

CUDDESDON AND DENTON NEIGHBOURHOOD PLAN

APPENDIX C

ASSESSMENT OF VIEWS

1 Summary

- 1.1 In this appendix, we present an assessment of the views from and of Cuddesdon using a methodology developed by another Neighbourhood Plan Group.
- 1.2 This approach results in a simpler set of views with a more detailed description.

2 Assessment

- 2.1 The two consultations confirmed just how much the residents of Cuddesdon and Denton value the views in all directions from and within the parish.
- 2.2 The Landscape Character Assessment (Appendix B) included an assessment of the views. We subsequently became aware of the methodology originally developed by Bredon Parish Council and Neighbourhood Plan Group, (described in *Assessment Of Key Views In Bredon Parish* and which can be downloaded from <http://www.bredonpc.org.uk/public-documents/neighbourhood-plan/>). This approach, somewhat modified here, enables us to simplify the number of views while going into more detail.
- 2.3 Table 1 presents an assessment of the views from and of Cuddesdon. It should be read with the map in Figure 1.
- 2.4 Views have been graded as either 'exceptional' or 'special'.
- 2.5 Exceptional views might include highly valued, panoramic views or long distance views across intact countryside; they might capture the quintessential character of an area; they might contribute to the enjoyment of important heritage or cultural locations; or they might be unique in their own way.
- 2.6 Special views might include panoramic or long distance views, dramatic scenery and skyline features; they might help to reveal landscape character types; or they might be comparable to other special views.
- 2.7 The original methodology also include a category called 'Representative'. These views might include narrow or glimpsed views; they might be marred by the presence of negative features which detract from the quality of the experience; or they might be typical views which are replicated elsewhere. None of the views described fall into this category.

