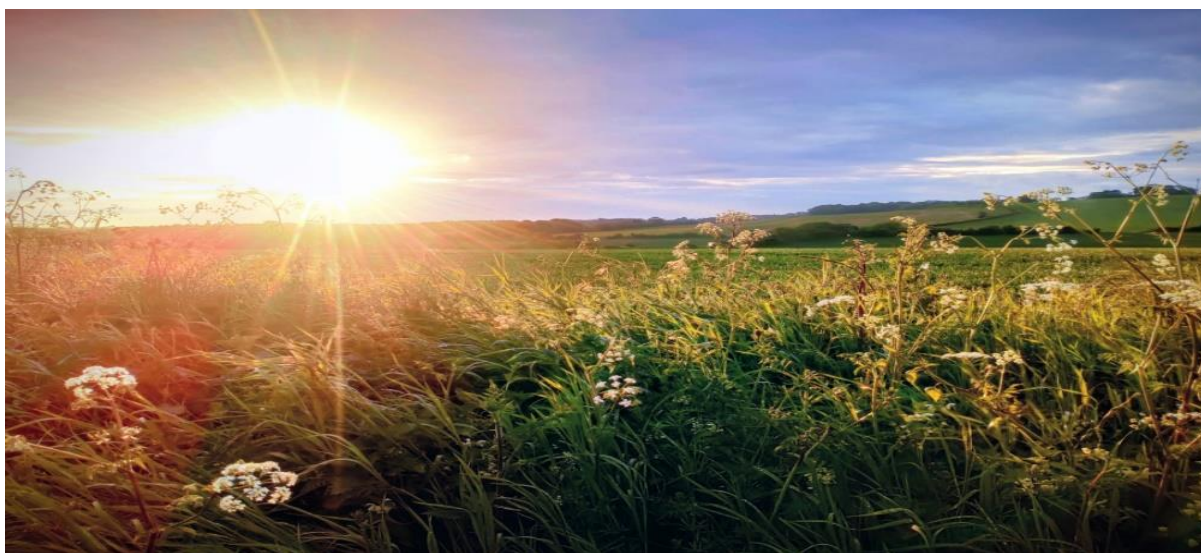


Cliddesden Neighbourhood Plan

IMPORTANT VIEWS and VISTAS BACKGROUND PAPER

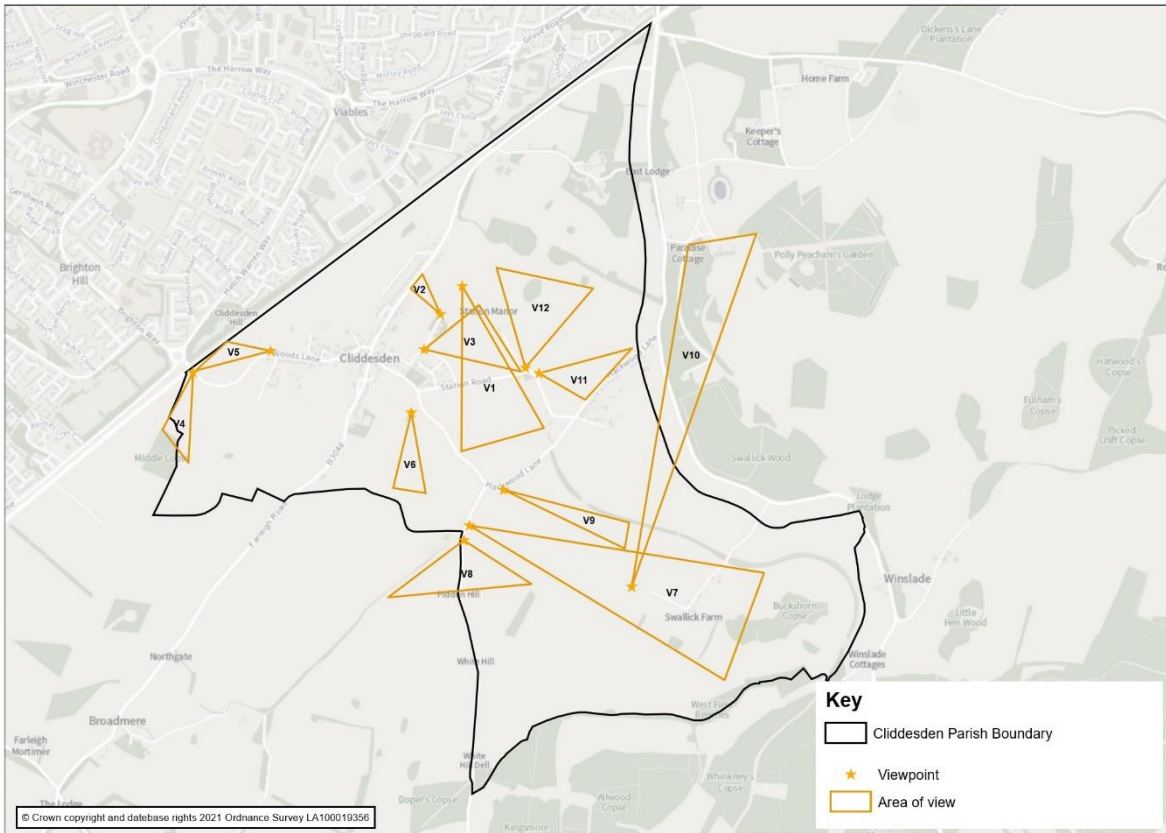
July 2023



Sunrise at Cliddesden School

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Map 1: showing Important Views not included in CCA and CDCD

1. INTRODUCTION

This document has been prepared by the Cliddesden Neighbourhood Plan (CNP) team to identify Important Views for inclusion in the Cliddesden Neighbourhood plan in support of relevant policies. The work has been undertaken by Alison Mosson, chair of the Cliddesden Community Conservation Group and member of the CNP steering team. Important Views in the parish have been identified and a Policy designed to safeguard these. The North Hinksey Neighbourhood Plan was consulted as a structure for this policy.

