

# Tetsworth Neighbourhood Development Plan 2035



Referendum Version  
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# 1. Introduction

## What is a Neighbourhood Development Plan?

1.1 The Neighbourhood Planning system was introduced by the Localism Act 2011. Since its introduction, local communities have been able to develop Neighbourhood Development Plans (NDP) as part of a tiered approach to planning which aims to give local communities more say about land-use and development in their area. The creation of a NDP is an opportunity for communities to develop a shared vision for the neighbourhood and shape the development and growth of their local area.

1.2 A NDP is a formal and positive plan for development which allows communities to shape the local area in a way which suits their local needs. It can cover a single issue or a range of issues depending on what is important to the community. Neighbourhood Planning allows communities to work through their Parish Council to help identify, for example, the nature, extent and location of future housing development, set out opportunities for improvements to community infrastructure, facilities and services, and identify important features, both built and natural, that should be protected.

1.3 Tetsworth Parish Council launched the Tetsworth NDP project in April 2016 authorising an NDP Steering Group of volunteer residents to undertake the task of its preparation. The resulting document sets out local planning policies which support the declared vision and objectives for the future of the village and its surrounding countryside. Collectively, these policies will shape and direct development within the Tetsworth Neighbourhood Area for the next 15 years.

1.4 The development of Tetsworth's NDP is supported by a sound evidence base and wide-ranging consultation with Tetsworth residents and others with a local interest. Details of the consultation are recorded in a separate Consultation Document.

## How a Neighbourhood Development Plan fits into the Planning System

1.5 NDPs come into force once they are approved at referendum. They become part of the district's development plan and are used to help determine development proposals in the Neighbourhood Area. Before a NDP can be put to a referendum and be 'made', it must meet each of a set of basic conditions. The Tetsworth NDP must therefore satisfy the following conditions:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State.
- Contribute to the achievement of sustainable development.
- Be in general conformity with the strategic policies contained in the development plan for the area of the authority.
- Not breach, and otherwise be compatible with, EU obligations.

## The Tetsworth Neighbourhood Area and Period of Validity

1.6 Following discussions with adjoining parishes, the Tetsworth Neighbourhood Area was defined as the land enclosed within the Tetsworth Parish boundary. South Oxfordshire District Council (SODC) confirmed this area designation on 1 June 2017 as shown on the map at Figure 1. The

Tetsworth NDP will run for a 15 year period to 2035. This maintains full alignment with the 2011 start point and evidence base period supporting South Oxfordshire’s Local Plan 2035.

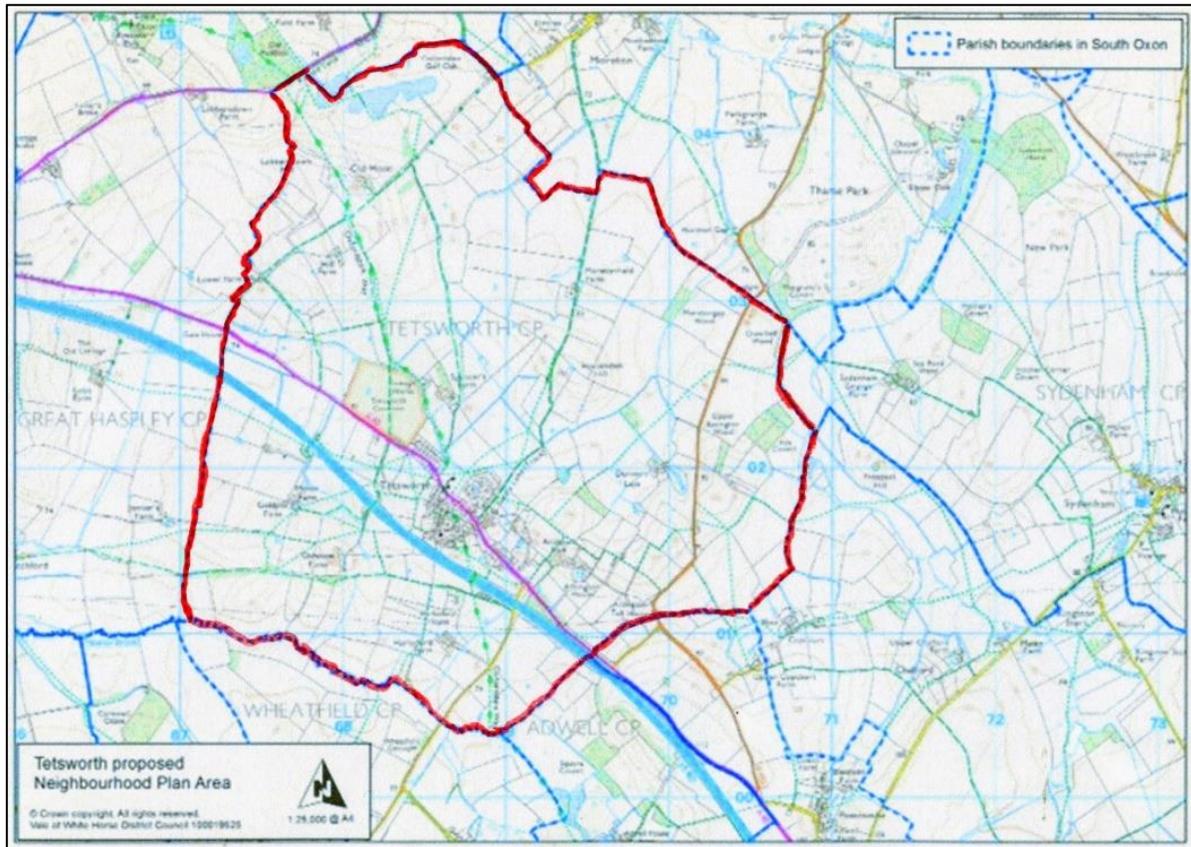


Fig 1. Tetsworth Neighbourhood Area as Defined by the Tetsworth Parish Boundary

## The SODC Policy Context

- 1.7 Tetsworth’s NDP has been prepared within the transitional period between the operation of the South Oxfordshire Core Strategy and the South Oxfordshire Local Plan 2035.
- 1.8 The Local Plan was adopted in December 2020 and the Tetsworth NDP was examined against its policies.

## The Tetsworth NDP Structure

- 1.9 Tetsworth NDP is divided into the following sections:
  - Section 1. Introduction
  - Section 2. The Tetsworth Context
  - Section 3. Vision and Objectives
  - Section 4. The Evidence Base
  - Section 5. Tetsworth Planning Policies and Action

## The Evidence Base

- 1.10 The Tetsworth NDP draws on 2011 Census data to establish its baseline information for the plan period. The objectives and policies in the Tetsworth NDP have been informed by a number of focused studies and reports which define the character and status of Tetsworth Parish, and record

the opinions and wishes of local residents. Reports of these studies are available as the following stand-alone documents and are summarised in Section 4 of the NDP:

- Tetsworth Parish Character Assessment
- 15 Key Views Report
- Tetsworth Housing Analysis
- Tetsworth Sustainability Overview
- Tetsworth Neighbourhood Plan Questionnaire Response Analysis

## 2 The Tetsworth Context

### The Parish

2.1 This section of the Tetsworth NDP provides a brief description of the location, history and more recent status of Tetsworth. It also sets out baseline data for Tetsworth recorded by the Office for National Statistics in the 2011 Census – the starting point for the Tetsworth NDP.

### Tetsworth's Location

2.2 Tetsworth is located within South Oxfordshire and largely comprises a single, nucleated village community near the centre of the area, surrounded by open countryside. As shown in Figure 2, Tetsworth lies approximately 15 miles east of the centre of Oxford and 4 miles south of the market town of Thame. Aylesbury and High Wycombe are situated about 15 miles north-east and south-east of the village respectively. Access to these towns is judged to be important by the overwhelming majority of residents for reasons of employment and provision of services and facilities.



