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A description of
15 Key Views

Supporting evidence for the
Tetsworth Neighbourhood Plan

Prepared for
Tetsworth Parish Council

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1 Introduction

1.1 Introduction

1.1.1 Tetsworth Parish Council (TPC) commissioned Michelle Bolger Expert Landscape Consultancy (MBELC) to provide photography and written descriptions of 15 Key Views to support the emerging Tetsworth Neighbourhood Development Plan (NDP).

1.1.2 For the purposes of this study a Key View is defined as a view which allows Tetsworth's valued characteristics to be most easily appreciated. The views are all from easily accessible public locations. These views contribute positively to Tetsworth's unique character and sense of place.

1.2 Background & Purpose

1.2.1 TPC and a NDP Steering Group are currently in the process of writing their NDP. The Tetsworth Neighbourhood Area - which aligns with the Parish boundary - was formally designated on 1 June 2017 (**Figure 1, Appendix 1**).

1.2.2 A number of views were identified by the NDP Steering Group prior to MBELC's commission.¹ In August 2018, MBELC met with representatives of TPC and the NDP Steering Group to discuss how these views had been identified. Following that meeting it was agreed that MBELC would review the views already identified and describe those with the greatest importance. 15 views have been taken forward for description in this report.

1.2.3 This report forms part of the NDP evidence base. It complements the emerging Tetsworth Parish Character Assessment and supports the NDP's environmental policies. It is anticipated that future development proposals will respect these views and enhance them wherever possible. In this way the identification of Key Views will help to conserve Tetsworth's character and sense of place.

¹ Identified within Draft Tetsworth Parish Landscape Character Assessment, April 2018, V9.

1.2.4 This report has been informed by:

- published landscape character assessments;
- designations;
- the South Oxfordshire Development Plan;
- MBELC's existing familiarity with Tetsworth; and
- a project-specific visit undertaken on the 30th January 2019.

1.3 Relevant Guidance

1.3.1 This report has been prepared by Chartered Members of the Landscape Institute (CMLI). It has been completed with reference to guidance, including: *An Approach to Landscape Character Assessment* (2014), Natural England; and *Photography and Photomontage in Landscape and Visual Assessment, Advice Note 01/11* (2011), Landscape Institute.

2 Landscape Context

2.1 Local Landscape Character

- 2.1.1 Tetsworth is located in South Oxfordshire District about 5 miles south of Thame and 15 miles south-east of Oxford. The village is located on a hill. St Giles Church is located at the highest point and forms a prominent landmark across the Parish. From the village land can be seen rising higher to the north-west (Lobbersdown Hill), to the north-east (Horsenden Hill) and to the east. Another high point is found to the south at Oxhouse Farm. Beyond this to the south and east the land falls but rises again, particularly to the east around Stoke Talmage.
- 2.1.2 Tetsworth has remained a relatively compact village despite some intensification of development, particularly during the 20th C. More recently (2016) permission was granted for a development of 39 houses north of the High Street (Mount Hill Farm) replacing in part a farmhouse and agricultural buildings but also closing the gap, to the north of High Street, between the main body of the village and an area of residential and commercial development to the south east.
- 2.1.3 The greatest change to the historic setting of the village and the greatest detractor is the M40 which runs close to the southernmost edge of the village and has severed many connections between the village and the countryside to the south. Significantly, however, the 'outline' of the village to the south, between the High Street (A40) and the M40, has changed little since the late 19th C. Although development has intensified, the overall area belonging to the village rather than to the adjacent agricultural landscape has remained the same and the boundaries between the village and its agricultural setting are still evident on the ground. To the south-east the village setting has been largely severed from the wider landscape due to the M40 which is on embankment and largely obscures views between the village and the wider landscape. A more sustained relationship between the village and the wider landscape has been retained to the west, north and east of the village.
- 2.1.4 The village includes two important publicly accessible green spaces located towards the northern end of the village. Tetsworth Common adjoins the north-western corner of the village whilst the Village Green is not at the centre of the village but instead acts as a

transition between the village and the wider rural landscape to the north. The Village Green is the exit point for two ascending footpaths, one leading to Horsenden Hill and the other to Lobbersdown Hill (now promoted as the Oxfordshire Way). The footpaths connect into a wider network of Public Rights of Way (PRoW) which criss-cross the surrounding landscape and converge on the village.

2.2 Designations

- 2.2.1 Tetsworth does not contain any designated landscapes. There is no conservation area. The village does however contain a number of listed buildings which contribute positively to Tetsworth's overall character. These include the Church of St Giles (Grade II), Tetsworth Primary School (Grade II) and the Swan Hotel (Grade II*).
- 2.2.2 Although not within the Parish, the Chilterns Area of Outstanding Natural Beauty (AONB) is visible from within the Parish, as is Thame Park a Registered Park and Garden (Grade II*). Views of the Chilterns ridge make a particularly positive contribution to local landscape character across the Parish.

2.3 Valued Characteristics

- 2.3.1 Key characteristics are *'those combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape'*.² Although key characteristics tend to be positive, they can also include negative aspects of the landscape. For example, the M40 is a key characteristic of Tetsworth due to the major impact it has on the character of the Parish.
- 2.3.2 For the purposes of this report, a 'valued characteristic' is a key characteristic which contributes positively to the character and sense of place within the Parish. They create the distinctive sense of place which should be conserved and enhanced.

² Page 51, An Approach to Landscape Character Assessment, Natural England, October 2014.

2.3.3

MBELC have conducted a review of published landscape character assessments and identified the key landscape characteristics to be found in Tetsworth Parish. These characteristics are listed in **Appendix 2**. The District and Parish level character areas are shown in **Figure 2**. That information, together with site survey work, has been used to produce a list of Tetsworth's most valued characteristics. The list is a summary of the characteristics that contribute most prominently to the character and sense of place of the Parish overall. The Key Views identified in the following chapter will feature at least one of these characteristics:

- Attractive areas of countryside containing fields bounded by hedgerows and hedgerow trees with very few buildings which provide a highly rural setting to the village.
- An extensive network of PRowS which converge on the village and in particular the Village Green.
- Views from locally elevated points around the Parish which allow an appreciation of the village's location on a small hill surrounded by countryside.
- A relatively compact, nucleated settlement pattern.
- Long distance views towards the Chilterns AONB to the south-east and east of the Parish and to a lesser extent the North Wessex Downs AONB to the south.
- An historic village character which is complemented by attractive characterful buildings, some of which are listed.
- Narrow streets winding up the slope towards St Giles Church which add to the village's historic character.
- The local landmark of St Giles Church positioned at the highest point of the village which commands attention throughout the Parish.
- Trees surrounding the village which help to soften the transition between settlement and countryside.
- A Village Green which physically and visually connects to the wider countryside north of the village and allow an appreciation of the village's agricultural setting.

3 Tetsworth's Key Views

3.1 Introduction

3.1.1 This section provides a description of the 15 Key Views and should be read alongside the representative photographs in **Appendix 1**. Each view is represented by a single frame image which shows the key focus of the view, and by a panoramic photograph which shows the wider context of the view. **Figure 1** shows the location of the views. All are from publicly accessible locations. The majority are from PRowS. Others are from key points of interest such as the Village Green and close to the village hall and primary school.

3.1.2 Each view represents an experience. They are not intended to represent a static, snapshot. For example, a view from a public footpath generally represents similar views along the preceding and/or subsequent sections of the footpath. What matters is the contribution of the views to the experience of Tetsworth, be it walking or driving.

