



# Ewelme

## Neighbourhood Plan



Protection of Views

September 2020

*Produced by Ewelme Parish Council for Pre-Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42.*

## Purpose

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This report summarises the views into and out of Ewelme with accompanying illustrations, photos and text to show how these local views, which are all publicly accessible, make Ewelme special. This assessment will be shared with residents for their feedback before being finalised as a key part of the evidence supporting Ewelme's Neighbourhood Development Plan. The information in this report is intended to provide the evidence to inform future planning decisions.

## Introduction

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The Parish of Ewelme is comprised of rolling downland falling away to undulating lowland, and as such affords spectacular views from many vantage points. The village itself occupies the valley of the Ewelme Brook and is generally 'tucked away' from view. Most of the farm and other buildings outside the village merge so well with their surroundings that the overall impression from most points in the Parish is one of an almost deserted landscape. This plethora of unspoiled views is one of the main features of the Parish that the Neighbourhood Plan seeks to protect.

Except where views are entirely localised, development proposals should be accompanied by a Landscape and Visual Impact Assessment and demonstrate low or negligible impact on landscape views.

Certain specific views in the Parish are of special significance to the local community. These include:

- Views looking into the village from outside
- Views of iconic landmarks from points either in the village or from footpaths within the Parish

The viewpoints of all the views designated in this assessment are accessible to the public.

## Method

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This report was prepared by the Neighbourhood Plan Steering Group and shared with the community online via the website and a display in the Village Store. Whilst not so extensive in scope, this report relies on the advice provided in Natural England's *An Approach to Landscape Character Assessment*.

All the views are shown from specific viewpoints which are defined by their Latitude and Longitude Co-ordinates and also Ordnance survey grid reference. The viewpoint is then shown on a map and the important view is delineated by a field of view, extending as far as the Neighbourhood Plan/Parish boundary.

Photographs of the views are also shown. Unless otherwise indicated, the horizontal limits of the protected view are represented by the borders of the photograph.

## Summary of Important Views

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# Views into the Village of Ewelme



## Views into the Village of Ewelme IV1

View	IV1
Description	Iconic view of Ewelme when entering village from the south on Rabbits Hill
Viewpoint	Corner of Rabbits Hill by start of Footpath
Coordinates of Viewpoint	Latitude Longitude
	51.614141 - 1.0685614
	OS Grid reference
	SU 64590 91001
Comment	On approaching the village from the south, the observer is confronted by this iconic view of the fifteenth century Church, School and Alms-houses. This is the only clear view to be gained from outside the village due to its location in a small valley and the surrounding trees.

This view is of Ewelme's best-known buildings: the Grade 1 listed medieval Alms-houses, school and church. Dating from around the 11<sup>th</sup> or 12<sup>th</sup> century and originally dedicated in the 1340-60s to All Saints, the church was dedicated to St Mary the Virgin before 1478.

The complex of Alms-houses and school were built by William and Alice de la Pole in stages between 1437 and the mid-1450s. This encompassed a newly built cloister for 13 almsmen, an adjacent grammar school and schoolmaster's house, and a newly built Alms-house chapel in the adjoining parish church.

A major renovation in 1970 reduced the accommodation to eight modern flats, and in 1977 five new units called Suffolk House were built along the Street. The present-day church is largely the result of rebuilding by the Chaucer's and (particularly) the de la Poles between the 1420s and 1470s.