Fig 2. Location of Tetsworth and Surrounding Major Towns

### Parish Rural Setting

2.3 Tetsworth Parish has a predominantly rural agricultural setting. The village settlement lies near the centre of the approximately circular Parish which has an area of just over 4 square miles. The Parish boundary adjoins surrounding parishes in open countryside and the village enjoys significant green gaps between it and other settlements or other significant developments. Although often described as nestling below surrounding higher viewpoints, much of the older area of the village is built on a hill with the church steeple being a visible landmark from most directions. The Parish lies between the Oxford Green Belt to the west and the Chilterns Area of Outstanding Beauty

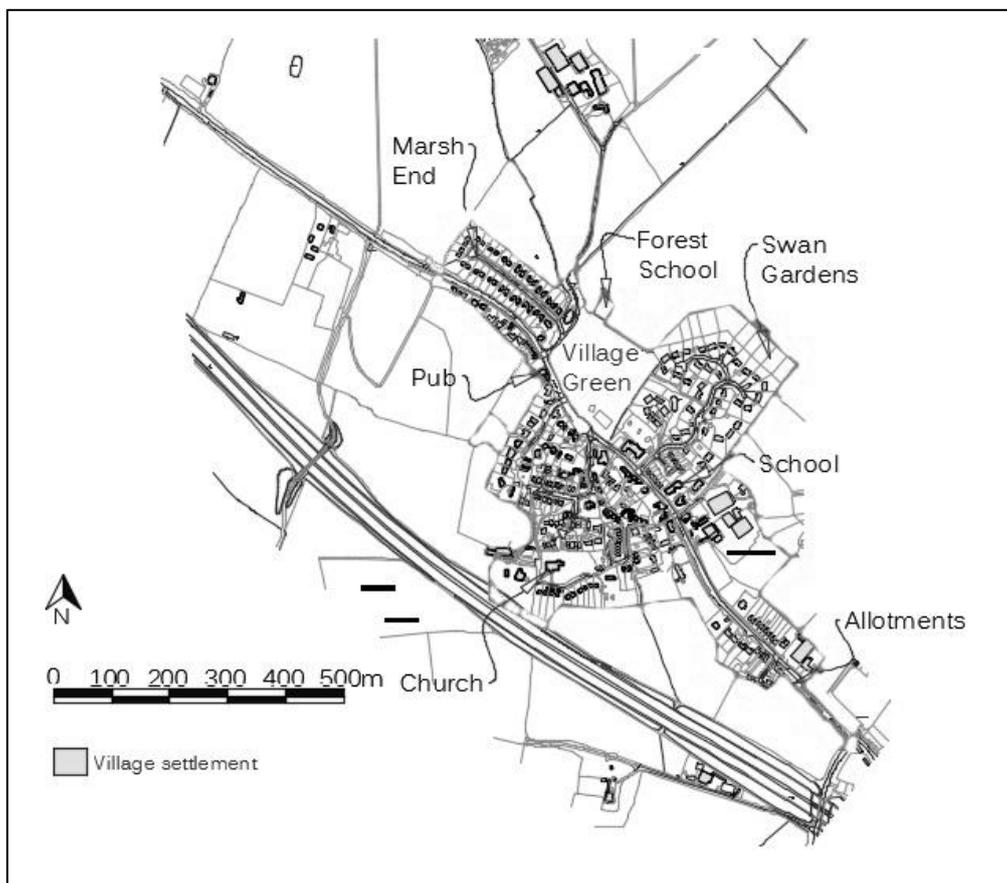
to the east. Although without formal landscape protection, the countryside within the Parish has previously been described by planning inspectors as having landscape value in its own right.

## Tetsworth's History

2.4 Tetsworth probably has Anglo Saxon origins. Its name is believed to be made up of a person's name, 'Taetel', and the common Anglo Saxon place name ending 'worth' meaning an enclosure. It certainly existed as a settled community at the time of the Domesday Book, although it was not mentioned in it. Tetsworth's position at the crossroads of the main London-Oxford route and a north-south roadway from Thame to Wallingford was recognised in the earliest known printing of a map of England in 1382. Until the late 16<sup>th</sup> century, the land comprising Tetsworth was controlled by either the church or crown in turn.

2.5 The village's growth and prosperity has historically been heavily dependent on agricultural employment, although it achieved some prominence as an important staging point during the golden age of coach travel. There was a great deal of poverty in the early 19<sup>th</sup> century, but comparative wealth and population growth to more than 500 by 1851. In part due to the spread of railways elsewhere and fewer agricultural or other local employment opportunities, the 1931 census recorded fewer than 300 Tetsworth residents and only about 100 households.

Although subject to post-war expansion, the village of Tetsworth has continued to be the sole settlement within the Parish and its tightly nucleated footprint and village road pattern are still easily recognisable from a century ago.



*Fig 3. Tetsworth Village Settlement Footprint*

## Tetsworth's Enduring Heritage

2.6 Although the Parish does not have a Conservation Area, Tetsworth has 15 Listed Buildings with the most prominent being The Swan, once a noted coaching inn, listed at Grade II\* and St Giles church with its landmark steeple. Most of the protected structures lie within the Tetsworth village footprint. Three of the listed buildings were built as a result of the benevolence and foresight of the Reverend John W Peers who was the vicar of Tetsworth from 1841 to 1876. During his tenure, he oversaw the building of the current St Giles church and the Old Vicarage, the establishment of a village school and laying of the network of attractive cobble village footpaths. His legacy has contributed significantly to the character of Tetsworth and is still with us today. As well as its listed assets, Tetsworth's street-scene also continues to benefit greatly from the presence of a number of Victorian or earlier dwellings of significant architectural merit located throughout the village core. The history of the village is documented in more detail in the Tetsworth Parish Character Assessment.

## Tetsworth in 2011

2.7 By the time of the 2011 census, Tetsworth had grown to a population of 693 residents, nearly a quarter of whom were under 20 years old, with another quarter older than 60. Compared with the rest of South Oxfordshire, this age profile revealed a lower proportion of younger residents, but the older quartile was broadly in line with the wider community. The Parish supported 278 households, the overwhelming majority of which lived in the village settlement as owner-occupiers with just 20 or so dwellings situated elsewhere in the surrounding countryside. A further 16 dwellings, most of which were single bedroom flatlets in a sheltered accommodation block which has subsequently been redeveloped, were unoccupied at the time of the census. The size of the village and limited access to services, facilities and public transport place it firmly in the Smaller Village category in SODC's hierarchy of settlements. A significant infrastructure feature of the Parish is the M40 motorway which has traversed the area and passed along the southern edge of the village since 1974. An overhead electricity transmission line and two buried trunk gas pipelines are also routed across open countryside in the Parish. More detailed coverage of such themes as population, home ownership and what makes Tetsworth special is contained in the Tetsworth Parish Character Assessment and Tetsworth Housing Analysis.

2.8 Post-war expansion of Tetsworth's housing stock had been achieved through a small number of significant housing projects each generating between 25 and 50 new homes, together with a trickle of individual houses and smaller developments taking advantage of available infill sites within the village. The most recently completed major development before 2011 was the building of the Swan Gardens estate in the mid-1990s. Despite this expansion, Tetsworth maintained its tightly nucleated footprint which was sufficiently compact to encourage walking and cycling as the dominant modes of getting around the village.

## Transport Infrastructure

2.9 Tetsworth enjoys ready access to the national road network with the A40 running through the village and access to the adjacent M40 motorway available at Junctions 6 and 7 approximately 3 miles east and west of the village. Thame, the nearest Market Town, can be reached by car in under 10 minutes and journey times to Oxford, Aylesbury and High Wycombe are less than half-an-hour. Public transport provision has now reduced to a single bus service running just four times a day on weekdays between Oxford and High Wycombe; journey times to either terminus is approximately 40

minutes and there is no evening or, until recently, a weekend service. A Saturday service was introduced in September 2020.

2.10 Tetsworth is remote from the national rail network and the closest connection is at Haddenham and Thame Parkway on The Chiltern Line. This station is 7 miles north of Tetsworth, beyond Thame.

## Living in the Parish

2.11 Tetsworth is not well endowed with facilities and services with residents relying, almost exclusively, on travelling to Thame or further afield for health, secondary education, and virtually all business and retail needs. It is notable that Thame's own infrastructure and services are already under increasing pressure due to the town's own rapid new housing and population growth.

2.12 Two thirds of residents in paid employment commute out of the village on a daily basis while half of the remainder operate businesses from their home addresses. Almost all who commute, do so by car and approximately three-quarters of those who work outside the village travel at least 10 miles, with a significant proportion commuting at least 30 miles. The close access to the M40 is a clear benefit for many commuters, but the down-side of its proximity is the never-ending motorway noise affecting all Tetsworth residents. Unemployment in the Parish is low with only around 1% of working age residents receiving Jobseeker's Allowance.

2.13 The dominant reasons stated by families for becoming residents of Tetsworth are that 'it is a nice place to live' and that 'a suitable home was available'. These views are reinforced by the reported principal attractions of living in Tetsworth which are led by its 'rural location and lifestyle', 'ease of access to the countryside' and 'feeling part of the community'. The majority of village residents wish to see a very modest rate of growth over the future planning period with Tetsworth remaining 'a rural community where people both live and work' and being 'little changed from 2017'.

2.14 An issue that Tetsworth shares with other residents of Oxfordshire is the affordability of housing. Despite the majority of its residents enjoying a relatively affluent lifestyle, the housing affordability gap in Tetsworth is a concern and was assessed in 2018 to average £250,000 and may be as much as £125,000 even for less expensive, smaller dwellings. This issue was examined in the Tetsworth Housing Analysis report and Land Registry data for 2016/2017 show that the average purchase price of homes in Tetsworth was approximately £550,000 compared with £400,000 for Oxfordshire and £290,000 for the rest of the country.