3.1.3 The descriptions below are ordered by whether the view is a 'view towards the village' (Key Views 1 to 9) or a 'view away from the village' (Key Views 10 to 15) (**Figure 1**). In addition to the descriptions below, **Appendix 3** includes a Table highlighting which of the valued characteristics are visible in each of the 15 Key Views.

3.2 View 1: Approaching the Village from Lobbersdown Hill on Footpath #47 and the Oxfordshire Way

3.2.1 **Location & Accessibility** - This view is from Footpath #47 close to where it joins Bridleway #47. The bridleway forms part of the Oxfordshire Way. It runs parallel to this section of Footpath #47 on the other side of a nearby field boundary. The location of the view is towards the local high point of Lobbersdown Hill not far from the Oxfordshire Golf Club.

3.2.2 **Nature of Views** - This view is representative of the views experienced by people walking or riding towards Tetsworth. Views are elevated and allow for long distance views. Views of the village are sequential, in that they are visible to walkers for an extended section of the footpath walking towards the village.

3.2.3 **Valued Characteristics in View** - From here Tetsworth can be appreciated in its rural setting. The elevation of the village and the church spire are evident. The spire of the

church stands out above the ridge of the Chilterns beyond. From this location the nucleated character of Tetsworth rising to the historic core is evident. The emptiness of the landscape surrounding Tetsworth is very noticeable, with few buildings other than local farms and occasional individual houses. There is no suburbanisation of the area between the A40 and the M40 and there is a clear continuation of the landscape across the A40.

- 3.2.4 **Detractors and Risks** - The M40 is audible and visible and traffic on the A40 is also visible. Development to the west of the village could harm the appearance of a nucleated village.

3.3 **View 2: Approaching the Village from Horsenden Hill on Footpath #52**

- 3.3.1 **Location & Accessibility** - This view is from Footpath #52 which runs between the lower and upper parts of Judd Lane, which is a bridleway. The location of the view is towards the local high point of Horsenden Hill, close to where the footpath re-joins Judd Lane.
- 3.3.2 **Nature of Views** - This view is representative of views looking south-west towards Tetsworth Village from Horsenden Hill, when walking towards the village on the PRow network. Views of the village are sequential, in that they are visible to walkers for an extended section of the footpath walking towards the village.
- 3.3.3 **Valued Characteristics in View** - From here Tetsworth can be appreciated in its rural setting. The elevation of the village and the church spire are evident. A line of characterful buildings on the A40, including No. 42 High Street (Grade II listed) and The Old Red Lion pub are visible across the Village Green. These buildings are located at a lower elevation than the historic core of the village. Rising land behind the buildings is a distinctive element in the countryside setting to this part of the village.
- 3.3.4 The rural setting is attractive and in good condition. Land use is mostly arable but with some pasture and horse grazing. Although there is little visible woodland hedges and hedgerow trees make a positive contribution to the character of the landscape and the sense of enclosure.
- 3.3.5 **Detractors and Risks** - From this location the M40 is audible and visible, although not prominent. Development to the west of the village could harm the appearance of a largely nucleated village form, particularly if development were to occur in the fields behind the Old Red Lion pub and the houses on the south side of High Street.

3.4 **View 3: Within the Rural Landscape East of the Village on Footpath #277/1**

3.4.1 **Location & Accessibility** - This view is from Footpath #277/1 where it passes between the B4012 and the A40. The photograph is taken where the footpath crosses the entrance to Attington Stud. Problems accessing the full network of footpaths in this area were encountered e.g. along footpath # 382/59/10. Views similar to View 3 may exist on those parts of the footpath network.

3.4.2 **Nature of Views** - This view is representative of the views from the PRow network looking north-west towards Tetsworth Village, from the eastern parts of the Parish.

3.4.3 **Valued Characteristics in View** - From here there is an attractive view of the village which allows an appreciation of its very rural setting and local differences in landscape character. The foreground of the view includes horse grazing paddocks and has an open character. These paddocks feature strong linear elements including post and rail fencing and signs of ridge and furrow. The latter is an attractive feature of the view and contributes to its historic character. Land beyond the paddocks is more wooded. It encloses and restricts distant views. The village, made noticeable by the prominent church spire, is seen set within this wooded context.

3.4.4 **Detractors and Risks** - Although characteristic of the equestrian character found east of the village, the regularity and frequency of post and wire fencing in the foreground of the view creates a noticeable feature. As does the high voltage transmission pylon. The positive relationship between the church and its wooded context, and the village and its rural setting more generally, could be harmed by development east and south-east of the village.

3.5 **View 4: Approaching the Village on Footpath #3 (Oxfordshire Way)**

3.5.1 **Location & Accessibility** - This view is from Footpath #3 which forms part of the Oxfordshire Way. It is located immediately after the underpass on the northern side of the M40.

3.5.2 **Nature of Views** - This view is representative of the views available walking northwards on the footpath. Views of the village from the preceding section of the Oxfordshire Way are obscured by the M40 embankment. Having passed under the M40 the village is revealed in the view looking north-west.

- 3.5.3 **Valued Characteristics in View** - A positive quality of this view is the way in which the village is revealed quite suddenly, having previously been obscured by the M40. The sudden, clear view of the church creates a strong sense of arrival at the village. The rising landform leading up to the village reinforces the legibility of its location on a high point. The church is the key feature in the view and sits at the highest point, where the spire is viewed against the sky with few competing elements. The relationship between the church and the agricultural field in the foreground is important. The field provides a strong rural setting to the village and a buffer to the motorway.
- 3.5.4 **Visual Detractors and Risks** - Modern housing in front of the church features solar panels and contrasts with the character of the historic church building. Additional development, including modern extensions to the existing dwellings, if not sensitively designed, could detract from the appreciation of the church and its agricultural setting.
- 3.6 **View 5: Crossing the M40 Overbridge Approaching the Village on Bridleway #28**
- 3.6.1 **Location & Accessibility** - This view is from Bridleway #28 heading north. It is taken from the northern end of the M40 overbridge, which also serves Oxhouse Farm. This bridleway is accessed from the wider PRow network to the south and west of the village, and from the A40 to the north.
- 3.6.2 **Nature of Views** - This view is representative of the views experienced by people walking or riding north, either towards the village or continuing on into the countryside. Views are elevated and allow for long distance views.
- 3.6.3 **Valued Characteristics in View** - This view is from an elevated location and provides one of the best locations from which to appreciate the relationship between the village and the wider landscape. To the north-east, rising land to Horsenden Hill is visible and looking east / south-east, the Chilterns form an obvious ridge behind the village, at about the level of the church roof. The church spire rises above the village and the ridgeline beyond and is therefore viewed against the sky. The church is an attractive and dramatic feature of the view. The view includes a large part of the village and other historic buildings such as the Primary School (Grade II) are visible. The densely packed character of the historic core, its nucleated form and the line of buildings along the A40 is also very evident from here. The contrast between the village and the surrounding open countryside reinforces the sense of Tetsworth's rural setting.