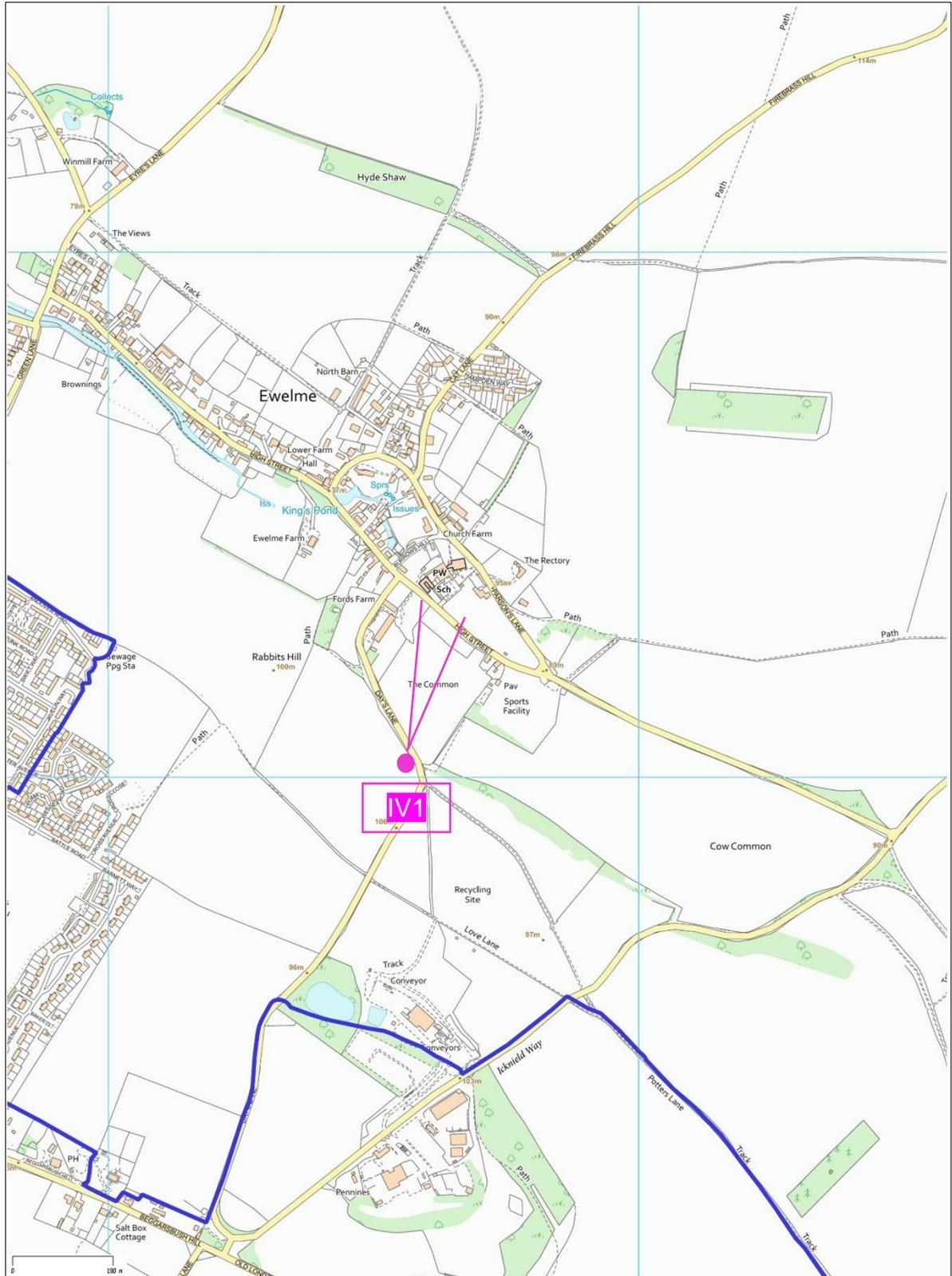
*Important View 1 (IV1) – Ewelme Village from the roadside at the top of Rabbits Hill*

In front of the school is the recently expanded school playing field, the land in the foreground part of the estate of Fords Farm. As in keeping with the remainder of this scarp foot village, views are virtually hidden from wider vantage points by the steep Chiltern Hills and the valley in which Ewelme sits.