### 3 Vision and Objectives

3.1 The Vision statement for Tetsworth's future development reflects the broad wishes of the community to accept a modest rate of change and growth while preserving its essential character as a rural village settlement. Much of this can be delivered within the higher-level planning policies of the National Planning Policy Framework (NPPF) and the policies in the South Oxfordshire Local Plan 2035. Therefore, Tetsworth NDP's Objectives, and its Policies to achieve them, focus on the priorities of 'what makes Tetsworth special'.

3.2 The Vision and Objectives of Tetsworth's NDP are:

#### Vision

##### **Vision**

*To sustain Tetsworth as an inclusive, rural community where residents want to live, to maintain its attractiveness and to look to an active and vibrant future.*

#### Objectives

##### **Objective 1**

*To maintain Tetsworth's nucleated settlement character by supporting a mix of high quality infill housing that reflects the housing types and tenures which satisfies the local community housing need and is in proportion with the size and rural character of the Parish.*

##### **Objective 2**

*To preserve the green spaces within and adjacent to the Tetsworth village settlement and the key views into and from its built-up area.*

##### **Objective 3**

*To protect and enhance Tetsworth's heritage assets and their settings.*

##### **Objective 4**

*To protect the rural landscape character and setting of Tetsworth while supporting and enhancing local amenities and environmental assets.*

##### **Objective 5**

*To maintain and enhance wildlife habitats and biodiversity in the Parish.*

##### **Objective 6**

*To identify and support service improvements and infrastructure initiatives which could enhance the sustainability of Tetsworth and wellbeing of its residents.*

## 4 The Evidence Base

4.1 Studies specifically undertaken to inform the preparation of the Vision, Objectives and Policies within the Tetsworth NDP were listed in Section 1. The associated reports are published as stand-alone documents, but are summarised here in Section 4. In addition, Policies in the Tetsworth NDP take note of relevant data in the South Oxfordshire Local Plan 2035 plans and on the following topics published by specialist organisations and agencies

- Protected species and habitats – Thames Valley Environmental Records
- Agricultural land classification – Natural England
- Heritage assets – Historic England
- Flood risk – Environment Agency

4.2 2011 Census data from the Office for National Statistics and the later Community Insight Report for the Tetsworth Area issued in January 2018 both provided helpful official external sources of information on Tetsworth’s demographics and social and economic status.

### Tetsworth Parish Character Assessment

4.3 This study provided a detailed picture of Tetsworth in six defined areas of the village settlement and a more generic description of the five radiating countryside sectors surrounding the village. The aim of addressing built-up and rural areas separately was to acknowledge that different planning policies may be applied in the different environments. Each of the village’s Settlement Area assessments covers such aspects as housing type and design, the streetscape, notable heritage and community assets, green and public open spaces and valued settings. The six village Settlement Areas are shown in Figure 4.



Figure 4. Tetsworth Village Character Areas.

**Village Historic Core** This area contains the majority of Tetsworth heritage assets, is characterised by its long-standing network of narrow roads and its attractive housing mix of individual designs and various ages. More than any other area, it is what makes Tetsworth special and has only limited capacity for further infill development.

**Marsh End and High Street West** This area comprises the limited ribbon development of individually-designed housing largely along the southern side of High Street and the post-war development of Marsh End originally built as template social housing, but now exhibiting greater individuality with changes incorporated by owner-occupiers.

**Village Green** This open green space at the heart of the village is highly valued by residents as a focus for sports activities and other community social and leisure events. It also includes a recently refurbished children's play area and an outdoor learning centre. Its attractive setting and status merit protection from development.

**Swan Gardens Estate** This 1990s development of over 40 dwellings with a single access from the High Street is dominated by large 'pattern book' executive residences but also includes some smaller terraces of affordable homes. The overall design of the area has left few opportunities for further development.

**The Grange Estate (Now Blackthorn Rise)** A development site at Mount Hill Farm has recently been transformed into a new 39 dwelling housing estate with a single access to the High Street. The development build-phase was completed in October 2020 and the estate is now named Blackthorn Rise. The development has delivered a modern mix of market and affordable homes.

**High Street East** This area features limited ribbon development of housing largely of individual designs and various ages facing both sides of the High Street from its eastern entry into the village.

4.4 The five Countryside Sectors surrounding the village are shown in Figure 5. The two large areas to the north of the A40 are separated by Judds Lane, a byway running northwards from the village towards Moreton and Thame. Two further Sectors cover the open countryside between the A40 and M40 highways to the east and west of the village settlement with remaining Sector covering all land to the south of the M40.

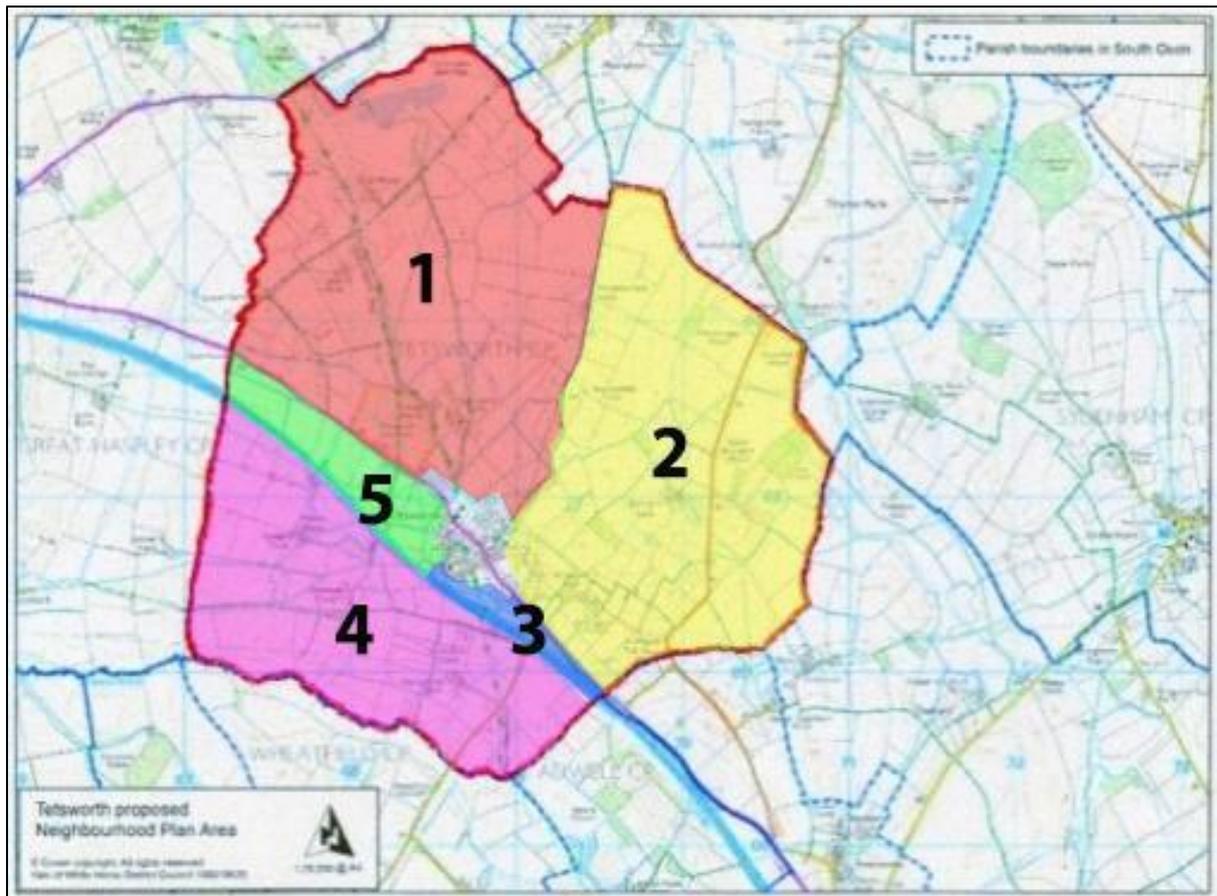


Figure 5. Tetsworth Parish Rural Character Sectors.

4.5 Although each Countryside Sector contains its own unique rural features, a common theme is the attractive rolling landscape of the clay vale and timeless farming activity across a long-established field pattern defined by mature hedgerows. These, individual native trees and field margins provide much-valued wildlife habitats for many bird species in decline. The local countryside has been particularly successful in supporting a growing population of red kites. Most of the agricultural holdings support varied livestock grazing while others dedicate some of their fields to arable cropping. Just beyond the north-eastern edge of the Parish, Thame Park has been designated as a Conservation Target Area. The only significant development in the open countryside is the Oxfordshire Golf Course and Spa which extends beyond the northern edge of the Parish. Another notable feature of Tetsworth’s surrounding countryside is the unusually extensive network of public footpaths and rights-of-way which include the nationally-recognised Oxfordshire Way. Together, these footpaths and byways give much-appreciated amenity access for walkers, runners and cyclists to open spaces and undeveloped countryside from the edge of village. The value of key views of, from and within the village is of such significance that it was the subject of a separate Key Views study and report.