The NP has identified a number of Important Views that we wish to protect shown on Map 1. In addition, we want to ensure that views identified in other documents (Cliddesden Conservation Area Appraisal Map 2, Cliddesden Design Code Document Map 3 and CPRE Valued Landscape Assessment Map 4) are also protected. Therefore we have referenced these documents and included copies of the maps that were provided in these documents. We felt that it would not be appropriate to recreate these maps as they had come from another source and they had been described and justified in those documents so should be subject to the same level of protection.

Much like any other evidence we wanted to refer to it and not re-create it. We were concerned that if we created a single map, then we would have to include all the justification, photographs etc, and in effect treat it as evidence that we had created, rather than just referring to it.

The Conservation Area Views are only limited to a small area within the parish. If we created a single map, then it would become rather busy and some of the detail (for example, in the CCAA) would become lost.

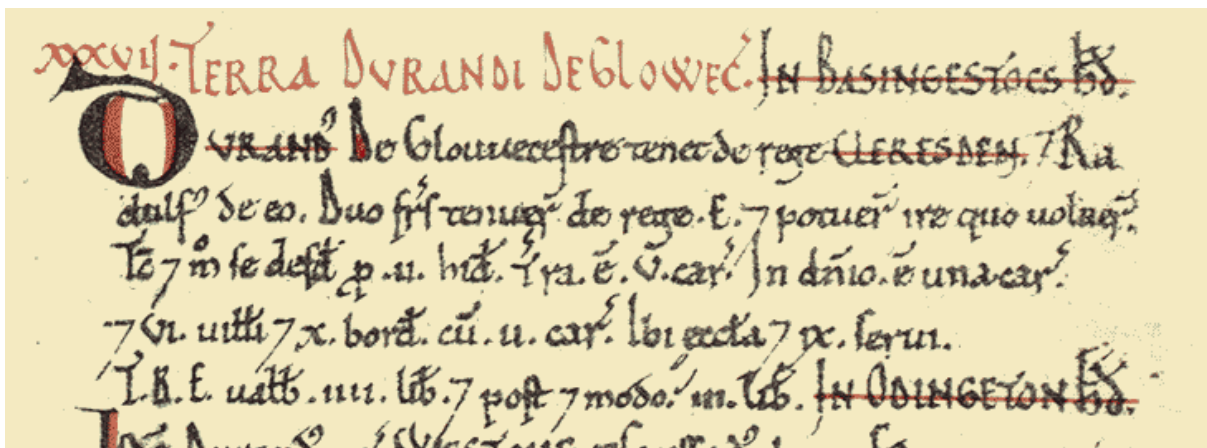
The policy identifies 12 Important Views (shown in Map1).

The policy also references a number of views that have been identified in the following documents:

- Cliddesden Conservation Area Appraisal
- Cliddesden Design Code Document
- CPRE Valued Landscape Assessment Document

Natural England's Landscape Character Assessment quotes The European Landscape Convention (ELC)1 definition of "landscape" is: "..... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors." Our landscapes are extremely important to us, they are part of our cultural heritage.

The local landscape has changed relatively little since Saxon times. The village is recorded in the Domesday Book 1086 as 'CLERESDEN', land belonging to Durand of Gloucester with 6 villagers, 10 smallholders and 9 slaves with ploughlands and plough teams at an annual value to the lord of £3. Cliddesden was agricultural then and it still is now.



It has grown slowly over the years but remains a small, quiet village and a jewel nestled in chalkland down countryside, a gateway to the Hampshire Downs, with many vantage points offering magnificent views of the chalk downland landscape from the many delightful walks and cycle routes, as well as picturesque buildings.

The village is a linear settlement with one main road, Farleigh Road, with attractive views between the built environment. Splendid long-distance panoramic vistas out of the village can be accessed via the footpaths, bridleways and lanes that lead off from the village centre. They have been chosen because they are shown to be important to the local population and because they are truly representative of Cliddesden's rural character. The green landscape surrounding the settlement acts as the 'lungs' of Basingstoke, absorbing pollution, providing fresh air, inviting people to sample the benefits of the countryside.

Important Views are from places that are publicly accessible, well-used and regularly frequented by the local community and contain significant buildings and landscapes that help to define and enhance the character of the parish.

From Farleigh Wallop down the hill to Cliddesden, wide expanses of open rolling farmland greet the traveller to the left and right as the settlement, nestled in the valley, is reached. Land use is mainly arable, with some woodland cover and hedgerows defining field boundaries.

In the interest of precision, although some of the Important Views in this document extend beyond the Parish boundary, this policy only relates to development proposals within the Parish.

The Parish of Cliddesden considers that it is vital to protect the agricultural land in the Parish, which is supported by the **National Planning Policy Framework (NPPF)**

Paragraph 124 (d)

the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change

Paragraph 174 (b)

recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland

2. EVIDENCE FROM COMMUNITY CONSULTATIONS

Feedback from the first community questionnaire in 2019.