# Views into the Village of Ewelme IV1



Ewelme CP



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## Views into the Village of Ewelme IV2

<i>View</i>	<i>IV2</i>	
<i>Description</i>	<i>Ewelme Church and Old Rectory glimpsed from Green Lane, looking ESE.</i>	
<i>Viewpoint</i>	<i>From bottom of Green Lane looking ESE</i>	
<i>Coordinates of Viewpoint</i>	<i>Latitude</i>	<i>Longitude</i>
	<i>51.620679</i>	<i>-1.0801278</i>
	<i>OS Grid reference</i>	
	<i>SU 63780 91718</i>	
<i>Comment</i>	<i>On approaching the village from the west, the observer can see glimpses of the fifteenth century Church and the Old Rectory.</i>	

The 12<sup>th</sup>-century church may have comprised a towerless nave with a shorter and narrower chancel than currently exists. The existing tower (partly rebuilt in 1792-5) was apparently added in the later part of the 14<sup>th</sup>- century.

The imposing listed Rectory House (seen of the right of the church tower) can be traced back to the 1440s but by the early 16<sup>th</sup> century it was 'ruinous'. The existing brick-built house reflects rebuilding during the later 18<sup>th</sup> century.

In 1926 the house was sold to fund the building of a successor north of Parsons Lane, itself now subject to further development. As in keeping with the remainder of this scarp foot village, views are virtually hidden from wider vantage points by the steep Chiltern Hills and the valley in which Ewelme sits.