4.6 Tetsworth residents enjoy many public amenity spaces within the village itself including the Village Green, Jitty, Pound, War Memorial setting and allotments, as well as the extensive network of bridleways and paths radiating through the village into the surrounding open countryside. The Parish Council also has responsibility for a small allotment site and the care of 18 trees which are subject to Tree Preservation Orders. Tetsworth Common adjoins the north-west edge of the village settlement and is also adjacent to the Oxfordshire Way and a valued green space. Grazing rights over this land have been granted to a local farmer.

## 15 Key Views Report

4.7 The importance of preserving, as far as possible, the attractive views into, within and from the Tetsworth village settlement is documented in this report. All of the views are from publicly-accessible viewpoints and reflect the aesthetically attractive sense of place of the village and its hinterland. Many of the inwards views from footpaths or other rights-of-way on higher ground, including the Oxfordshire Way, feature Tetsworth's landmark church steeple or frame the attractive nestled setting of the village. Valued views in the village itself focus on sight-lines of and beyond the Village Green. Outward views of the countryside emphasise the rural character of the Tetsworth community.

### Tetsworth Housing Analysis

4.8. This study documents Tetsworth's housing stock of 294 dwellings by type, size and tenure as it stood at the 2011 Census. However, its main purpose is to establish the nature and extent of housing growth which has been achieved since 2011 and the potential for future sustainable development. It assesses this against the expected growth targets for Smaller Villages set out in the South Oxfordshire Local Plan 2035 Policy H8 and considers the potential impact this would have on housing supply. The study also reports the views of residents on the extent, type and location of any additional housing. The highest level of support was for houses with 3 or fewer bedrooms, hinting at the affordability gap facing would-be Tetsworth residents.

4.9 Nearly half of the local housing stock is detached houses or bungalows, approximately a third is semi-detached dwellings with the remainder split between terraced homes and flats/apartments. At the time of the census, over three-quarters of households lived in privately owned properties with or without a mortgage while the remainder relied on the social or private rental sector. More recent questionnaire responses suggest that owner-occupation is now approaching 85%. Once established in Tetsworth, families tend to stay here for a long time, approximately 60% having been residents for more than 10 years.

4.10 By 2019, 68 new dwellings had already been delivered or have planning permission over and above the 2011 census baseline. A major element of this growth is the significant development of an estate of 39 new dwellings on a site at Mount Hill Farm, known as The Grange and now named Blackthorn Rise. The approved developments therefore already represent growth of nearly 20% from the baseline figure. This is nearly double the upper growth expectation in Policy H8 for Smaller Villages in the South Oxfordshire Local Plan 2035, and is consistent with Policy H16 which limits housing growth in Smaller Villages to infill developments and the redevelopment of previously developed land or buildings.

4.11 Against this background, SODC's call for potential development sites resulted in the registration on its Housing and Economic Land Availability Assessment (HELAA) database of a number of sites surrounding the Tetsworth village settlement and included part of the land proposed for the creation of a new strategic settlement known as Harrington. These sites are shown in Figure 6.

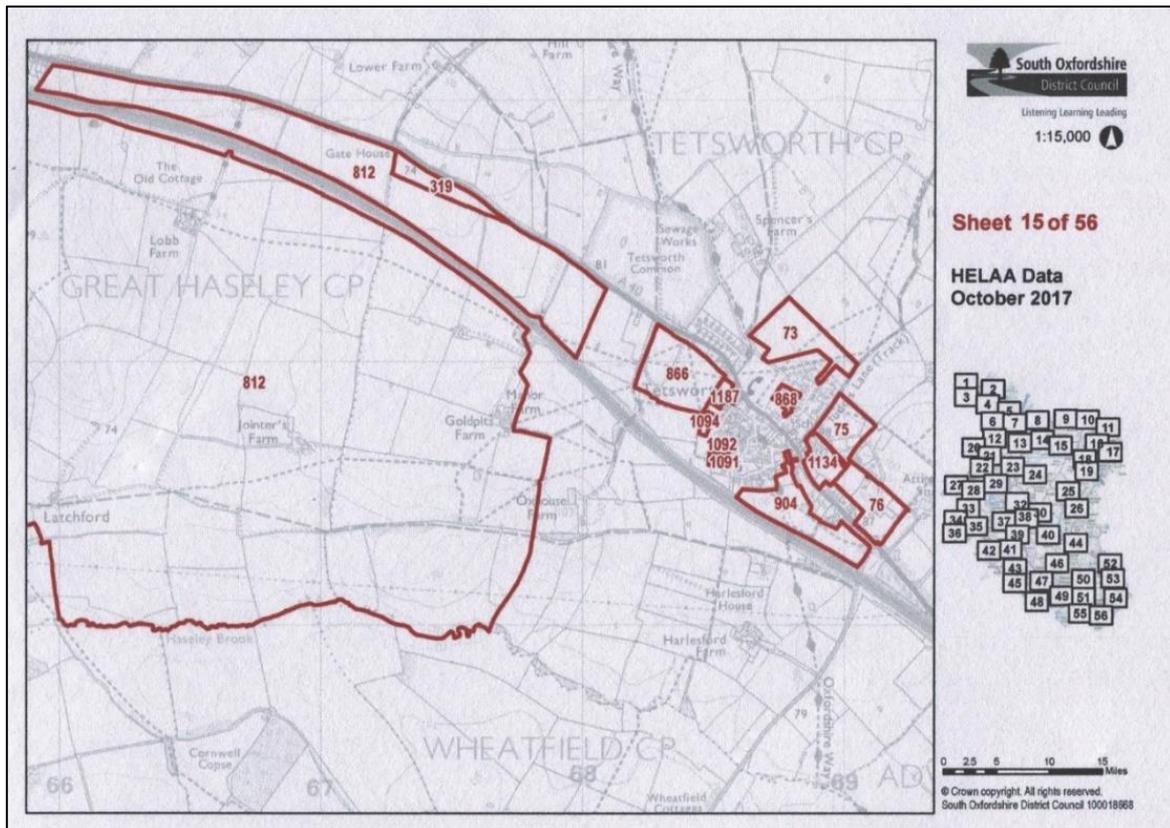


Figure 6. SODC's HELAA Data for Tetsworth

To date, one infill site has delivered 4 new dwellings and the 39 new dwellings at Mount Hill Farm is now complete. The dominant Harrington strategic site proposal shown in Figure 7 has not been included in the adopted South Oxfordshire Local Plan 2035.

4.12 Irrespective of the Harrington proposal's future status, if the chosen route of the planned Oxford-Cambridge Expressway route was to pass east of Wheatley, it could result in significant housing development being proposed in the green gap between Tetsworth and Milton Common.

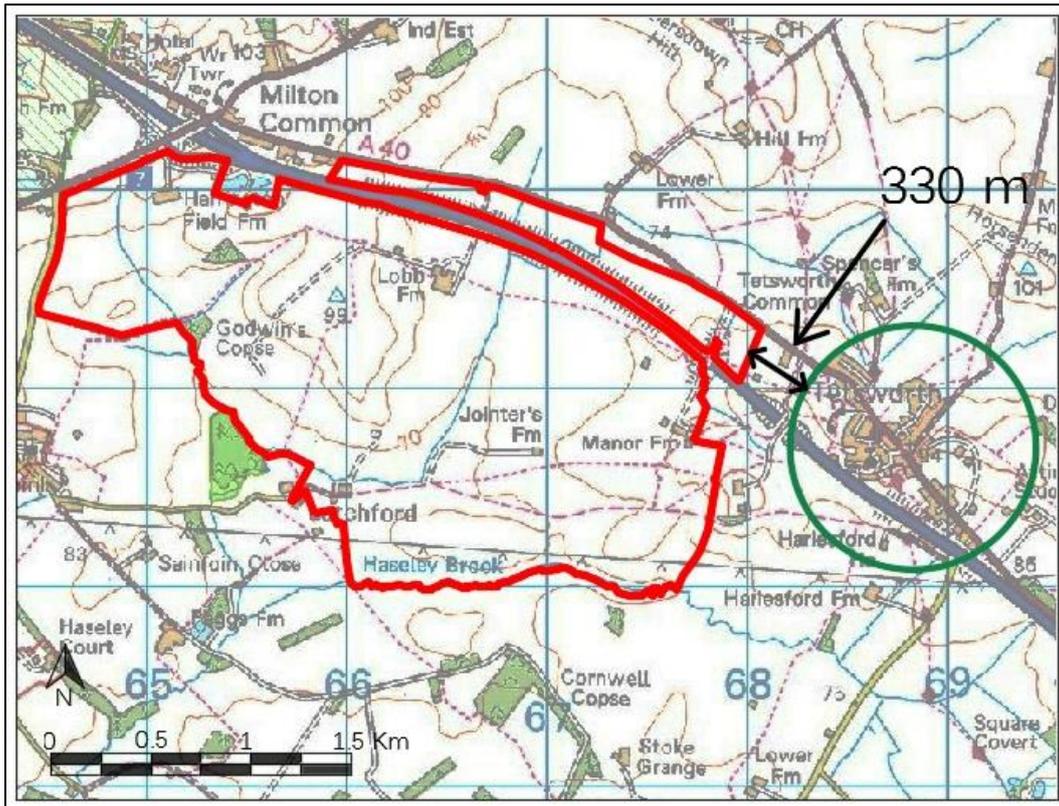


Figure 7. Harrington Potential Development Site Plan

4.13 The Tetsworth Housing Analysis report concludes that the village has already more than fulfilled its identified housing requirements, including affordable housing provision, for the period. The village's status as a Smaller Village indicates that future housing growth should be limited to infill proposals. Accordingly, no Site Allocations have been made within the Tetsworth NDP.