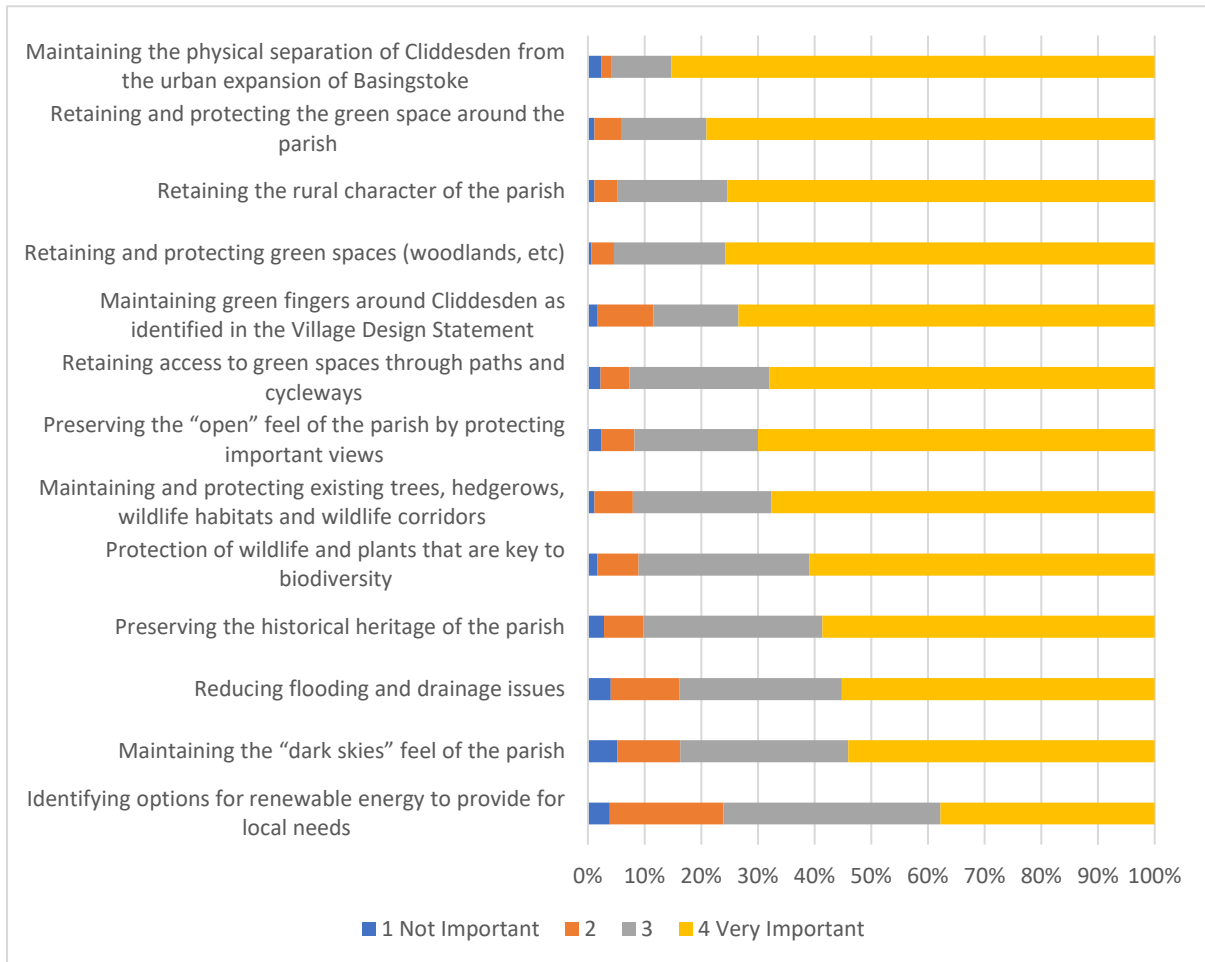


Fig 1 - Question 2 of the first community questionnaire in 2019

Question 2 asked “how important do you feel the following environmental issues are for Cliddesden?” showed strong support for preserving the ‘open’ feel of the parish by protecting the important views as shown in the table Fig 1 below. It can be seen that the community felt it was very important to safeguard important views and vistas.

90% of respondents felt strongly or very strongly that open views in the parish should be protected.

Feedback from the second Neighbourhood Planning consultation (issues and options) in 2020.

The consultation shared maps of the views identified by the Conservation Area Appraisal (fig 3) and the Design Code (Fig 4). The consultation also shared the map of further views as identified by the CNP team, shown in Fig 5 (below)