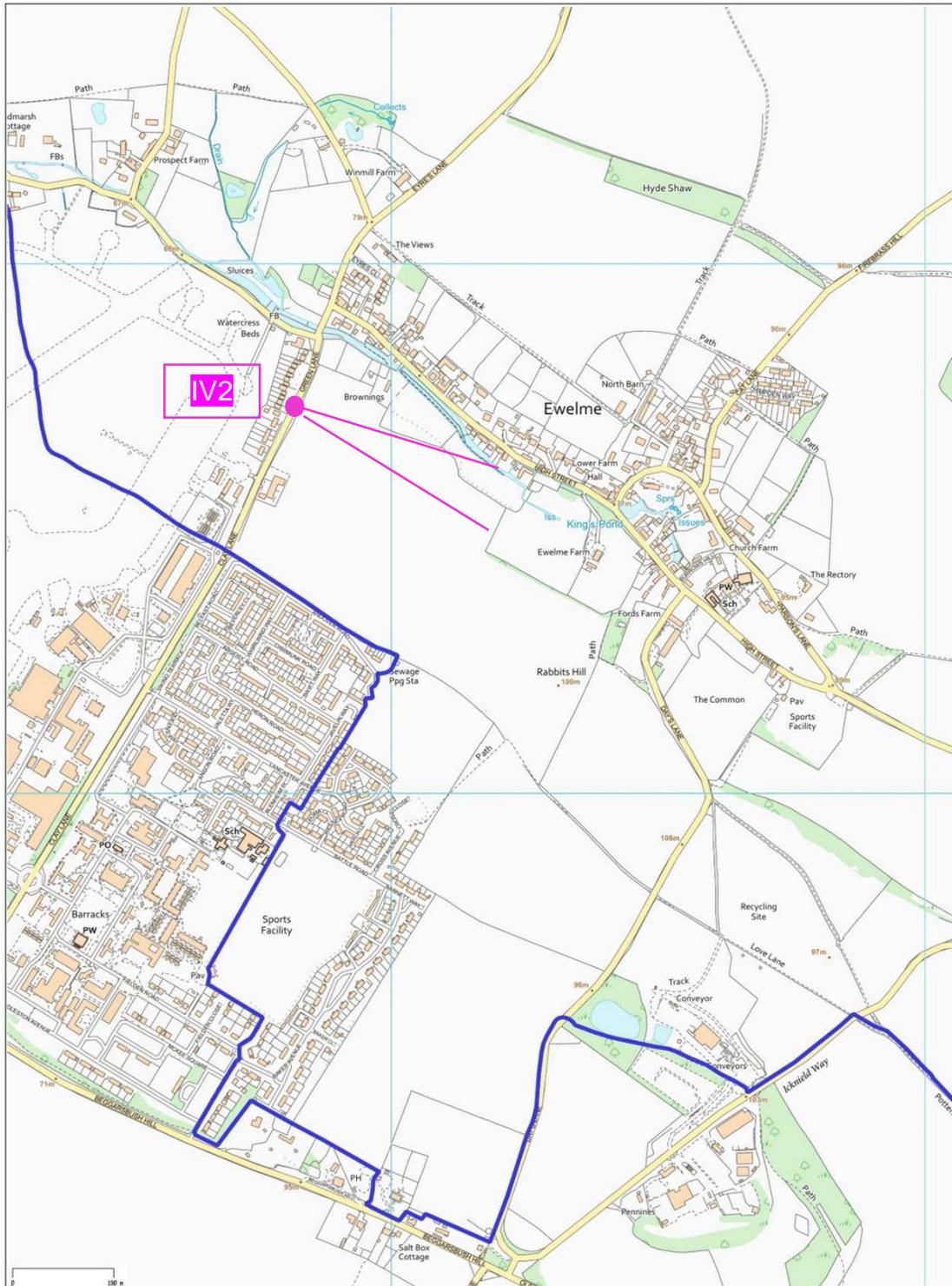


*Important View 2 (IV2) – Ewelme Church and Old Rectory glimpsed from Green Lane, looking ESE.*

# Views into the Village of Ewelme IV2



Ewelme CP



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### Views into the Village of Ewelme IV3

View	IV3
Description	View of Ewelme in the valley of Ewelme Brook from Footpath 22
Viewpoint	Footpath 22 on the hill behind Ewelme looking towards Ewelme
Coordinates of Viewpoint	Latitude Longitude
	51.614448 -1.0732634
	OS Grid reference
	SU 64264 91031
Comment	From the footpath, the village of Ewelme is largely obscured from view as it nestles in the valley of the Ewelme Brook

An example of the hidden nature of the village. Located at the base of the Chilterns, the valleys and its vegetation combine to reveal just a slender view of the village within. The footpath at the top of this field provide tantalising glimpses of the historic and modern housing in the village below.