4.14 Finally, the report recognises the affordability challenge facing individuals and families wishing to buy or rent homes in the village. Therefore, it seeks to encourage proposers of future housing developments to address this issue by bringing forward designs for more financially accessible dwellings. This could be achieved by supporting infill and redevelopment proposals for starter homes and smaller homes suitable for downsizing and retirement living.

### Tetsworth Sustainability Overview

4.15 Like many small rural settlements, Tetsworth no longer enjoys the services of a village post office or a broad range of retail outlets, but continues to support the essential pillars of a village community. Tetsworth Memorial Hall, St Giles Church, Tetsworth Sports & Social Club, the Village Green and its PATCH play area and sports teams collectively represent the principal community assets that support village social life. All are judged to be very important local amenities by the majority of residents. The Old Red Lion public house which also supports a small village store and The Swan restaurant are both valued commercial amenities attracting their own loyal clientele.

4.16 Tetsworth Primary School is an important community asset providing pre-school and primary education for local children and is popular with parents. In May 2019, the school was oversubscribed with 60 primary-aged pupils against its nominal capacity of 56. There are also 15 part-time equivalent nursery places. A future increase in the school's capacity is planned under a Section 106 obligation from the Mount Hill Farm housing development now known as The Grange.

Children must travel to schools in Thame, Wheatley, Watlington or further afield for secondary education.

4.17 Above average car ownership, at 2 cars per household, is a reflection of the paucity of public transport services and local employment opportunities, and ready access to a well-developed road network connecting with more active centres of business and employment. Local unemployment is low, and the proportion of self-employed residents amongst the economically active is much higher than District and National levels. Significant local business ventures include the Oxfordshire Golf Club, Hotel & Spa, the Zioxi educational furniture plant, the Swan antiques centre and restaurant, and a number of neighbouring equestrian and agricultural enterprises. A proportion of residents also operate a range of generally home-based domestic and professional service businesses. However, most of those in employment commute out of the village to work.

4.18 Overall, the paucity of village facilities and public transport is reflected in Tetsworth scoring just 38 points in a range of 19 - 70 in SODC's assessment of these attributes for Smaller Villages in its Settlement Assessment published in November 2018. Residents accept that relying on Thame or other towns for virtually all their business and service needs is an acceptable feature of living in Tetsworth.

## **Tetsworth NDP Questionnaire Response Analysis**

4.19 A wide-ranging questionnaire seeking Tetsworth residents' opinions of life in the village and their aspirations for its future was conducted during May 2017. 273 residents, approximately 50% of the adult population of Tetsworth, submitted responses to the questionnaire. The survey covered the following subject areas:

- Resident Profile
- Living in Tetsworth
- Use of Land
- Housing Development
- Infrastructure and Environment
- Possible 'New Town' Development
- The Future of Tetsworth
- Employment and Business

The findings built on and superseded residents' opinions recorded in a similar survey conducted in 2014 to support the development of the Tetsworth Community-Led Plan 2015-2025.

4.20 The general themes of responses showed the strongest support for improvements in community infrastructure and services while preserving the size and character of the village and countryside much as it is today. Only a minority was in favour of significant new housing development and there was very little appetite for commercial or industrial development. The feedback provided valuable information in framing the Vision, Objectives and Policies which should be included in the Tetsworth NDP. These views were also taken into account in the preparation of the Character, Housing and Sustainability aspects of the Evidence Base.

## 5 Tetsworth Planning Policies and Action

### The Policy Context

5.1 The following Policies in Tetsworth’s NDP have been guided by its Vision and Objectives in Section 3 and supported by the findings of the Evidence Studies summarised in Section 4. The policies are illustrated in the Policies Map and Inset at Figures 8 and 9.

#### Policy TET1: Development within the Tetsworth Village Settlement and Surrounding Countryside

***Proposals for small scale, infill development within the village settlement will be supported, provided they accord with the design and development management policies of the South Oxfordshire Local Plan 2035 and any other relevant policies of this Neighbourhood Plan.***

***Proposals for development outside the village settlement will only be supported if they are appropriate to a countryside location and are consistent with South Oxfordshire Local Plan 2035 and any other relevant policies of this Neighbourhood Plan.***

5.2 This policy is intended to distinguish between supported development within the built-up area of the village and its surrounding countryside in order to manage development proposals accordingly. The village settlement is not defined by a formal boundary but is, essentially, land within the observed settlement edge formed by buildings which have a clear functional relationship to the village. This area also reflects plot boundaries where they are clearly defined in the street-scene or within the landscape, e.g. mature trees/hedges, boundary walls/fences. Features that appear visually as part of the open landscape – roads, waterways, large open gardens with no/few built structures – are excluded from the settlement footprint, irrespective of their functional relationship to land within the village settlement.

5.3 Most new development will be acceptable in principle within the village settlement, subject to it being appropriate in terms of its design, compliance with adopted Local Plan policies and Tetsworth’s status as a Smaller Village in the District’s settlement hierarchy. This may be small scale, infill housing and other uses that are appropriate in scale to a reasonably remote Smaller Village with limited public transport services. Policies H8 (Housing in the Smaller Villages) and H16 (Infill development and redevelopment) of the Local Plan set the context for the scale and nature of new development which would be supported in smaller villages. Policy H16 specifies that new residential development should be limited to infill and the redevelopment of previously developed land or buildings. It also provides specific criteria-based guidance for any new residential development which would be located behind existing frontages or which would involve additional dwellings within an existing site. As property prices in Tetsworth are far higher than average, proposals for less expensive dwellings will be encouraged. This could be achieved by supporting infill and redevelopment proposals for smaller homes with 3 or fewer bedrooms, starter homes and houses designed for downsized retiree ownership.

5.4 The policy requires that development proposals outside the village settlement are in line with the relevant policies of the adopted Local Plan and Tetsworth NDP in respect of protecting local

landscape character and character of the natural environment. The policies recognize the valued function of the countryside and working farmland in shaping rural character. Only land uses that are appropriate for a countryside location will be supported.

5.5 Tetsworth's NDP does not make any housing site allocations as Tetsworth has, since the 2011 census, already accepted additional housing well in excess of growth expectations in SODC's existing and emerging housing policy for Smaller Villages. SODC has confirmed that the 'indicative housing figure' for Tetsworth, as per Para 66 of the NPPF, is zero.

## **Policy TET2: Settlement Character Areas and Design Criteria**

***The village of Tetsworth is the single nucleated settlement within the Neighbourhood Area, and the Neighbourhood Plan defines Settlement Character Areas on the Policies Map.***

***Development proposals in a Settlement Character Area will be supported if they demonstrate that the positive features identified relating to that Area in the Neighbourhood Plan Character Assessment and guidance in the South Oxfordshire Design Guide have been incorporated into the design of the development.***

***As appropriate to their scale, nature and location, development proposals should:***

- ***Demonstrate that the size, location and character of gardens and outdoor amenity spaces have been considered as an integral part of the design;***
- ***Seek to satisfy technical space standards for commercial property converted for domestic use;***
- ***Promote environmental sustainability design features, to conserve and enhance natural resources and to prevent environmental pollution;***
- ***Encourage building techniques and methodologies, selecting sustainably sourced materials to promote the sustainability of the dwelling;***
- ***Respect and enhance the character of identified heritage assets and their settings;***
- ***Encourage use of traditional and vernacular building materials which respect the character and setting of the development;***
- ***Ensure the proposed development does not result in unacceptable adverse impact on the amenities of adjacent residential properties;***
- ***Require the design of on-plot residential parking spaces to reflect the local character and not detract from the street scene;***
- ***Ensure, where possible, the proposed development does not adversely affect the free and safe flow of traffic on the local highway network and is in accordance with Para 109 of the NPPF;***

5.6 This policy complements Policy TET1 by requiring land use proposals that are suitable in principle within the village settlement to understand and respond to the Character Assessment in

order that their design is also suitable to the specific character of the Area within which it is located. The South Oxfordshire Design Guide also contains generic guidance on how design in villages should be approached successfully.