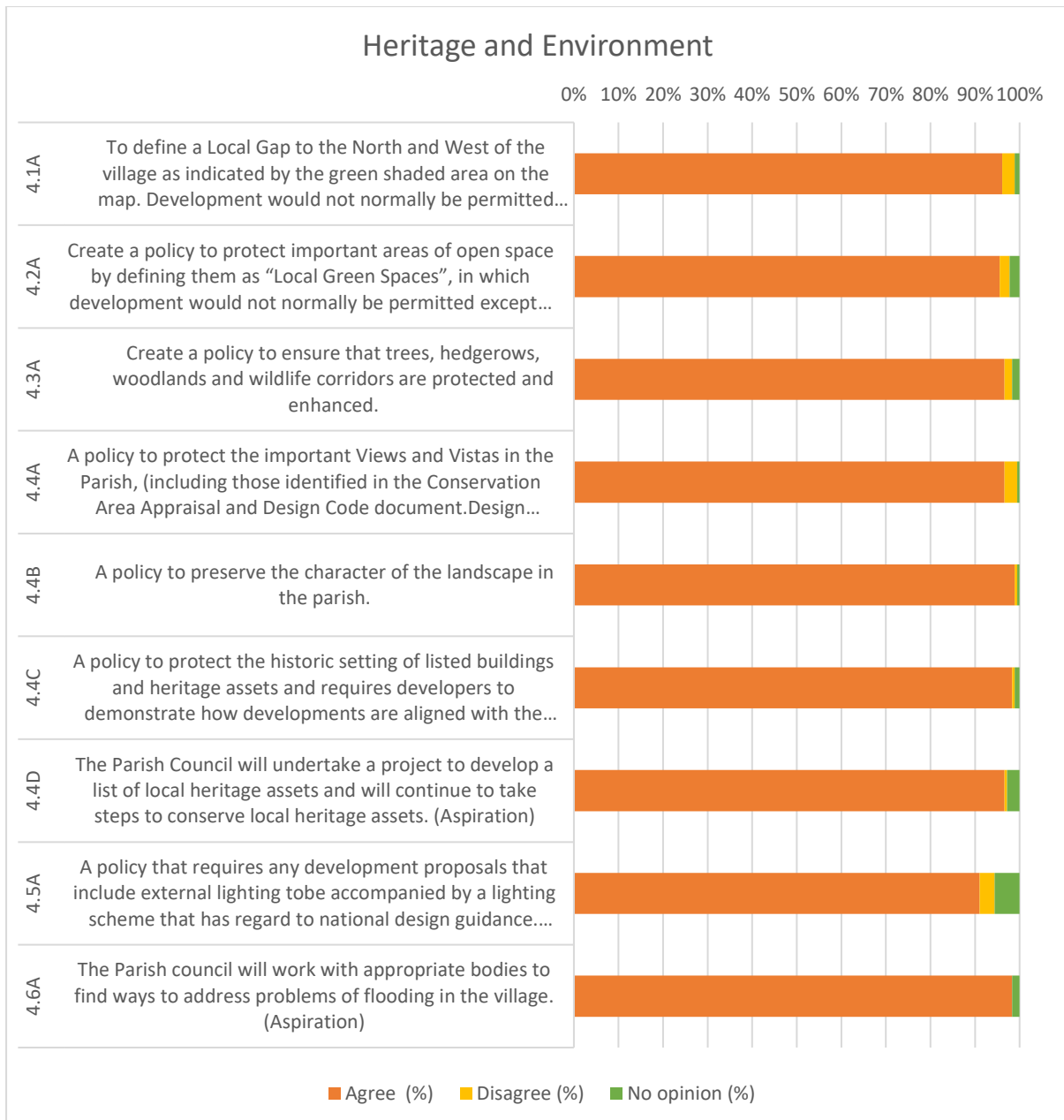
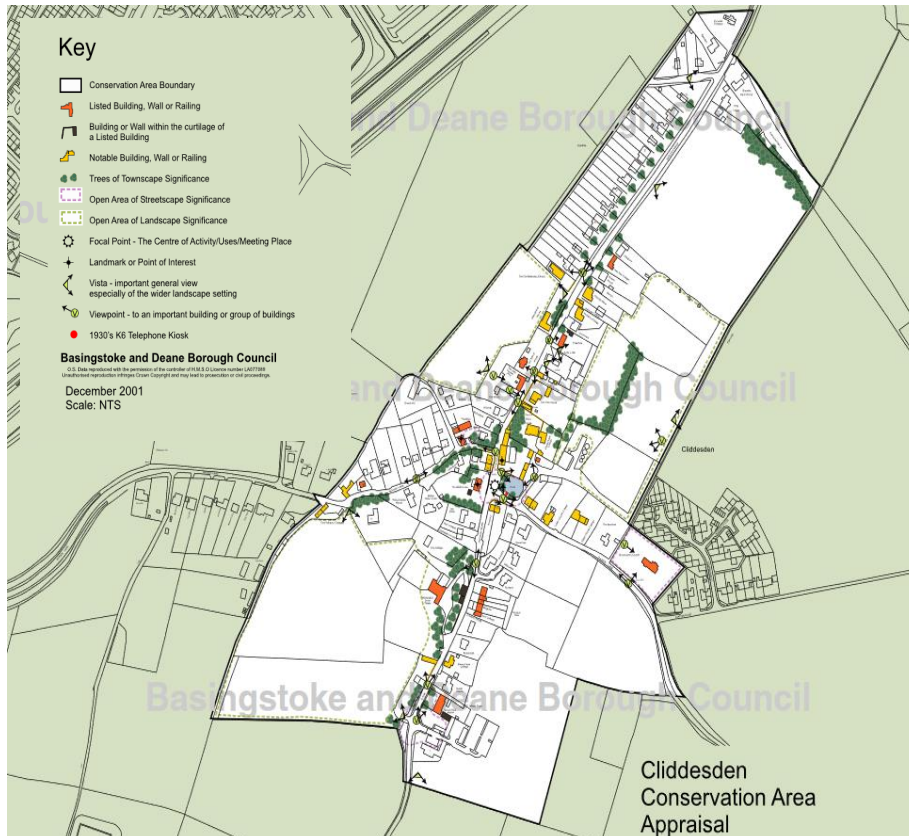


Fig 2 – Question 4.4A of the 2020 Issues and Options questionnaire

Question 4.4A asked about creating a policy to protect important views and vistas. The responses to this proved it to be an important principle: 96% of respondents felt strongly or very strongly that there should be a policy to protect open views in the parish as shown in Fig 2 above.

3. VIEWS IDENTIFIED IN THE CONSERVATION AREA APPRAISAL

The CAA identifies a number of important views around the conservation area. These views are shown on the map below (copied from the CAA) Map 2:



Map 2: Important Views as identified by the CAA

CLIDDESDEN CONSERVATION AREA APPRAISAL:

The CCAA highlights the importance of spaces to the village character:

*“Although mainly residential in character, the overall appearance of the Conservation Area is informal. This is a result of the vernacular form and traditions of the historic buildings. In particular the prominent contribution of the farm complexes and thatched cottages; the integral relationship of key spaces, mature trees and hedgerows in the streetscape; and the overall situation of the settlement within a rolling farmland setting. **Indeed, the landscape contributes significantly to views into, through and out of the village**”.*

“The landscape of the Conservation Area is characterised by a degree of openness that does not occur in adjacent countryside. Open arable land dominates, but small areas of woodland can be found. The village is situated within a shallow bowl in the landscape, with development descending the sides. Four roads enter the village and little can be seen of the settlement before entering. There are, however, extensive views out over the countryside from within the Conservation Area.