- 3.6.4 **Detractors and Risks** - The M40 is very noticeable at this location. The foreground although occupied by horse fencing is generally pastoral and consistent with the rural character of the village setting. Development to the west of the village could harm the appreciation of the rural setting to the village. Development projecting above the existing village roofscape could harm the positive relationship between the village, church spire and the Chilterns ridgeline.
- 3.7 **View 6: Approaching the Village on Footpath #26**
- 3.7.1 **Location & Accessibility** - This view is from Footpath #26 heading east towards the village. This footpath is accessed from the wider PRoW network to the west of the village, specifically from bridleway #28 which runs along a lane accessible from the A40.
- 3.7.2 **Nature of Views** - This view is representative of the views experienced by people walking towards the village from the countryside to the west. It is located at a well-used and attractive entry/exit point between the village and countryside for walkers enjoying the extensive network of rural footpaths in the area. Views include a panorama of the village edge directly ahead and long-distance views to the north.
- 3.7.3 **Valued Characteristics in View** - Views of the village and its immediate landscape setting are revealed as you walk from bridleway #28 onto Footpath #26. The view towards the church is particularly attractive. Its steeple is positioned high above the surrounding buildings and the location of the church at the highest point of the village is evident. The view includes a large part of the village and other historic buildings such as the Primary School (Grade II) are visible. This western edge of the village is particularly attractive as mature trees on the edge and throughout the settlement create a soft edge and act as a foil to views of the church which rises above. Houses along the A40 are visible and are generally an attractive feature. Beyond these houses the ridge of the Chilterns is just visible. To the north-east, rising land to Horsenden Hill is visible and although not within the photograph, rising land to Lobbersdown Hill is also visible to the north-west.
- 3.7.4 **Detractors and Risks** - There is some noise from the M40. Development to the west of the village could harm the immediate rural setting to the village. It could also harm the way in which the village is revealed from this well-used entry point into Tetsworth from the wider PRoW network.

3.8 **View 7: Crossing the Village Green Approaching the Village on Footpath #48**

- 3.8.1 **Location & Accessibility** - This view is from Footpath #48 close to where it joins Footpath #49. Although this view was photographed on the alignment of Footpath #48 the Village Green is a public open space. People walk across all parts of it and are afforded a range of views similar to that photographed.
- 3.8.2 **Nature of Views** - This view represents views available to walkers arriving at the village from the countryside to the north. It also represents the views experienced by local residents and visitors using the Village Green for recreation. The Village Green features cricket and football pitches, and a playground.
- 3.8.3 **Valued Characteristics in View** - Views from this location allow an appreciation of the irregularity and diversity in arrangement and styles of the buildings facing the A40. At their centre is a line of attractive and characterful buildings which include No. 42 High Street (Grade II) and The Old Red Lion pub. These buildings are the key feature in the view. These buildings are viewed in the context of the Village Green (in front) and rising fields behind. The rising land behind provides enclosure and a rural setting for this part of the village. To the left of the view the church is visible above a cluster of trees. This view offers a strong sense of the rural setting to the village.
- 3.8.4 **Detractors and Risks** - Views of the tops of high sided vehicles passing behind on the M40 and the associated noise is the key detracting feature in this view. Development in the fields south-west of the Old Red Lion pub could harm the rural setting to this part of the village.

3.9 **View 8: Heading North-West on the A40, Outside Tetsworth Primary School**

- 3.9.1 **Location & Accessibility** - This view is from outside the Primary School on the footway alongside the A40.
- 3.9.2 **Nature of Views** - This view is representative of the views experienced by people heading north-west along the A40. This includes pedestrians, cyclists, drivers and their passengers. Together with View 9 this view represents the journey and sequential views experienced when passing through Tetsworth on the A40.

- 3.9.3 Valued Characteristics in View** - Together with View 9, views passing through Tetsworth on the A40 allow for an appreciation of its characterful, historic buildings. This view is the last in a series of pinch points as you come down the hill before the village opens out onto the Village Green. A number of buildings are either directly at the back of the pavement or, as with the school, they have substantial walls along the back of the pavement. Contributing to the quality of this view is the curve of the road as it swings around the Village Green and the buildings which frame the road. Most noticeable are the Swan Hotel (Grade II*), No. 42 High Street (Grade II) and No. 2 Silver Street. As you descend the hill the other buildings opposite the Village Green including the Old Red Lion pub come into view. Rising land beyond No. 42 High Street helps to frame the view.
- 3.9.4 Detractors and Risks** - Modern development along the northern side of the road is less attractive than the historic buildings nearby. Development behind No. 42 High Street (Grade II) and No. 2 Silver Street could harm the appreciation of the rural setting to the village.
- 3.10 View 9: Heading North-West on the A40, Outside Tetsworth Village Hall**
- 3.10.1 Location & Accessibility** - This view is from outside the village hall on the footway alongside the A40.
- 3.10.2 Nature of Views** - This view is representative of the views experienced by people heading north-west along the A40. This includes pedestrians, cyclists, drivers and their passengers. Together with View 8 this view represents the sequential views experienced when passing through Tetsworth on the A40. It is also representative of the more static views looking out of the village hall.
- 3.10.3 Valued Characteristics in View** - Together with View 8, views passing through Tetsworth on the A40 allow for an appreciation of its characterful, historic buildings. The sinuous nature of the road as it curves around the Village Green is significant here. The green itself provides an opening up after the enclosure of the earlier part of the High Street. The line of buildings opposite the Village Green, which include the Old Red Lion Pub, appear to face the oncoming traffic although they are actually facing the Village Green. There is an impression that from No. 2 Silver Street onwards the houses are stepped back in a distinctive arrangement. This view allows an appreciation of the connections between the Village Green, the village hall and the line of characterful buildings.

- 3.10.4 **Detractors and Risks** - Modern development to the west of the Village Green is less attractive than the historic buildings nearby. Development north of the Village Green could harm the connection between the village and the countryside beyond.
- 3.11 **View 10: Looking Away from the Village from the Village Green Benches**
- 3.11.1 **Location & Accessibility** - This view is from the benches located on the Village Green. Views similar to that photographed are possible across the Village Green, which is publicly accessible.
- 3.11.2 **Nature of Views** - This view is representative of the generally static views afforded to people resting on the benches. It also represents the views experienced by people using the Village Green for recreation, and the transient views experienced by people passing through the village on the A40 road.
- 3.11.3 **Valued Characteristics in View** - The break in the vegetation along the back of the Village Green allows an appreciation of the rising rural, agricultural setting to the village. This view is framed by mature vegetation. A group of trees extending across the right-hand side of the view (in the panorama) is important in filtering views of Swan Gardens, a modern housing development. Parts of this tree group are protected by a Tree Preservation Order (No. 05S18(1)) which covers two groups of trees along the eastern edge of the Village Green.
- 3.11.4 **Detractors and Risks** - Development edging the green, along its north-western side is less attractive. Development north of the Village Green could harm the connection between the village and the countryside beyond. Loss of trees surrounding the Village Green could make the Swan Gardens development more visible.
- 3.12 **View 11: Heading Away from the Village on Footpath #25**
- 3.12.1 **Location & Accessibility** - This view is from Footpath #25 heading west out of the village. This footpath can be accessed from a small passageway behind the Old Red Lion Pub, from the A40.
- 3.12.2 **Nature of Views** - This view is representative of the views experienced by people walking away from the village and heading west into the countryside. Views are enclosed by a combination of higher land to the south-west and vegetation.