5.7 The Character Assessment acknowledges that the village is not uniform in its character and therefore defines six distinct Settlement Character Areas. For each Area it describes the overall character, layout, topography, spaces, connectivity (roads, footpaths etc), natural features, landmarks, common building characteristics and key views, some of which are addressed specifically by other policies in this Plan. It is expected that applicants will set out in their proposals (in their Design & Access Statements, where required, or elsewhere in their applications) how their proposals accord with the guidance or justify why a departure from that guidance is necessary.

### **Policy TET3: Countryside Character Sectors**

***The Neighbourhood Plan defines Countryside Character Sectors on the Policies Map. Development proposals in a Countryside Character Sector should preserve or enhance the character and appearance in accordance with the positive features identified within that Sector in the Neighbourhood Plan Character Assessment and guidance in the South Oxfordshire Design Guide.***

***Any proposed development in a Countryside Character Area should also satisfy the design criteria set out in policy TET2.***

5.8 This policy complements Policy TET1 by requiring land use proposals that are suitable in principle to a countryside location to understand and respond to the Character Assessment in order that their design is also suitable to the specific landscape character of the Sector within which it is located. The South Oxfordshire Design Guide also contains generic guidance on how design in the countryside should be approached successfully.

5.9 The Character Assessment acknowledges that the countryside in the Parish is not uniform in character and therefore defines five distinct Countryside Character Sectors. For each Sector it describes the overall character, land form, topography, spaces, connectivity (roads, footpaths etc), natural features, landmarks, common building characteristics and key views, some of which are addressed specifically by other policies in this Plan. It is expected that applicants will set out in their proposals (in their Design & Access Statements, where required, or elsewhere in their applications) how their proposals accord with the guidance or justify why a departure from that guidance is necessary.

### **Policy TET4: Key Views**

***The Neighbourhood Plan identifies Key Views on the Policies Map as valued sightlines into and out of the village. Development should preserve or enhance the local character of the landscape and not have an unacceptable adverse impact on the important views***

5.10 This policy, and the Policies Map, identifies a series of views from public vantage points in and beyond the edge of the village that are considered in the Neighbourhood Plan Key Views report

(March 2019) as especially important in defining the special character of the village and its rural hinterland. The 15 Key Views Report is reproduced in Appendix A of the Plan.

5.11 These views are particularly distinctive of the rural landscape setting, with the village lying low within it but with long views into the countryside. The policy does not seek to prevent any development lying within a view but requires that proposals recognise and take account of these in their design. In each case, only the minimum area of land necessary to define the view has been identified.

## **Policy TET5: Local Heritage Assets**

***In addition to the nationally-recognised Listed Buildings, the Neighbourhood Plan identifies the following Local Heritage Assets:***

- 1. Old Red Lion Public House;***
- 2. Tetsworth War Memorial;***
- 3. Mount Hill Farmhouse;***
- 4. The Old School;***
- 5. Falklands Villa;***
- 6. The Victorian Congregational Chapel;***
- 7. Harlesford House.***
- 8. Tetsworth Cobble Footpaths***

***Development proposals that contribute to the conservation of a local heritage asset in a manner appropriate to its significance will be supported.***

***Proposals for development affecting any of these local heritage assets should be accompanied by an assessment of their significance and a description of the means employed to avoid or minimise harm to them to a level of detail justified by the nature of those effects and the significance of the asset. Any harm that cannot be avoided should be robustly justified by the delivery of public benefits that could not otherwise be delivered, taking into account the scale of any harm or loss and the significance of the asset.***

5.12 This policy, based on Historic England guidance, identifies a number of buildings and structures in the Parish that, whilst not designated as listed buildings, are assessed as having local heritage value through a combination of their age, distinctive architectural and aesthetic merit within the Parish or a historical association with people or events. Their specific value is described in the Tetsworth Parish Character Assessment. The listed buildings in the Parish, and their settings, already benefit from statutory protection in the planning system and are therefore not included here. Additionally, the Oxfordshire History Centre has recorded excavation a number of archaeologically significant sites on the southern edge of Tetsworth which were investigated ahead of the construction of the M40 motorway.

5.13 Policy ENV6 of the South Oxfordshire Local Plan 2035 also addresses this matter. Both policies are complementary to the provisions of Para 197 of the NPPF in respect of non-designated heritage assets. At present, the District Council does not maintain a list of such assets.

## Policy TET6: Landmark Buildings

***The Neighbourhood Plan identifies the following Landmark Buildings:***

- 1. Tetsworth Memorial Hall;***
- 2. Tetsworth Sports & Social Club Pavilion;***
- 3. Oxfordshire Golf Club and Spa (including stone entrance gateway);***

***Development proposals to extend or redevelop a locally significant Landmark Building should preserve or enhance the role it performs in defining the character of that part of the village and/or countryside.***

5.14 This policy identifies a number of buildings and structures in the Parish that, whilst not designated as Listed Buildings or Local Heritage Assets, occupy a prominent location in the village or countryside and thus contribute to its character and the sense of place. Their specific value is described in the Neighbourhood Plan Character Assessment.

5.15 This policy will operate alongside Policy DES1 of the adopted Local Plan. Proposals to extend or to redevelop a prominent building must seek to avoid compromising the role it plays by way of its building line, height or group value with other buildings.

## Policy TET7: Green and Public Open Spaces

***The Neighbourhood Plan identifies the following as Public Open Spaces within the village settlement, as shown on the Policies Map:***

- 1. Tetsworth Village Green;***
- 2. The Jitty;***
- 3. The Pound;***
- 4. Village Allotments;***
- 5. Forest School Outdoor Learning Centre;***

***Development within a Public Open Space should preserve and where possible enhance public access and the contribution of the site to the health and well-being of visitors and residents.***

***Development proposals which would result in the loss of an identified public open space will only be supported where:***

- Alternative provision of the public open space in an accessible location is secured as part of the development proposal; or***
- It can be demonstrated that the open space concerned is surplus to requirements***

5.16 Policy TET7 sets out the Plan's approach to open spaces. It recognises their importance to the local community and to the fabric of the settlement.

5.17 The policy identifies five Public Open Spaces that, whilst not meeting the tests to be designated as Local Green Spaces, are still worthy of protection from harmful development. The policy therefore requires that any development proposals are of a scale that does not undermine their character and of a type that does not undermine public access and enjoyment of the spaces. Judd's Lane also has major historic significance for Tetsworth. As long ago as the 11th century, it formed part of a north-south roadway from Thame to Wallingford crossing the east-west London to Oxford highway at a location which defined the initial establishment of the Tetsworth village settlement. Its transport significance diminished over the centuries until it became designated as a public bridleway only suitable for horses, walkers and cyclists, and providing access for farmers and residents of the handful of dwellings on the route. It is not identified as a public open space as it is a highway and its use is controlled by separate legislation. Nevertheless, the Parish Council will work with others to ensure that its tranquillity is safeguarded throughout the Plan period.

### **Policy TET8 – Biodiversity and the Natural Environment**

***Development proposals should ensure that existing wildlife habitats are not unacceptably affected, and that existing green and blue infrastructure are preserved and where practicable enhanced (including providing net gains in biodiversity).***

***As appropriate to their scale, nature and location development proposals should take account of the relevant geographic area of the Tetsworth Parish Character Assessment.***

5.18 This policy identifies a series of development principles that relate to specific green infrastructure opportunities and constraints in the Parish so that development proposals can address green infrastructure, and especially biodiversity, matters as relevant to the nature and scale of the proposal. Not all of these principles will be relevant to each proposal. For the most part, they can be dealt with as part of the proposed landscape scheme as a means of ensuring any potentially harmful effects of the development can be satisfactorily mitigated.

### **Policy TET9 - Residential Parking**

***New residential development (including extensions) that gives rise to the need for additional parking for residents and visitors will be supported only where adequate parking provision is made in line with the Oxfordshire County Council parking standards.***

***All new residential developments should be associated with the provision of appropriate dedicated on-site parking solutions for each dwelling. Where such parking solutions are not practicable or are otherwise inappropriate, planning proposals should set out reasonable alternative provision such as communal parking areas, garage blocks or parking bays.***

5.19 Tetsworth already suffers from a chronic shortage of on-street parking capacity. It is therefore particularly important that new dwellings do not add to this problem.