“The fields, pastureland and wooded clumps to the north-east are key in views into, through and out of the Conservation Area. These spaces provide context to Church Farm and setting to the vernacular buildings along the valley. These qualities apply to the open fields to the south-east and Manor Farm.”

“An example of the relationship between the countryside and village are the glimpsed views between buildings on Church Lane from the pond, which visually leads to the fields beyond. The open land to the west of Cliddesden Down House also shows the village in its outstanding landscape context, as does the field opposite the Southlea development.

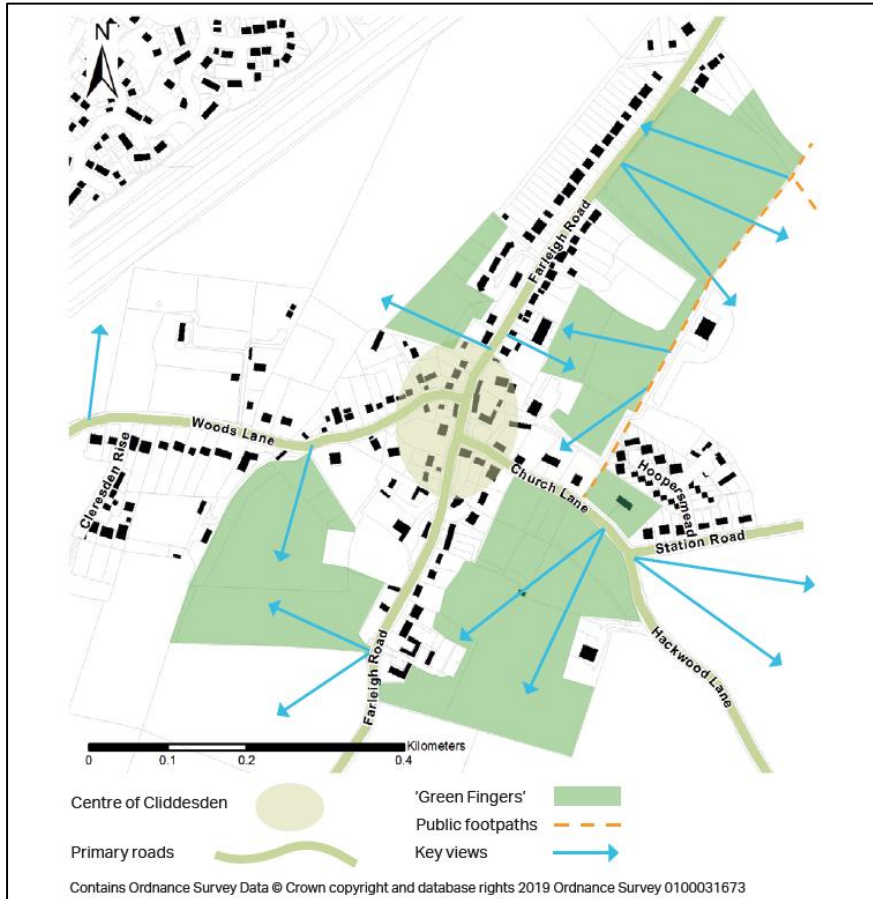
“Private spaces also provide an essential setting to several significant buildings including their wider streetscape contribution. The grounds to Cliddesden Down House, Church Farm, Manor Farm, The Well House and the former Methodist Chapel are such examples.

“However, smaller cultivated gardens also serve to reinforce the informal rural qualities special to the Conservation Area, and provide views to the farmland beyond between Thatches and Sans-Egal for example.

“The contribution of the open land, which surrounds the settlement, cannot be underestimated. The fields, pastureland and wooded clumps to the north-east are key in views into, through and out of the Conservation Area. These spaces provide context to Church Farm and setting to the vernacular buildings along the valley.”

4. VIEWS IDENTIFIED IN THE CLIDDSDEN DESIGN CODE DOCUMENT

The Cliddesden Design Code document identifies a number of important views around the conservation area. These views are shown on the map below (copied from the CDC document) Fig 4:



Map 3: Important Views as identified by the Cliddesden Design Code (June 2020)

Cliddesden Design Code Document (July 2020)

Quoting from this document 3.3.9 *Views and Landmarks*

Due to the undulating topography of the Plan Area, there are expansive views from a number of locations around the settlement of Cliddesden. There are open views along Station Road towards Basingstoke to the north, and to open countryside to the south. The Byway running north/south between Hackwood Lane and Swallick Farm has views across Basingstoke and towards Hackwood House, which is a key landmark. Other key landmarks outside of the village include the Railway Cottages, the old Station Master's House on Station Road, and the school, which sits just outside the Plan Area boundary. Views are more restricted in the southern part of the Plan Area due to the network of hedgerows and woodland/plantation. Sunken lanes with hedgerows on both sides also restrict views in this area. Within the village key landmarks include St. Leonard's Church and the pond. The 'one-plot-deep' settlement pattern and 'green fingers' result in views of open countryside from almost all areas of the village. This is a unique characteristic that enhances the rural character of Cliddesden.