- 3.12.3 **Valued Characteristics in View** - This view allows an appreciation of the open rural character of the landscape surrounding Tetsworth. It does not contain any particularly striking features although the land rising to the high point, upon which a communications mast is located, is distinctive. There are no long-distance views from this viewpoint however it is the first open view that users of the footpath network are likely to experience when heading out into the countryside from this part of the village. This view marks the arrival into the countryside.
- 3.12.4 **Detractors and Risks** - Post and rail fencing, and utility poles and lines are less attractive features in the view. Development of the fields could result in a loss of the sense of heading out into the countryside at this location. Development here could harm the rural setting to the village and the local PRoW network.
- 3.13 **View 12: Heading Away from the Village on Footpath #21**
- 3.13.1 **Location & Accessibility** - This view is from Footpath #21 heading west out of the village. This footpath can be accessed from Chiltern View road.
- 3.13.2 **Nature of Views** - This view is representative of the views experienced by people walking away from the village and heading west into the countryside. It is from an elevated location which allows long distance views to the north.
- 3.13.3 **Valued Characteristics in View** - This view offers attractive long-distance views across the countryside surrounding the village. It includes views towards Lobbersdown Hill on which the Oxfordshire Golf Club clubhouse is visible. Attractive features in the view include the rolling landform and the presence of trees along the edge of the village and across the wider landscape. Houses along the A40 are visible and are attractively set between rising land behind and the open fields in front. The closest settlement edge is very well screened by vegetation both native and ornamental.
- 3.13.4 **Detractors and Risks** - Although not shown in the photograph, the M40 is close-by and is audible and visible in the opposite direction. The paddock fencing creates a harsh boundary to the fields in the foreground of the view. Development to the west of the village could harm the rural setting to the village and the local PRoW network in this area.

3.14 **View 13: Heading Away from the Village on Footpath #3 (Oxfordshire Way)**

- 3.14.1 **Location & Accessibility** - This view is from Footpath #3 which forms part of the Oxfordshire Way. It is located at the top of the same field in which View 4 is located and is accessed from a footpath leading off Parkers Hill.
- 3.14.2 **Nature of Views** - This view is representative of the views experienced by people walking away from the village and heading south-east into the countryside. It is from an elevated location which allows long distance views to the south.
- 3.14.3 **Valued Characteristics in View** - A positive quality of this view is the way in which an expansive view of the Chilterns (AONB) is revealed quite suddenly as you come through the vegetation on the edge of Tetsworth. The pastoral land use and sheep grazing reinforces the rural setting to the village and also complements the countryside character of the wider view.
- 3.14.4 **Detractors and Risks** - The key detractor is the M40. Although less prominent the high voltage pylons are also a detractor. Development within the field in which this view is located could obscure views of the Chilterns and harm the rural setting to the village.

3.15 **View 14: Heading Away from the Village Across Tetsworth Common on Bridleway #43**

- 3.15.1 **Location & Accessibility** - This view is from Bridleway #43 north of the village. The bridleway crosses Tetsworth Common and can be accessed from the A40.
- 3.15.2 **Nature of Views** - This view is representative of the views experienced by people walking or riding away from the village and heading north into the countryside across the Common. People using this bridleway might not have come from the village but from the wider PRoW network to the south of the A40. The open character of the Common allows for a wide panorama.
- 3.15.3 **Valued Characteristics in View** - The openness of the Common and the rising land to Lobbersdown Hill are the most distinctive features in this view. The pastoral land use within the Common contrasts with the large arable fields on Lobbersdown Hill. In winter there is an intricate skyline pattern of trees on the horizon. Views from the Common allow an appreciation of the strong rural character surrounding the village.

- 3.15.4 **Detractors and Risks** - There is some noise from the A40 and more from the M40 which is visible in the opposite direction. Only properties at the end of Marsh End are clearly visible in this view. Although separated from the wider countryside by a mature hedge they do not provide a particularly good settlement edge. Further development around Marsh End could feel very remote from the village core. Development at the Golf Course could increase its prominence.
- 3.16 **View 15: Crossing the M40 Overbridge Heading Away from the Village on Bridleway #28**
- 3.16.1 **Location & Accessibility** - This view is from Bridleway #28. It is taken from the southern end of the M40 overbridge which also serves Oxhouse Farm. This bridleway is accessed from the wider PRow network to the south and west of the village, and from the A40 to the north.
- 3.16.2 **Nature of Views** - This view is representative of the views experienced by people walking or riding south into the countryside beyond the motorway. Views are elevated and allow for long distance views.
- 3.16.3 **Valued Characteristics in View** - This view demonstrates the change in landscape character, within the Parish, to the south of the motorway. It contrasts with the character represented in View 5 on the other side of the overbridge. The character here is more open and less settled. Variations in topography give it intricacy and the fields immediately adjacent to the viewpoint contain noticeable ridge and furrow. There are long-distance views to the Wittenham Clumps, the ridge of the North Wessex Downs AONB and Didcot power station.
- 3.16.4 **Detractors and Risks** - Didcot powers station is an industrial feature however it is viewed in the far distance and, until the final cooling towers are removed, serves as a useful landmark aiding legibility. Changes to farming practices, increases in the size of nearby farmsteads and, development more generally, are considered the greatest risks to this view.