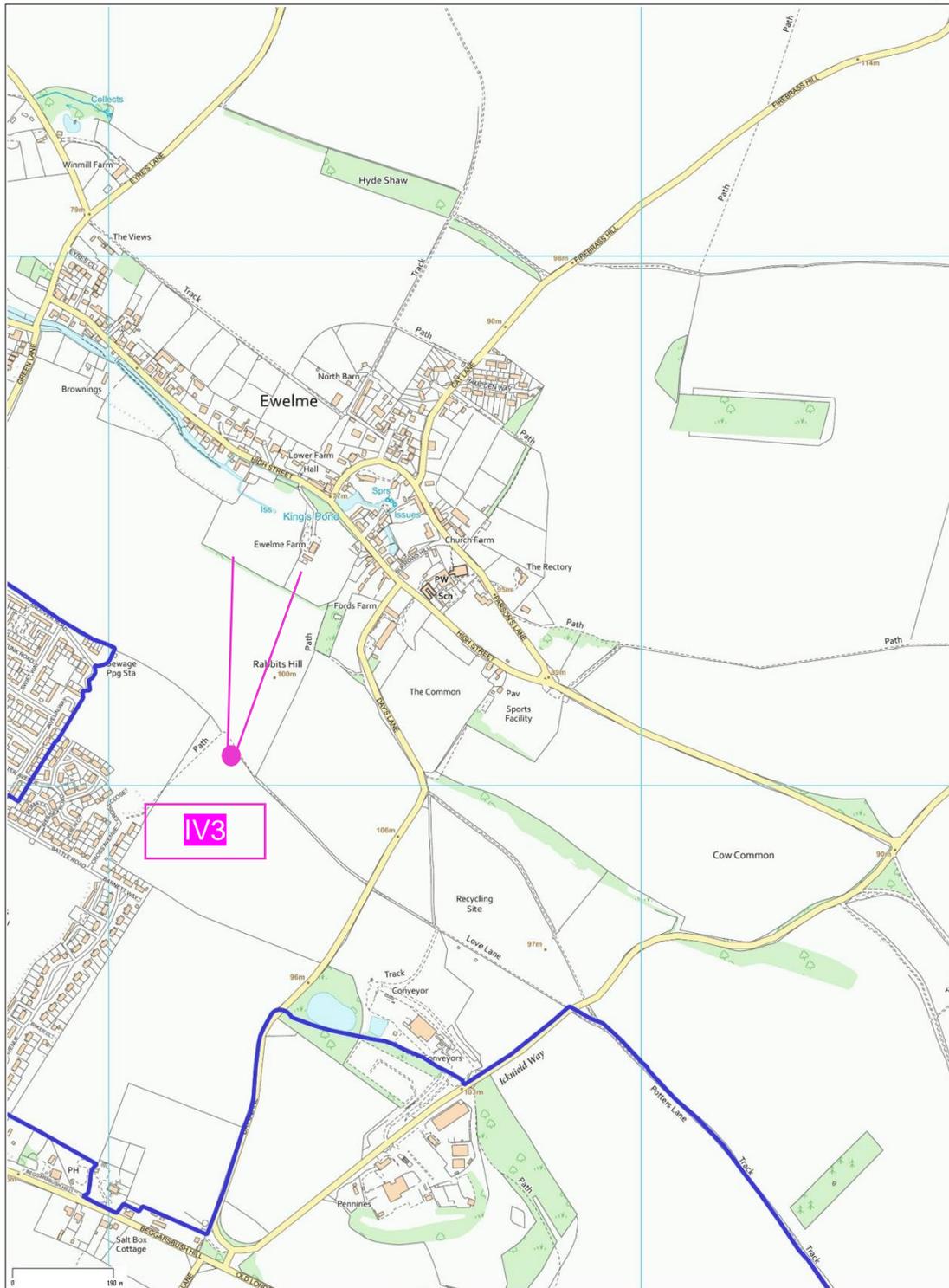


*Important View 3 (IV3) – Ewelme Village in the valley of the Ewelme Brook*

# Views into the Village of Ewelme IV3



Ewelme CP



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## Views into the Village of Ewelme IV4

### Subtext

View	IV4	
Description	Looking towards the Wessex Downs with the Views, Winmill Farm and part of the airfield	
Viewpoint	Looking SW from Restricted Byway 12	
Coordinates of Viewpoint	Latitude	Longitude
	51.626226	-1.0669827
OS Grid reference	SU 64682 92346	
	SU 64682 92346	
Comment	The Wessex Downs are clearly visible from the NE of the village and not interrupted by housing and the airfield which are carefully screened	

Approaching from the North East the scarp foot village is virtually hidden from view, the Views (private house) is clearly visible left of centre, Windmill Farm to the right. The remainder of the village cannot be seen, and neither can the vast complex of RAF Benson, including the runways even though it is on a few hundred meters away.