## Action TET1 - Community Infrastructure Levy

***Tetsworth Parish Council will consult village residents on potential CIL-funded projects to be included in its candidate list and their prioritisation.***

5.20. The majority of residential and commercial building projects now attracts the liability on developers to pay a Community Infrastructure Levy. Once Tetsworth's NDP is 'made', 25% of the proceeds of the levy from local building projects will be made available for spending by Tetsworth Parish Council. The Community Infrastructure Levy receipts from small infill developments will not be sufficient to fund major infrastructure improvements, but do have the potential to support more modest improvements for the benefit of the Tetsworth community. A number of potential infrastructure improvement projects were identified within the Tetsworth Community-Led Plan 2015-2025 and others have subsequently come to light. Examples include additions to the PATCH play area, implementation of road safety measures, refurbishment projects in Tetsworth Memorial Hall and Tetsworth Primary School enhancements.

5.21. Creation and maintenance of a prioritised list of potential local projects which would benefit from Community Infrastructure Levy spending is the responsibility of Tetsworth Parish Council. This Plan requires the Council to consult residents on the inclusion and prioritisation of projects in its candidate list.

# Tetsworth NDP Policies Map

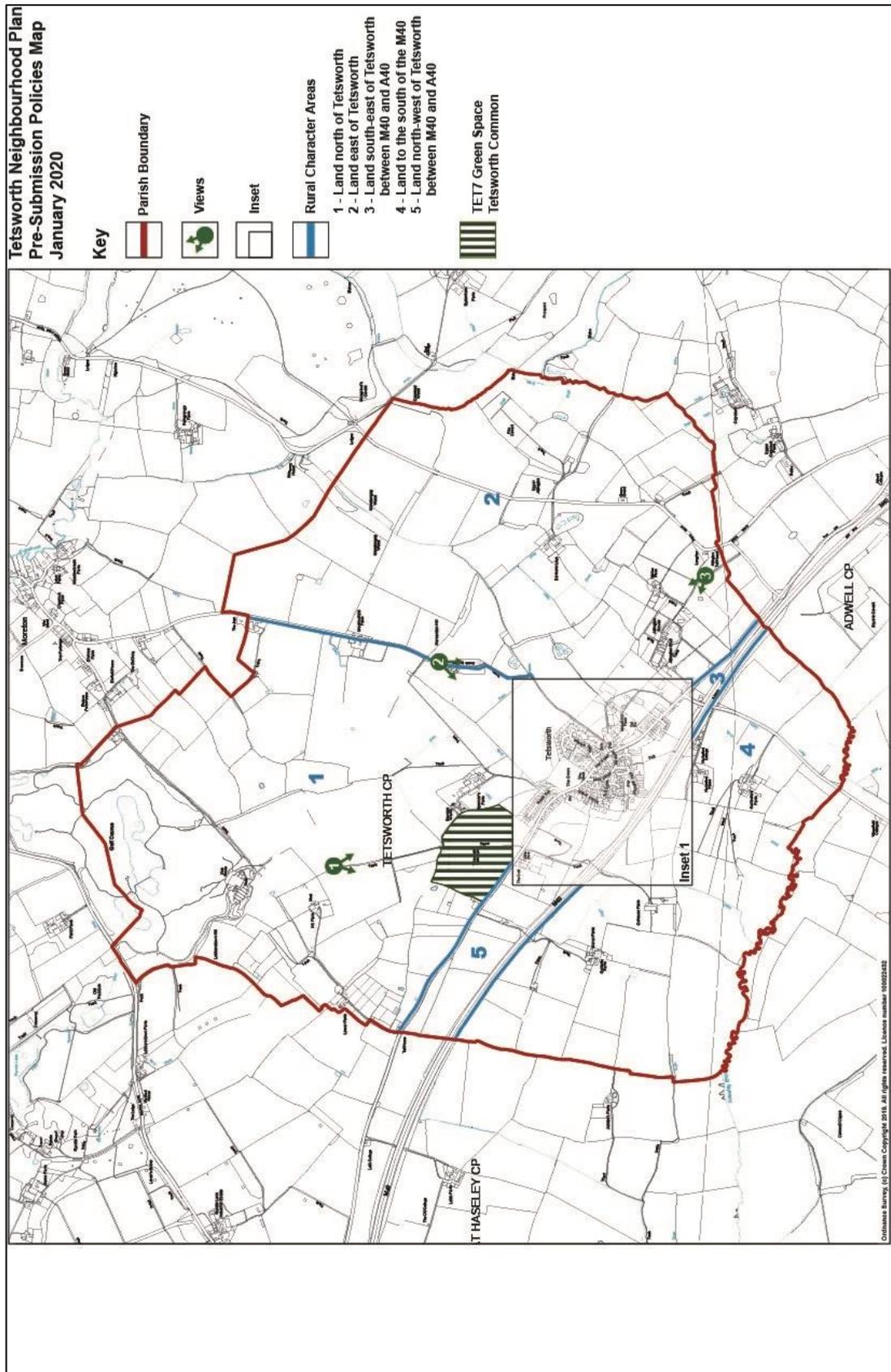
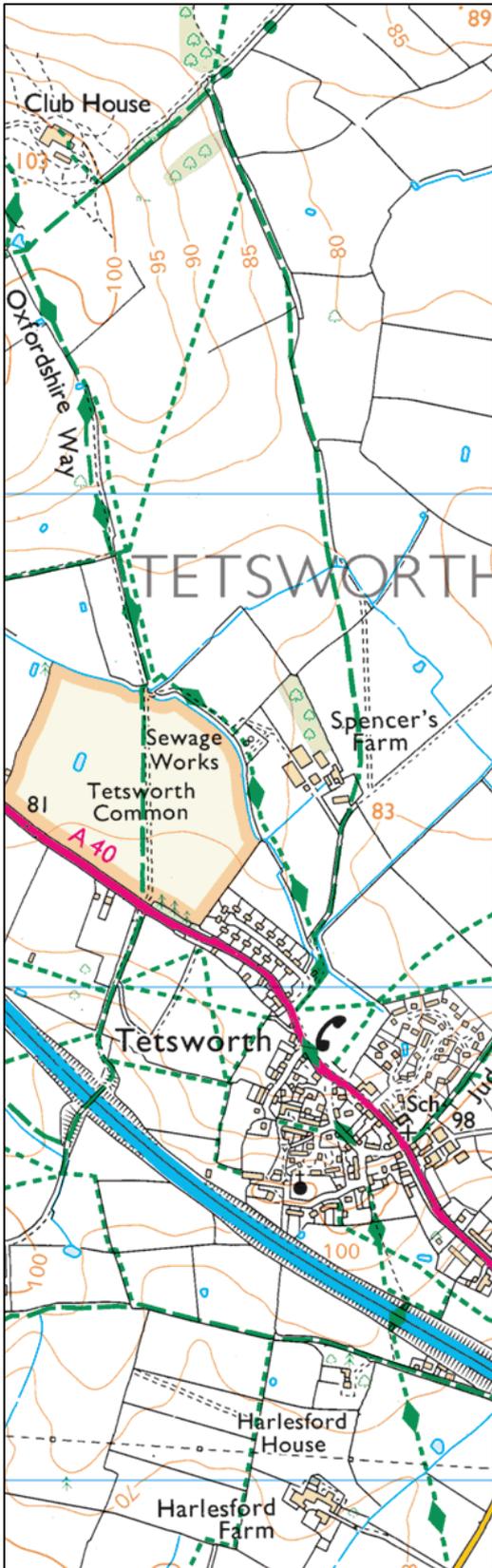


Figure 8. Tetsworth NDP Policies Map



## Appendix A – 15 Key Views Report



**MICHELLE BOLGER**  
*Expert Landscape Consultancy*

*A description of*  
**15 Key Views**

*Supporting evidence for the*  
**Tetsworth Neighbourhood Plan**

*Prepared for*  
**Tetsworth Parish Council**

**March 2019**



**MICHELLE BOLGER**  
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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.<sup>1</sup> 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.

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<sup>1</sup> 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 30<sup>th</sup> 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.

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## 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

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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'*.<sup>2</sup> 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.

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<sup>2</sup> 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.

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### 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

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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.

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### 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.

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- 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.

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- 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.

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### 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.

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- 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.

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- 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.

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- 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.

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- 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.

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- 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.