Appendix 1: Figures

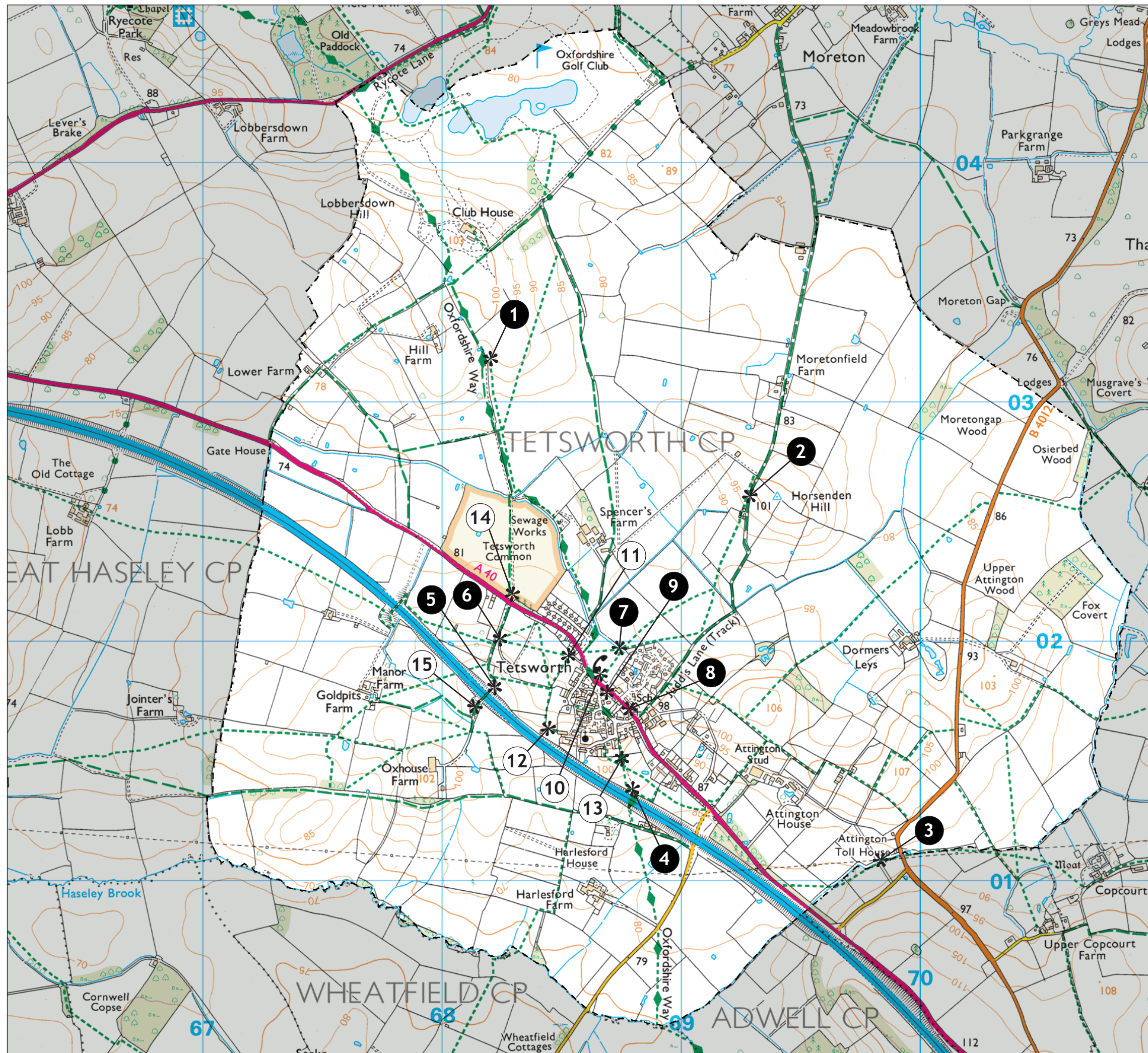





FIGURE 1
Neighbourhood Plan Area & Key Views

PROJECT
1083
Tetsworth Neighbourhood Plan

CLIENT
Tetsworth Parish Council

DATE
February 2019

Legend

-  Tetsworth Neighbourhood Plan Area
-  Key View Towards the Village
-  Key View Away from the Village

NOTES

0 250m 500m 1km



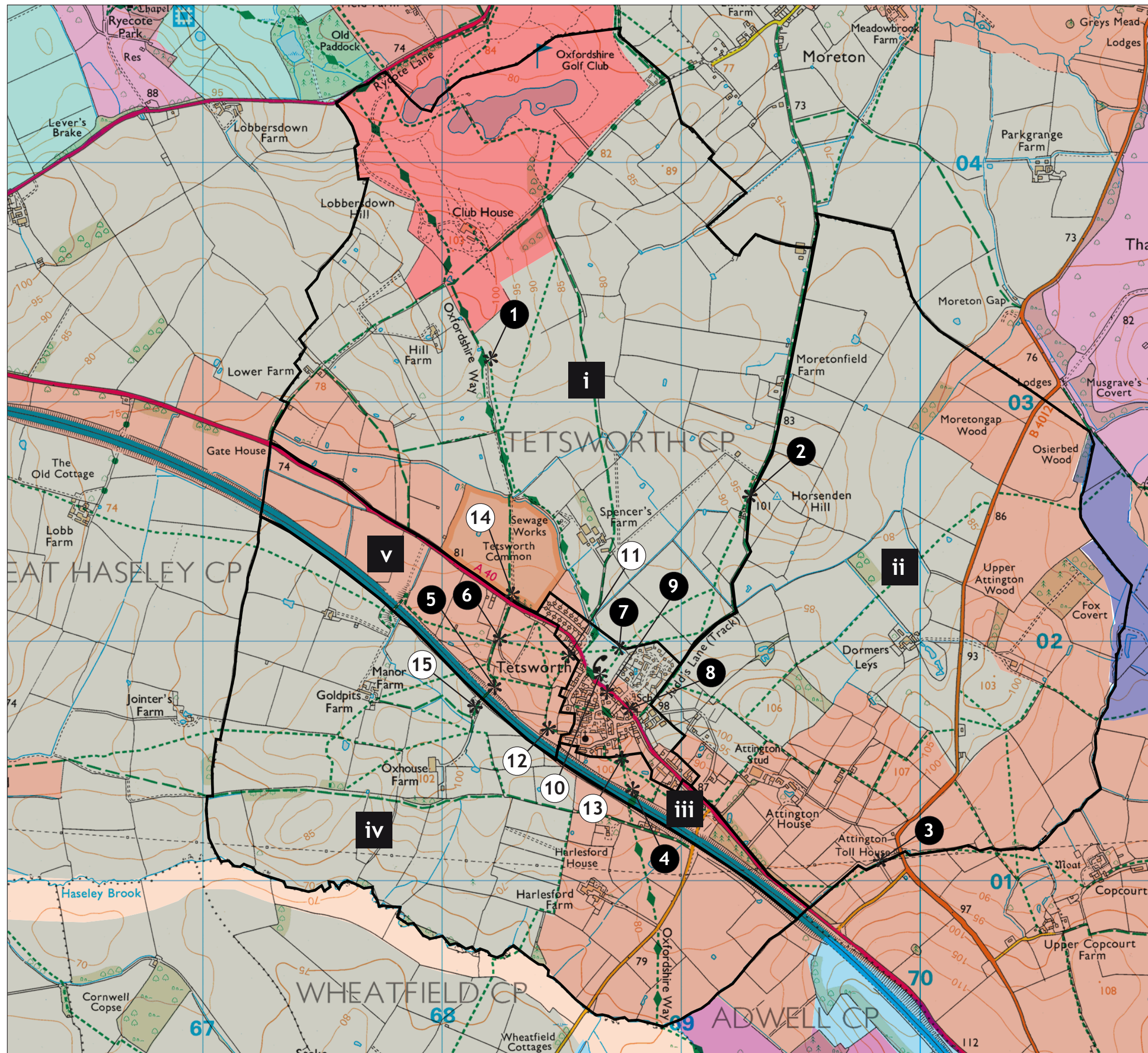


FIGURE 2
Landscape Character Areas

PROJECT
1083
Tetsworth Neighbourhood Plan

CLIENT
Tetsworth Parish Council

DATE
February 2019

Legend

- ① * Key View Towards the Village
- ③ * Key View Away from the Village

South Oxfordshire Landscape Types (within Neighbourhood Plan Area) - Note all of Parish is within LCA 3 The Clay Vale.

- Amenity Landscapes
- Undulating Open Vale
- Undulating Semi-Enclosed Vale
- Flat, Semi-Enclosed Farmland

Outlines of Tetsworth Rural Character Areas

- i Character Area 1 - Land North of Tetsworth
- ii Character Area 2 - Land East of Tetsworth
- iii Character Area 3 - Land South-East of Tetsworth between M40 and A40
- iv Character Area 4 - Land to the South of the M40
- v Character Area 5 - Land North-West of Tetsworth between M40 and A40

NOTES
Tetsworth Parish Rural Character Areas sourced from Draft Tetsworth Character Assessment V9.

SODC Character Types sourced from South Oxfordshire Landscape Character Assessment, Map: The Clay Vale (LCA 3), 2017.

The Tetsworth Neighbourhood Plan Area is the same extent as the outer outline of the Tetsworth Rural Character Areas.