Area-wide Design Principles

Also quoting from the Cliddesden Design Code 2020:

- a. *Views to key landmarks within and around the Plan Area should be retained through careful siting of new development. These include views to the Church, Village Hall, School, Basingstoke skyline and the village nestled into the valley.*
- b. *Long distance views of Hackwood House should be retained.*
- c. *Future development proposals within the Neighbourhood Plan Area should not be intrusive to the valley settlement.*
- d. *Sweeping countryside views along Station Road should be protected.*
- e. *Village views should be preserved by protecting the 'green fingers' around Cliddesden.*
- f. *Key views from and towards the conservation area should be retained and taken into consideration in new development.*
- g. *New development in Hackwood Lane should be limited to 1.5 storeys high to preserve the skyline in views from Station Road and Public Rights of Way. Current properties nestle into the countryside backdrop, but an increase in height would change this character.*

See photo below



View towards Hackwood Lane from Station Road

5. VIEWS IDENTIFIED IN CPRE'S VALUED LANDSCAPE ASSESSMENT DOCUMENT

This document identifies a number of important views around the Parish as shown in Fig 5. It should be noted that the area of the Valued Landscape identified in this document extends beyond the Cliddesden Parish and therefore some of the views are not within the scope of the Cliddesden Neighbourhood plan. The relevant views that are in scope are listed below.



MAP 4 showing View Points from CPRE's Valued Landscape Assessment document.

CPRE - TRACT OF LAND TO THE SOUTH EAST OF BASINGSTOKE NPPF VALUED LANDSCAPE

A report by CPRE Hampshire includes some of the views described above:

3.0 Assessment of public experience of the landscape

CPRE Photo 1

"Boat No 3 is a classic historic unsurfaced road, bounded by historic hedgerows, climbing away from Swallick Farm and then descending towards the village of Cliddesden from which, on the north side and through gaps in the hedgerow, there are fine long distance views stretching from north west to south west, over rolling agricultural land divided by hedgerows and woodland."

See V9

CPRE Photos 2 and 3

“This view is disturbed in part of the middle distance by prominent large white commercial buildings and a single white high-rise tower, all situated within the built up area of Basingstoke, but ameliorated by nearer views of the Grade 1 listed Hackwood House.” See V10

CPRE Photos 5 and 6

“From the car park at Cliddesden Primary School there is a first class panoramic view from east through south to south west of rising downland leading up to the ridgeline, and of Northgate Lane leading up the incline.” See V7

See Appendix B - TRACT OF LAND TO THE SOUTH EAST OF BASINGSTOKE NPPF VALUED LANDSCAPE
A report by CPRE Hampshire

6. FURTHER VIEWS

The Views identified in the CCAA document and the Cliddesden Design Code Document tend to concentrate on the area around the village core and the Conservation Area.

As a part of work undertaken on the Cliddesden Neighbourhood plan, a number of further views around the wider plan area have been identified. These views are described below and are shown on the accompanying Map 1.

Methodology

In undertaking the review, use was made of OS mapping, Parish online, photographs and local knowledge. Each view was considered with regard to the extent they contribute positively to the distinctive character of the Parish and the creation of a strong sense of place in its historic environment.

Views within the parish have been assessed using a number of criteria devised to identify views of significant importance.

- Accessibility by the public from public roads, footpaths or green spaces
- Showing a range of physical (natural or man-made) features and an expanse of the parish not one particular object unless this is a building of particular historic importance
- Possessing one or more of the following values: recreational, historical, biodiversity, aesthetic or tranquillity

This task required considerable field surveys and map work to ensure that the above criteria were met.

The many rights of way all offer splendid views across historic gently contoured farmland punctuated by ancient copses and hedgerows full of wild flowers and wildlife offering a peaceful escape from busy everyday lives.

Responding to the comments received back from the Issues & Options Consultation issued in September 2020, it was decided not add any new views because no single view had widespread support from multiple responders.

Additional views (not included in CCAA or CDCD) were identified by the CNP team and captured in Map 1. This map was shared with the community as part of the 2020 Issues and Options consultation. The consultation sought additional important views from the community. Whilst individual suggestions for views were received, there was no clear consensus on any further views to add to the list. Therefore, the CNP team decided not to add any more views to the list V1 to V12 as recorded in this document.

PHOTOGRAPHS of IMPORTANT VIEWS as shown on Map 1



VIEW V1 This public footpath (FP1 where it meets FP2) with its species-rich native hedges and many wildflowers, such as knapweed, ox-eye daisy, toadflax and red campion, is a priority green corridor for wildlife. It travels southwards with far-reaching views towards the Victorian Cliddesden Primary School in the distance providing aesthetic and recreational value for residents and visitors to the village. Grid Ref SU 63370 49599. Criteria: View from public footpath. View of Natural features. View of Aesthetic quality giving a sense of space.



- VIEW V2** The downhill track from the public footpath (FP1) looks northwards to the row of Southlea

Cottages built in 1903 by Wallis and Steevens Ltd, agricultural implement makers and dealers, on the far side of the valley. This view accentuates the intimate ambience of the settlement nestled along the Candover valley. Grid Ref SU 63410 49368. Criteria: View from public footpath. View of Historic settlement nestled in the valley.



VIEW V3 eastwards from the public footpath across the field to Bott. The cottages and Station House were built for the Cliddesden station of the Basingstoke and Alton Light Railway, now disused but an important reminder of the village's history. The films "Oh, Mr Porter!" and "The Wreckers", starring Will Hay, were filmed on location here in the 1930's. It is a peaceful rural setting far from traffic noise from the M3 motorway for walkers, enhancing its recreational value. Grid Ref SU 63490 49062. Criteria: View from public footpath. View of unique dwellings built specifically for the advent of the railway.

Entering Cliddesden from the west via Woods Lane, this portal to the parish gives immediate views of green fields, hedgerows and woodland both at the bottom and top of the hill on either side of the lane. Woods Lane is part of Basingstoke & Deane Borough Council's Strategic Cycle Network NCN23. Many Brighton Hill residents, among others, regularly visit the village on foot or cycle and, once under the motorway bridge, are greeted by the wide-ranging views extending over open countryside providing a healthy rural contrast to the enclosed urban feel to the north of the motorway. Scientific studies have revealed that viewing natural landscapes give a stronger positive health effect compared to urban landscapes. Urban landscapes were found to have a less positive and in some cases negative effect on health. Three main kinds of health effects have been identified in the study; short-term recovery from stress or mental fatigue, faster physical recovery from illness and long-term overall improvement on people's health and well-being.



