Wood towards Latimer
Key view criteria: A, C
16. View from Sandfield Wood towards Sarratt
Key view criteria: A, B, D
17. Holy Cross Church (12th Century)
Key view criteria: C, D, E