0 250m 500m 1km





VIEW 1

Footpath #47 (Oxfordshire Way)



Project
1083
Tetsworth Neighbourhood Plan Key Views
Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 43' 20.55" N
Longitude: 1° 0' 50.172" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 16:17
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 2

Footpath #52



Project
1083
Tetsworth Neighbourhood Plan Key Views

Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 43' 4.878" N
Longitude: 0° 59' 54.6" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 10:59
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 3

Footpath #277/1



Project
1083
Tetsworth Neighbourhood Plan Key Views

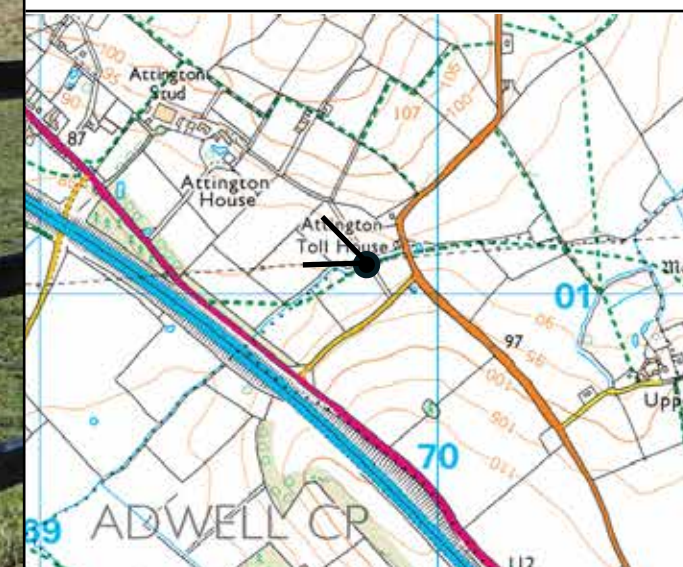
Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 14.838" N
Longitude: 0° 59' 27.258" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 12:05
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 4

Footpath #3 (Oxfordshire Way)



Project
1083
Tetsworth Neighbourhood Plan Key Views

Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 24.09" N
Longitude: 1° 0' 19.956" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 13:32
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 5

Bridleway #28



Project
1083
Tetsworth Neighbourhood Plan Key Views

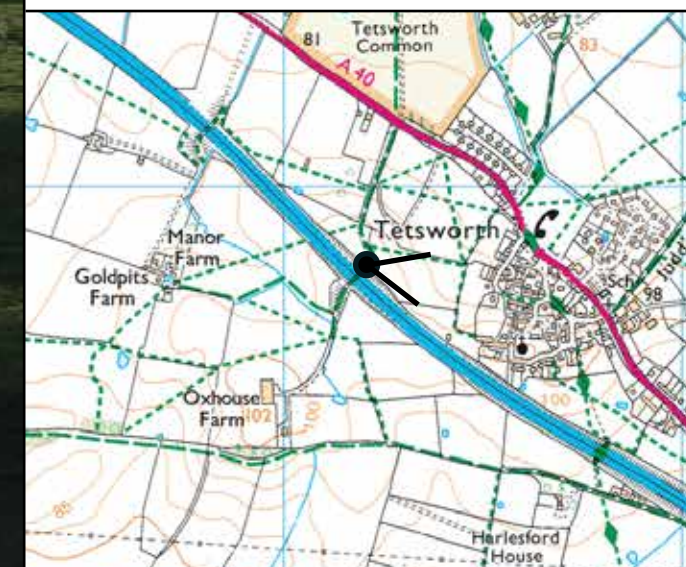
Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 38.91" N
Longitude: 1° 0' 50.202" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 15:27
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 6

Footpath #26



Project
1083
Tetsworth Neighbourhood Plan Key Views

Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 44.82" N
Longitude: 1° 0' 48.438" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 15:13
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 7

Footpath #48



Project
1083
Tetsworth Neighbourhood Plan Key Views

Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 43.536" N
Longitude: 1° 0' 23.496" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 12:22
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 8

A40 Near Tetsworth Primary



Project
1083
Tetsworth Neighbourhood Plan Key Views

Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 36.162" N
Longitude: 1° 0' 22.038" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 12:52
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 9

A40 Outside Village Hall



Project
1083
Tetsworth Neighbourhood Plan Key Views
Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 38.58" N
Longitude: 1° 0' 26.55" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 12:44
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 10

Village Green Benches



Project
1083
Tetworth Neighbourhood Plan Key Views

Client
Tetworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 40.854" N
Longitude: 1° 0' 28.98" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 12:37
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 11