VIEW V4 westwards from the gate at the bottom of Woods Lane, the M3 motorway being screened by tall hedges, south to Middle Copse (ancient woodland) where Scouts are allowed to camp in the summer. This area is important for its biodiversity being a hunting and nesting area for birds such as tawny and barn owls, kestrels and buzzards providing shelter and food for a wide variety of mammals, including fox, badger, roe deer, brown hare, stoat, hedgehog and small rodents. Grid Ref SU 62300 49082. Criteria: View from public road. View of traditional arable field leading to ancient woodland.



VIEW V5 from the gate at the top of Woods Lane to the west. The distant view of the M3 motorway across a wide stretch of green reinforces the serene separateness of Cliddesden from the urban sprawl of Basingstoke. The background drone of motorway traffic is greatly diminished by the abundance of trees and the topography of the land giving a sense of tranquillity for walkers, cyclists and vehicle drivers who often rest at this point after climbing the hill to admire the view. Grid Ref SU 62621 49200. Criteria: View from public road. View of traditional farmland emphasising the distinction between Basingstoke beyond the motorway.



VIEW V6 eastwards from Cliddesden Millennium Village Hall which is surrounded by open green space allowing for events to be held in the hall grounds with no disturbance to local residents. This scene, looking eastwards, is just one of the views across green fields illustrating this popular hall's rural setting. The permissive footpath wends its way round the hall grounds beside species-rich hedgerows presenting visitors to the hall, ramblers, horse-riders and dog-walkers with 360 degree views of the stunning landscape. Grid Ref SU 63292 48926. Criteria: View from the approach to the village hall. View of traditional farmland and distant woodland.



VIEW V7 from the Primary School northwards to Swallick. These extensive views give the schoolchildren a sense of freedom, perspective and place. Wildlife abounds in the parish with deer grazing in the fields and many birds overhead adding interest to the living landscape. The school is easily accessed by road or on foot and the open landscape allows for uninterrupted views. Grid Ref SU 63517 48389. Criteria: View from public footpath and road. Aesthetic view of patchwork of fields bounded by native hedgerows.



VIEW V8 from the Victorian Primary School, built in 1876, southwards to Farleigh Wallop beside the ancient mediaeval droveway to the right that leads uphill to Farleigh Church, one of the highest points on the Hampshire Downs. The beautiful pastoral views are loved by the schoolchildren, walkers cyclists and horse-riders alike where skylarks sing up high and red kites and buzzards circle overhead. Grid Ref SU 63495 48352. Criteria: View from public footpath, road and school. View of Cliddesden’s natural and historic landscape environment.



VIEW V9 from Swallick Byway eastwards towards Swallick Farm whose soils have been tilled for centuries. This is an ancient byway, easily accessible from Hackwood Lane, giving travellers a wide panoramic vista of undulating downland so often admired, studded with old copses and hedges, determined by the history and topography of the region. The unobstructed views to the east create a sense of tranquility and freedom where one can hear birdsong in the quiet air. Grid Ref SU 63667 48577. Criteria: View from across open farmland from an ancient public bridleway. View of historic farm settlement at Swallick.



VIEW V10 to Hackwood House northwards from the byway leading to Swallick Farm over fields and ancient and semi-natural woodland. This is a landmark view, unique to Cliddesden, of an historic (listed grade II) stately home standing on a slight crest, west of centre within its 260 acre park. A country seat of British nobility for centuries frequented by Jane Austen and Sir Winston Churchill; it is of great aesthetic value. Grid Ref SU 64014 48232. Criteria: View from across open farmland from an ancient public bridleway. View of historic Stately home, Hackwood House.



VIEW V11 from Station Road eastwards to Hackwood Lane, a linear settlement of mainly one storey dwellings nestled in the open country and reached by narrow lanes and high banks. The range of landscape views gives a sense of welcome peace and remoteness from the hurly-burly of modern life. Unobstructed views are clearly seen in all seasons where there are considerable sections without hedges along the road. Grid Ref SU 63874 49042. Criteria: View from across open farmland from a public road. View of dwellings originally built to house those returning from war.



VIEW V12 from Station Road northwards across the fields towards Pensdell Farm with open vistas over undulating farmland emphasises the tranquil airy feel of the parish and its long agricultural history over the millennia. The varied nature of archaeological finds suggests that this area has been in agricultural use since the late Iron Age. Grid Ref SU 63815 49125. Criteria: View through open farmland from a public road.

Cliddesden Viewpoint Table

Map ref	Location	Landscape character	Altitude	Type	Type of view point users	Direction of view
V1	Footpath FP1 where it meets Footpath FP2 Grid Ref SU 63370 49599	Arable fields framed by ancient hedgerows	409 ft	Established viewpoint	Ramblers, dog-walkers, walkers/joggers	South
V2	Top of the downward sloping track adjoining Footpath FP1 Grid Ref SU 63410 49368	Arable field alongside an ancient hedgerow	416 ft	Established viewpoint	Ramblers, dog-walkers, walkers/joggers	North
V3	Footpath FP1 past the farm's grain-dryer Grid Ref SU 63490 49062	Arable field across to Railway Cottages, Old Station Master's House and Millar's Cottages	433 ft	Established viewpoint	Ramblers, dog-walkers, walkers/joggers	East
V4	Bottom of Woods Lane by the M3 bridge Grid Ref SU 62300 49082	Arable field sweeping up to the ancient woodland of Middle Copse	417 ft	Movement corridor (road)	Ramblers, dog-walkers, walkers/joggers, cyclists, vehicle drivers	South
V5	Top of Woods Lane Grid Ref SU 62621 49200	Large arable field sweeping down to the distant motorway	469 ft	Movement corridor (road)	Ramblers, dog-walkers, walkers/joggers, cyclists, vehicle drivers	West
V6	Cliddesden Millennium Village Hall Grid Ref SU 63292 48926	Arable field sweeping across to the skyline	427 ft	Established viewpoint	Ramblers, dog-walkers, walkers/joggers, Village hall visitors	East
V7	Cliddesden Primary School Grid Ref SU 63517 48389	Across a mosaic of arable fields and hedgerows down to Swallick	512 ft	Established viewpoint and movement corridor (road)	Ramblers, dog-walkers, horse-riders, cyclists, vehicle drivers, walkers/joggers, school pupils and parents	North