Figure 1 – Map of Views

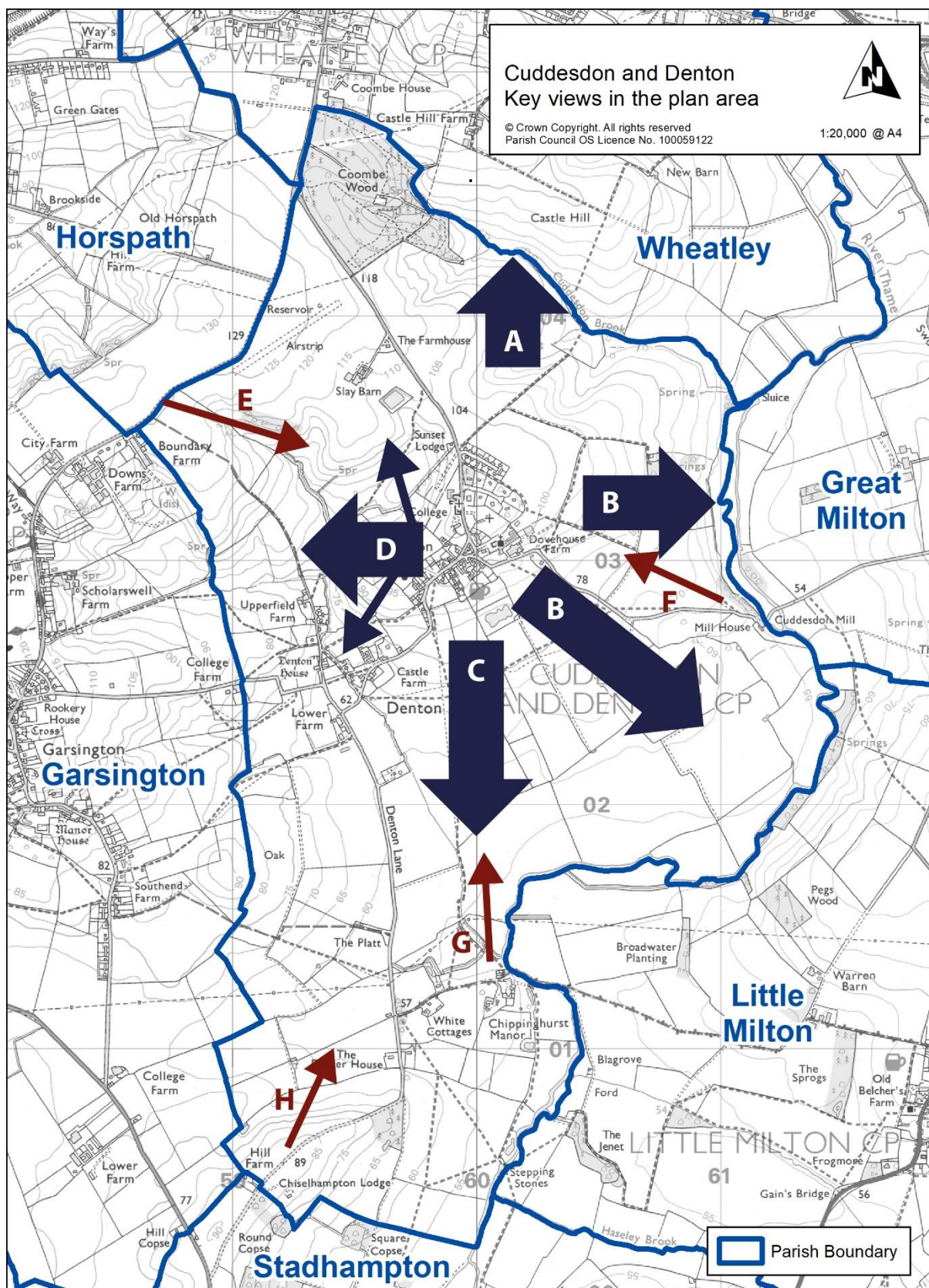


TABLE 1 – Assessment of views of and from Cuddesdon and Denton

View	Direction	Seen from	Approx height	No /type of viewers	Description	Psychological experience	Importance of view
Views from Cuddesdon							
A	North from Cuddesdon	1. Parkside 2. Footpaths from Parkside to Dove House Farm	100m	Significant: Regular dog walkers and other walkers; Parkside residents	Looks across the valley formed by Cuddesdon Brook swooping down and up to Castle Hill Farm, Wheatley. Then north up the Thame Valley as it widens and touches the eastern edge of Otmoor towards Brill Hill, some 8 miles in the distance.	A picturesque English country view with a sense of space and deep country as it opens out onto the expansive plains to the north	Special
B	East and South East from Cuddesdon	1. Through gaps in the hedge on Wheatley Road 2. Houses at the end of Parkside and Bishops Wood 3. Footpaths from Parkside round to Dove House farm 4. Church road by Dove House 5. Wellbourne, Dove House and Cuddesdon Manor 6. Footpaths below Dove House Farm	100m	Many: Vehicles coming into the village; regular dog walkers and other walkers; adjacent residents	Sweeping open farmland down to the River Thame and up to Great Milton with the Chilterns AONB some 10 miles behind. A view of Great Haseley wind mill when the sun is on it. Enhanced by the song of skylarks and the whistling of red kites in season.	Uplifting sense of sweeping hills, space and big skies, rural Oxfordshire at its best.	Exceptional

View	Direction	Seen from	Approx height	No /type of viewers	Description	Psychological experience	Importance of view
C	South from Cuddesdon	1. Recreation ground 2. Houses adjacent to Recreation ground; 3. Footpaths from Church Road to Denton; 4. Hill House; Manor Farm House and Castle Farm house in Denton	100m	Many: users of recreation ground, village hall and Bat and Ball car park; dog walkers and others; adjacent residents	A wide expanse of open farmland gently sloping down to the more distant river and Chippinghurst, with woods, Wittenham Clumps and the North Wessex Downs AONB, some 10 miles in the distance	A sense of endless uninhabited open countryside with an impressive vista of wide open skies, reminding viewers of the seaside.	Exceptional
D	North West West and South West from Cuddesdon	1. College buildings 2. College Field 3. Houses at top of Denton Hill on western edge of Cuddesdon	100m	Few: Regular dog walkers; college staff and students; adjacent residents	A more intimate view over the narrower valley between Cuddesdon and Garsington formed by Denton Brook with a patchwork of woods and fields. Looking down on Denton with Denton House and the lantern of its stables appearing through the trees. Wittenham clumps can be seen to the south west about 6 miles away.	The pleasure of at being on top of a historical landscape looking out over traditional field boundaries; the listed buildings of Denton House and the distant iron age fort of Wittenham Clumps.	Special

View	Direction	Seen from	Approx height	No /type of viewers	Description	Psychological experience	Importance of view
Views of Cuddesdon							
E	View of Cuddesdon from footpath south of Wheatley Road, Garsington	1. Garsington- Wheatley Road 2. Bridle path from Garsington- Wheatley Road down to Denton	120m	Many: Vehicles using road; walkers on bridle path	Looks across the intimate valley formed by Denton Brook with Ripon College Cuddesdon standing proud on the first ridge. This view point is higher than the college so that a wide section of the Chilterns AONB can be seen in the distance.	A real WOW – a stunning view of the listed college buildings with the Chilterns behind – giving a sense of rolling open countryside going on into the far distance.	Exceptional
F	View towards Cuddesdon from Cuddesdon Mill	1. Road coming up from the Mill 2. Footpaths down by Mill along the river and coming up to the village	50m	Many: Vehicles using road; walkers	The view is dominated by the Grade 1 listed Cuddesdon Church and its tower looking out over open fields.	A landscape watercolour view of open countryside with a rural parish church.	Exceptional
G	View towards Cuddesdon from River Thame at Chippinghurst	1. From Chippinghurst Manor and adjacent houses 2. From footpaths	50m	Few: residents and walkers	Looking north over a wide expanse of open fields towards Cuddesdon village and church tower grouped together on the far horizon.	A sense of space and big skies;	Exceptional

View	Direction	Seen from	Approx height	No /type of viewers	Description	Psychological experience	Importance of view
H	Chiselhampton Hill	1. From Chiselhampton Lodge 2. From road looking north to Cuddesdon	90m	Many: Vehicles and residents.	View of Cuddesdon from a high point across Chippinghurst to Cuddesdon village and church on the ridge with the Chilterns off to the east.	Another WOW – a stunning view of the village across open countryside with the exhilaration of sweeping open fields and big skies.	Exceptional