Footpath #25



Project
1083
Tetsworth Neighbourhood Plan Key Views

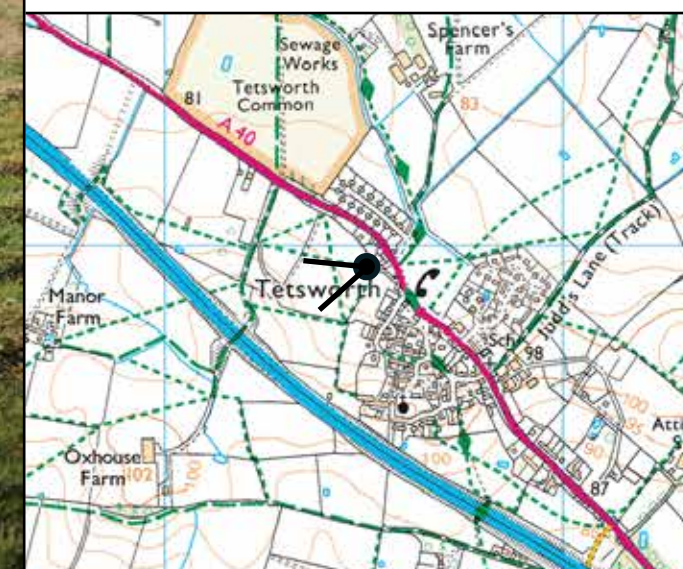
Client
Tetsworth Parish Council

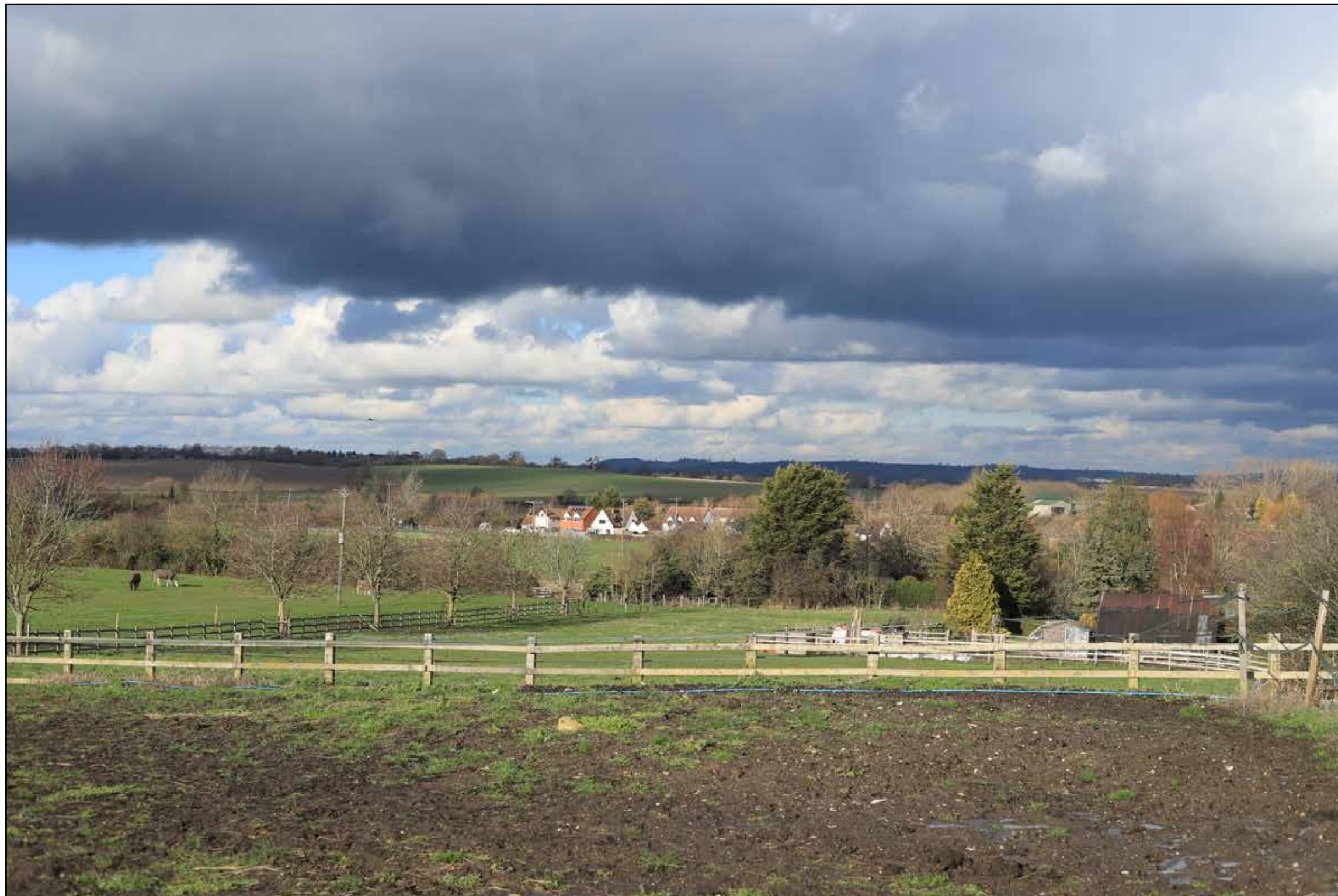
Date
February 2019

Photograph Information

Latitude: 51° 42' 43.332" N
Longitude: 1° 0' 34.734" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 26 January 2018 at 12:20
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 12

Footpath #21



Project
1083
Tetsworth Neighbourhood Plan Key Views

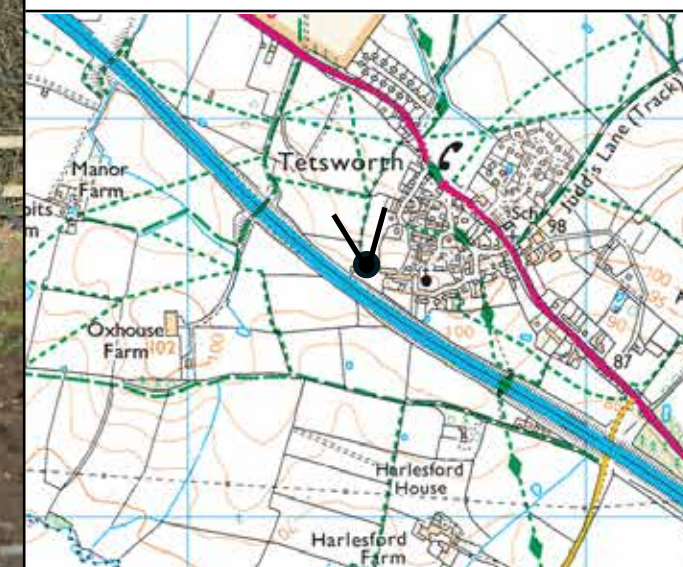
Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 32.352" N
Longitude: 1° 0' 37.836" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 14:01
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 13

Footpath #3 (Oxfordshire Way)



Project
1083
Tetsworth Neighbourhood Plan Key Views

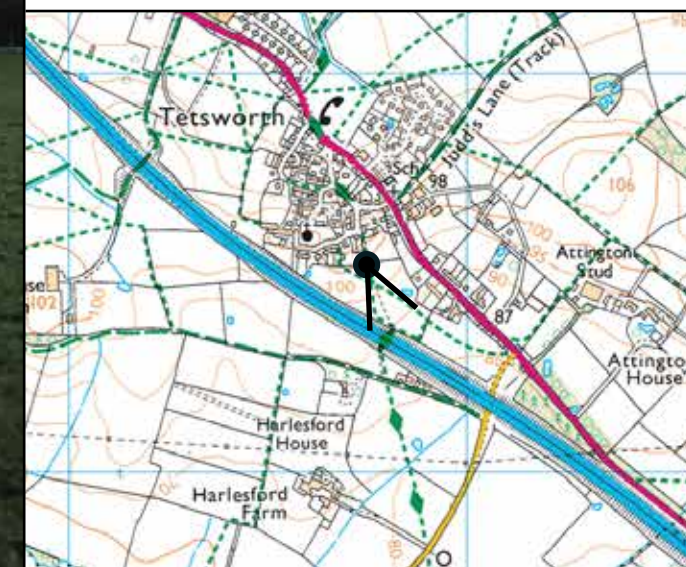
Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 29.382" N
Longitude: 1° 0' 23.01" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 13:49
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 14
Bridleway #43



Project
1083
Tetsworth Neighbourhood Plan Key Views
Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 51.528" N
Longitude: 1° 0' 46.026" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 15:02
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 15

Bridleway #28



Project
1083
Tetsworth Neighbourhood Plan Key Views

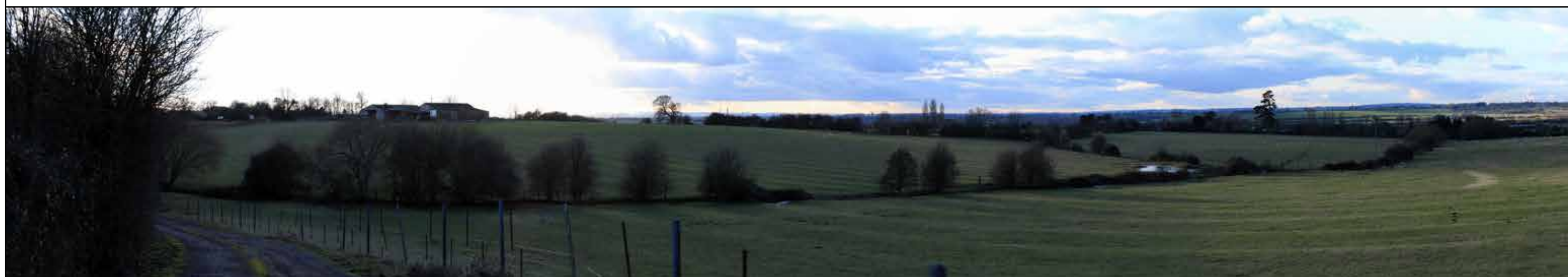
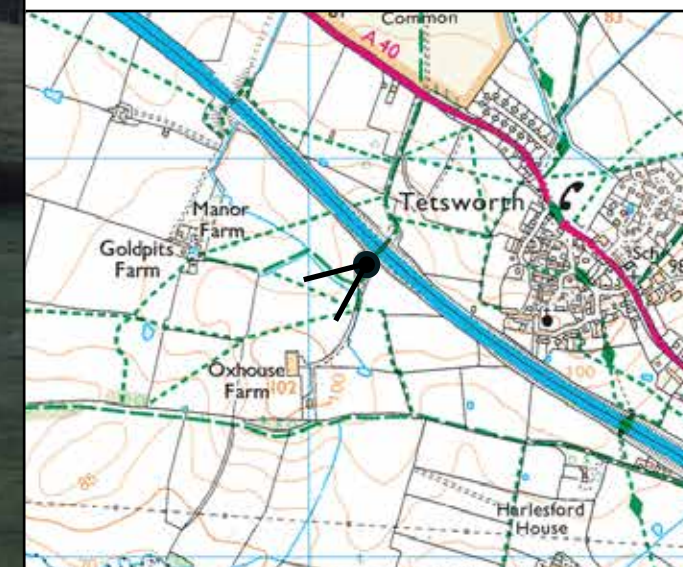
Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 36.516" N
Longitude: 1° 0' 54.384" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 15:34
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View