V8	Cliddesden Primary School Grid Ref SU 63495 48352	Across a mosaic of arable fields and hedgerows up to Farleigh Wallop	502 ft	Established viewpoint at the start of the ancient droveway. Movement corridor (road)	Ramblers, dog-walkers, horse-riders, cyclists, vehicle drivers, walkers/joggers, school pupils and parents	South
V9	Top of Swallick Byway (BOAT) off Hackwood Lane Grid Ref SU 63667 48577	Across a mosaic of arable fields and hedgerows down to Swallick Farm	440 ft	Established viewpoint at the start of the ancient Swallick Byway Movement corridor (public BOAT)	Ramblers, dog-walkers, horse-riders, cyclists, walkers/joggers	East
V10	Swallick Byway (BOAT) off Hackwood Lane Grid Ref SU 64014 48232	Across a mosaic of arable fields and hedgerows down to historic Hackwood House	440 ft	Landmark view. Established viewpoint Movement corridor (public BOAT)	Ramblers, dog-walkers, horse-riders, cyclists, walkers/joggers	North
V11	Station Road Grid Ref SU 63874 49042	Arable fields across to Hackwood Lane	443 ft	Movement corridor (road)	Ramblers, dog-walkers, horse-riders, cyclists, vehicle drivers, walkers/joggers	East
V12	Station Road Grid Ref SU 63815 49125	Arable fields across to Pensdell Farm	436 ft	Movement corridor (road)	Ramblers, dog-walkers, horse-riders, cyclists, vehicle drivers, walkers/joggers	North

Map ref	Location	Description	Key components	Psychological experience	Importance
V1	Footpath FP1 where it meets Footpath FP2 Grid Ref SU 63370 49599	Arable fields framed by ancient hedgerows and mature trees	The Victorian Primary School in the far distance	Sense of space	Representative of the rural nature of the parish
V2	Top of the downward sloping track adjoining Footpath FP1 Grid Ref SU 63410 49368	Small arable field alongside an ancient hedgerow	Track down the side of the field leading to Southlea Cottages at the far end across the road	The view of the row of early 20 th century cottages accentuates the intimate ambience of the settlement	Special
V3	Footpath FP1 past the farm's grain-dryer Grid Ref SU 63490 49062	Arable field bordered by native hedgerows	Railway Cottages, Old Station Master's House and Millar's Cottages framed by mature Horse Chestnut trees.	Sense of history and place	Special
V4	Bottom of Woods Lane by the M3 bridge Grid Ref SU 62300 49082	Arable fields bordered by native hedgerows and mature trees	A vast green space surrounding the ancient woodland of Middle Copse. The power lines detract very little from this scene.	This is a portal to the rural parish on leaving behind the conurbation of Basingstoke providing a sudden sense of peace	Special
V5	Top of Woods Lane Grid Ref SU 62621 49200	Arable field bordered by native hedgerows and mature trees	M3 motorway in the far distance among an abundance of trees.	Calming and peaceful, it accentuates the serene separateness of rural Cliddesden from the urban sprawl of Basingstoke.	Special
V6	Cliddesden Millennium Village Hall Grid Ref SU 63292 48926	Arable field bordered by native hedgerows	Gateway, framed by vegetation, to a permissive footpath and walks beyond	This view is treasured by Cliddesden's residents and visitors	Representative of the rural nature of the parish
V7	Cliddesden Primary School Grid Ref SU 63517 48389	Elevated, open, wide skies. Extensive views over a mosaic of arable fields.	This extensive view looks northward towards Swallick	As one of the highest points in the Hampshire Downs, this view gives the schoolchildren and visitors a sense of freedom, perspective and place.	Exceptional

V8	Cliddesden Primary School Grid Ref SU 63495 48352	Elevated, open, wide skies Extensive views over a mosaic of arable fields.	This extensive view looks southwards towards Farleigh Wallop	Again, this view gives the schoolchildren and visitors a sense of freedom, perspective and place.	Exceptional
V9	Top of Swallick Byway (BOAT) off Hackwood Lane Grid Ref SU 63667 48577	Elevated, open, wide skies. Extensive views over a mosaic of arable fields.	View of Swallick Farm at the crest of the rise	The unobstructed views to the east create a sense of tranquility and stillness.	Exceptional
V10	Swallick Byway (BOAT) off Hackwood Lane Grid Ref SU 64014 48232	Elevated, open, wide skies. Extensive views over a mosaic of arable fields.	Historic Hackwood House in the east surrounded by mature woodland and spacious fields and parkland	This is a landmark view, unique to Cliddesden and much treasured in terms of encapsulating the distinctive characteristics of the estate.	Exceptional
V11	Station Road Grid Ref SU 63874 49042	Extensive views over green fields	Hackwood Lane beyond arable fields and horse paddocks	Accentuates the spaciousness of the parish	Representative of the rural nature of the parish
V12	Station Road Grid Ref SU 63815 49125	Extensive views over farmland	Arable fields and horse paddocks	Accentuates the spaciousness of the parish	Representative of the rural nature of the parish