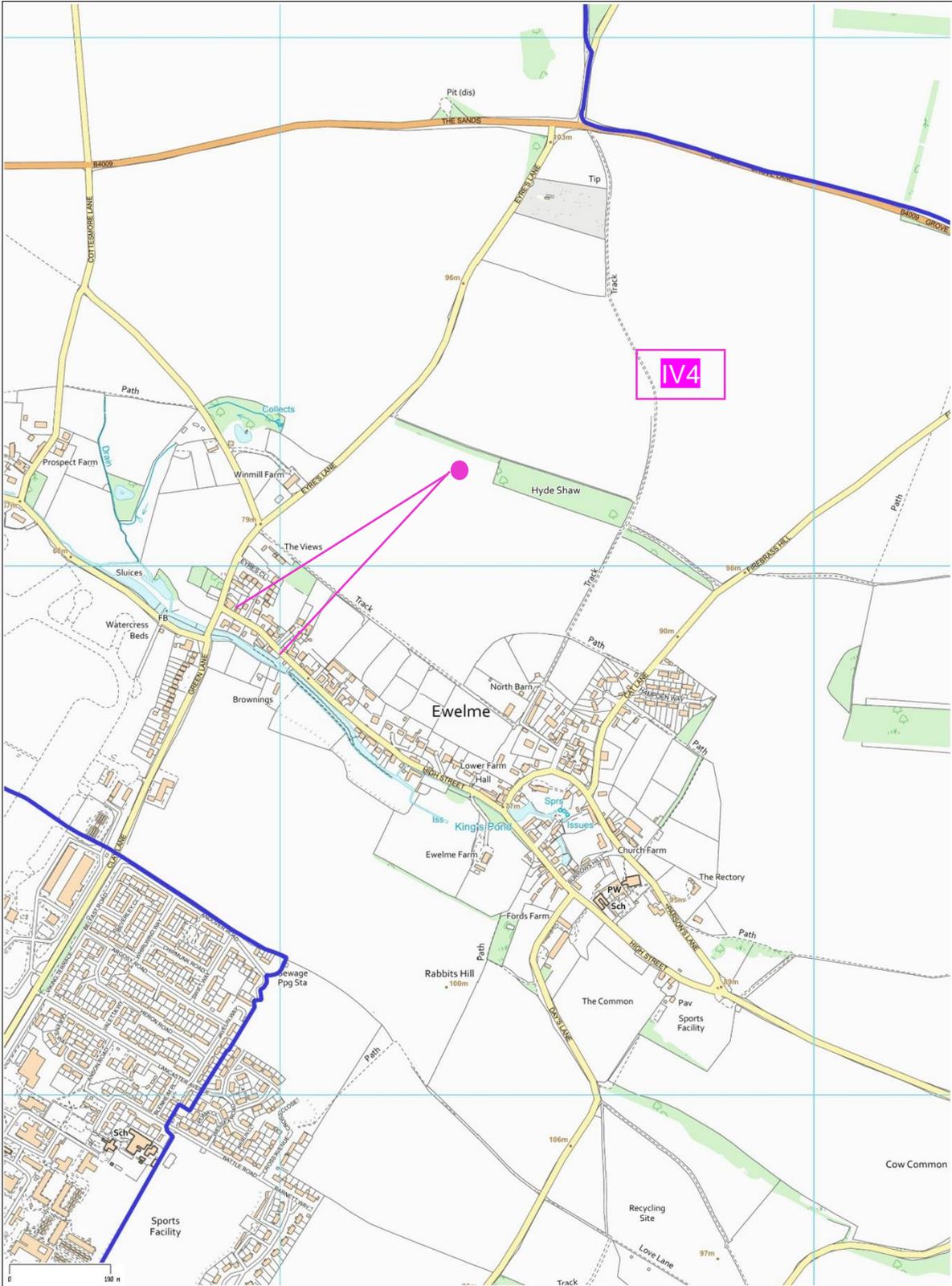


*Important View 4 (IV4)– Looking SW from Restricted Byway 12. Visible are “The Views”, Winmill Farm and part of the airfield. The Wessex Downs are also in the distance.*

Views into the Village of Ewelme IV4



Ewelme CP



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*Aerial view of the village and the Eastern part of the Parish, looking SE. Cottesmore in the foreground, part of the RAF airfield to the right. The red line indicates the Parish boundary. Photograph taken in September 2018, reproduced courtesy of RAF Benson.*