Appendix 2: Key Characteristics Identified Within Published Landscape Character Assessments

Appendix 2: Review of Key Characteristics within Published Landscape Character Assessments

Assessment	Landscape Character Area (LCA) within Tetsworth	Key Characteristics of LCA	Landscape Type (LT) within Tetsworth	Key Characteristics of LT
National Level				
National Character Areas (NCA)	NCA 108. Upper Thames Clay Vales	<ul style="list-style-type: none"> • A broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays. • There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places. • The area is dominated by watercourses. • There are a number of major transport routes. • There is little woodland cover (around 3 per cent) but hedgerows and mature field and hedgerow trees are a feature, and many watercourses are fringed with willow or poplar. 	n/a	n/a

Assessment	LCA within Tetsworth	Key Characteristics of LCA	LT within Tetsworth	Key Characteristics of LT
County Level				
The Oxfordshire Wildlife and Landscape Study, 2004	n/a		3. Clay Vale	<ul style="list-style-type: none"> • A flat, low-lying landform. • Mixed land uses, dominated by pastureland, with small to medium-sized hedged fields. • Many mature oak, ash and willow hedgerow trees; • Dense, tree-lined streams and ditches dominated by pollarded willows and poplars. • Small to medium-sized nucleated villages.
	n/a	n/a	11. Rolling Clayland	<ul style="list-style-type: none"> • Rolling landform, strongly undulating in places. • Dense corridors of willows bordering many small streams and ditches. • Small to medium-size mixed plantations. • Small to medium-size grass fields and some arable cropping. • Moderately sized settlements and dispersed farmsteads.

Assessment	LCA within Tetworth	Key Characteristics of LCA	LT within Tetworth	Key Characteristics of LT
District Level				
Landscape Character Assessment for the Local Plan 2033, 2017 (LCA and LT areas are same as South Oxfordshire Landscape Assessment, 2003)	LCA 3 The Clay Vale	<ul style="list-style-type: none"> The landscape ranges between c. 50m AOD (Above Ordnance Datum (AOD)) and c. 110m AOD. The area is crossed by a network of small watercourses. Ancient woodland exists in small areas. The land use is predominantly agricultural, comprising mostly of arable land. Arable field margins are widespread in the area. Busy transport corridors cross through this area including the M40 motorway, the A40, A329 and A418 roads. Long distance views to the Chilterns AONB in the east. Aeroplanes are a common feature in the skies above the area. Villages in the area are typically nucleated 	2. Amenity Landscapes	<ul style="list-style-type: none"> Incongruous, artificial landform at the Oxfordshire Golf Course, out of context with surrounding gently undulating landform. Typical golf course landscapes of greens, fairways and roughs, with associated features such as lakes and bunkers and buildings. Moderate intervisibility.
			7. Flat, Semi-Enclosed Farmland	<ul style="list-style-type: none"> Similar to flat, open farmland landscape type but with stronger landscape structure and a semi-enclosed character (e.g. along Cuttle Brook near Thame Park). Rural and semi-enclosed character. Moderate to low intervisibility.
			19. Undulating Open Vale	<ul style="list-style-type: none"> Low-lying, undulating or gently rolling landform. Large-scale farmland, mostly under intensive arable cultivation. Typically large fields, with rectilinear pattern of field boundaries. Weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees.

				<ul style="list-style-type: none"> • Open, denuded and exposed character, with high intervisibility. • Distinctive elevated and expansive character on higher ground, with dominant sky and long views. • Predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
			20. Undulating Semi-Enclosed Vale	<ul style="list-style-type: none"> • Similar to undulating open vale landscape type but with a stronger structure of hedgerows and trees which provide clearer definition of field pattern. • Predominantly intensive arable land use but some pockets of permanent pasture occur, particularly around settlements and in the more strongly undulating areas. • Predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development. • Moderate intervisibility

Assessment	LCA within Tetsworth	Key Characteristics of LCA	LT within Tetsworth	Key Characteristics of LT
Draft Tetsworth Parish Character Assessment, April 2018 For the purposes of this appraisal MBELC have bullet pointed the key characteristics within each area, based on the draft descriptions within the Tetsworth Character Assessment.	Countryside Character Sector 1 - Land North of Tetsworth	<ul style="list-style-type: none"> • Oxfordshire Way • Tetsworth Common • Golf Club • Patchwork of fields defined by mature hedgerows • Attractive views from Lobbersdown Hill where the Church is an attractive landmark • Village surrounded by vegetation • Chilterns form backdrop to views 	n/a	n/a
	Countryside Character Sector 2 - Land East of Tetsworth	<ul style="list-style-type: none"> • Few buildings and mostly agricultural uses with notable exception of Mellon Stud • Network of rural footpaths • Presence of B4012 • Visibility of Thame Park • Attractive views of Church from Horsenden Hill • Judds Lane, rural lane and bridleway 	n/a	n/a
	Countryside Character Sector 3 - Land South-East of Tetsworth between M40 and A40	<ul style="list-style-type: none"> • Bounded by busy roads of A40 and M40 • Mostly open pasture but with line of woodland alongside motorway • Stoke Talmage Road, quiet local road with views of Chilterns 	n/a	n/a

		<ul style="list-style-type: none"> • Abrupt change from residential to countryside behind Chiltern View and Oak Farm Close 		
	Countryside Character Sector 4 - Land to the South of the M40	<ul style="list-style-type: none"> • Large area including all land south of M40. • Very rural in character • Bounded by M40 along northern side which runs both above and below ground on embankment and in cutting • Eastern parts are flatter and area is bounded on its southern edge by Haseley Brook • Access tracks to Manor and Oxhouse Farms from the A40 crossing the motorway on bridges 	n/a	n/a
	Countryside Character Sector 5 - Land North-West of Tetsworth between M40 and A40	<ul style="list-style-type: none"> • Narrow area bounded by busy roads of A40 and M40 • Mostly pasture • Car boot sales in summer months • Land rises from edge of Tetsworth • Well used network of footpaths • Views to attractive village edge with church landmark 	n/a	n/a

Appendix 3: Valued Characteristics Summary Table

Appendix 3: Valued Characteristics Summary Table

Note: A black dot means that the characteristic is present and easily appreciated in the view.

Key View	Valued Characteristic (Summarised)									
	Attractive areas of countryside providing a highly rural setting to the village.	Extensive PRoW network converging on the village.	Locally elevated views and village location on a small hill surrounded by countryside.	Compact, nucleated settlement pattern.	Long distance views towards the Chilterns AONB and North Wessex Downs AONB.	Historic village character with attractive characterful buildings.	Narrow streets winding up slope towards St Giles Church.	Landmark of St Giles Church.	Surrounding trees softening village edge.	Village Green physically and visually connected to wider countryside.
1	•	•	•	•	•			•	•	
2	•	•	•	•				•	•	
3	•							•	•	
4	•	•	•					•	•	
5	•	•	•	•	•	•		•	•	
6	•	•	•	•	•	•		•	•	
7	•	•				•		•	•	•
8						•	•			
9						•			•	•
10	•	•							•	•
11	•	•							•	
12	•	•	•						•	
13	•	•	•		•				•	
14	•	•								
15	•	•			•					



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