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## Appendix 1: Figures

**FIGURE 1**  
Neighbourhood Plan Area & Key Views

PROJECT  
1083  
Tetsworth Neighbourhood Plan

CLIENT  
Tetsworth Parish Council

DATE  
February 2019

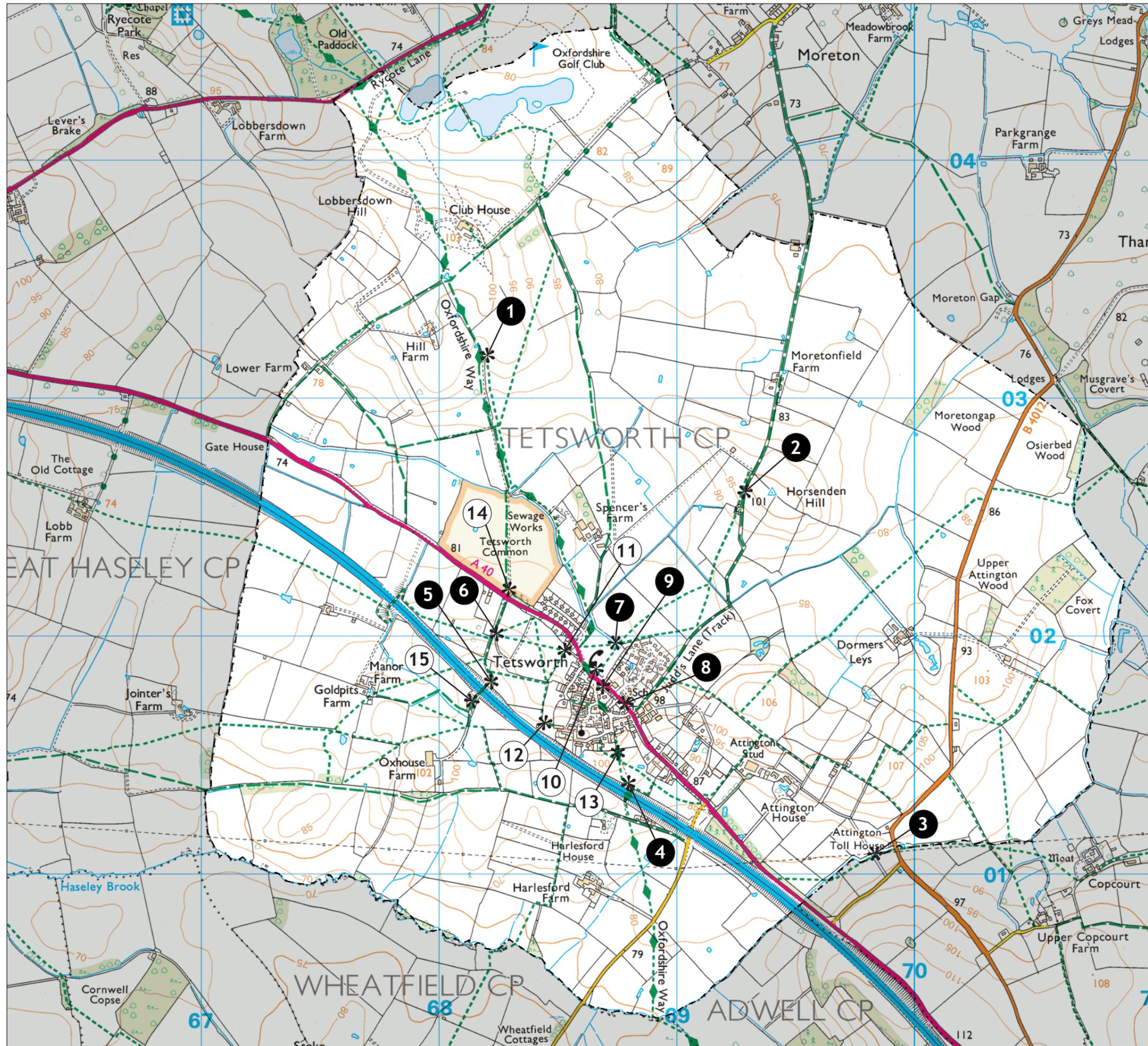
**Legend**

-  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

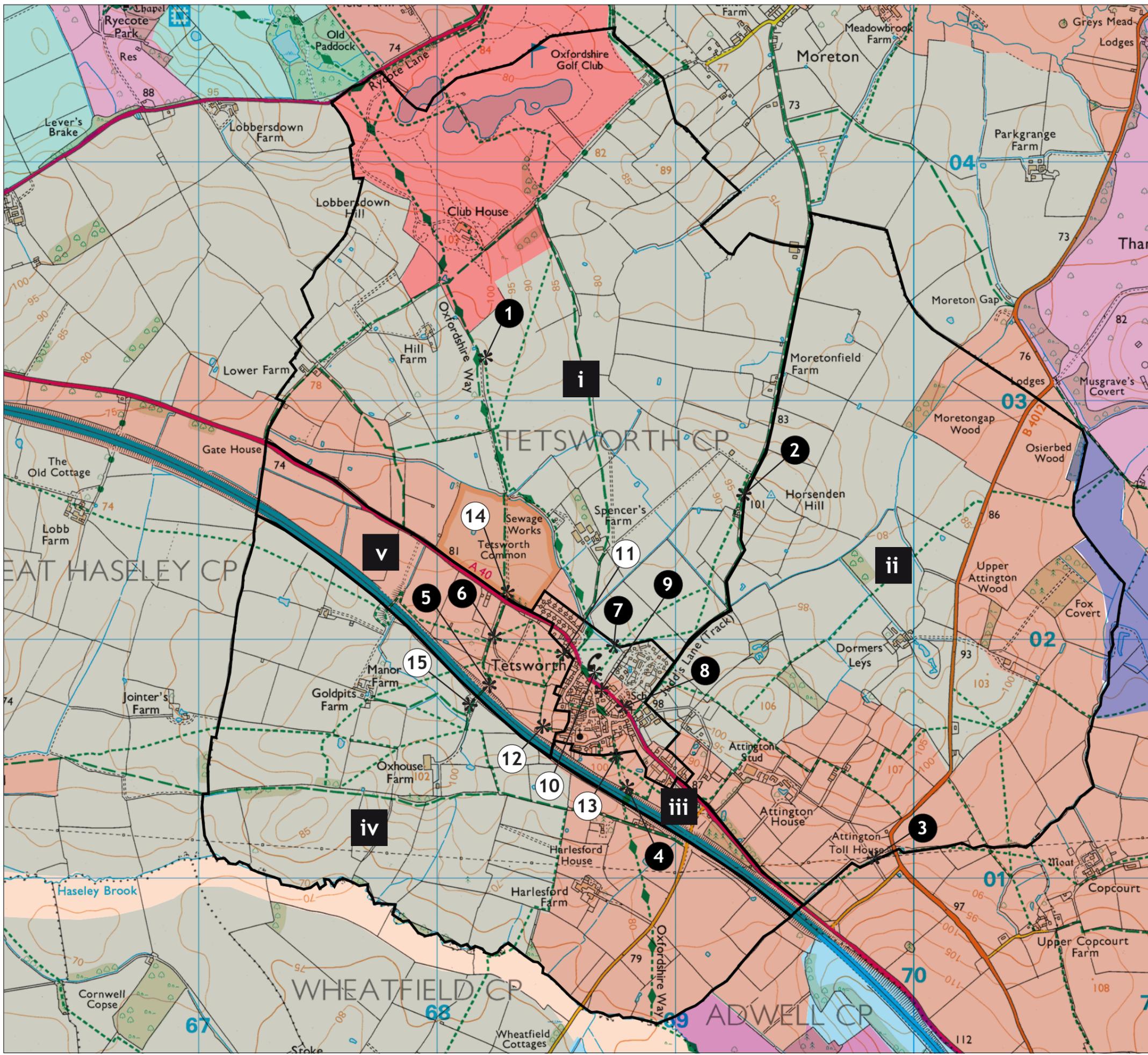
**Outlines of Tetsworth Rural Character Areas**

- 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.





**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



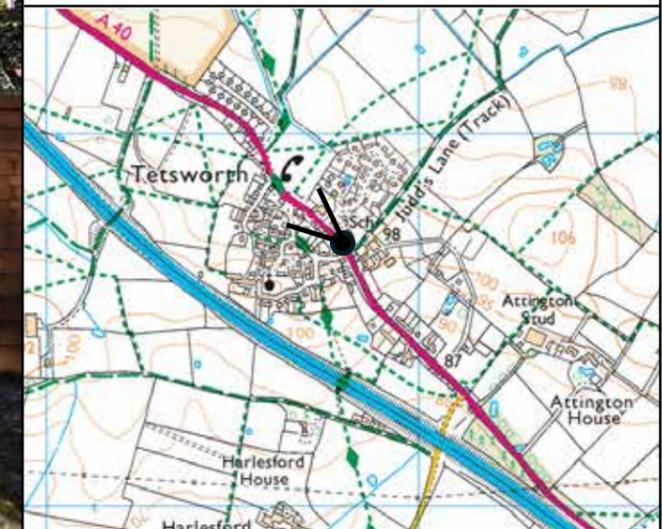
Project  
1083  
Tetsworth Neighbourhood Plan Key Views  
Client  
Tetsworth Parish Council

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  
Tetsworth Neighbourhood Plan Key Views  
Client  
Tetsworth 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**



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**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
<b>National Level</b>				
National Character Areas (NCA)	NCA 108. Upper Thames Clay Vales	<ul style="list-style-type: none"> <li>• A broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays.</li> <li>• 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.</li> <li>• The area is dominated by watercourses.</li> <li>• There are a number of major transport routes.</li> <li>• 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.</li> </ul>	n/a	n/a

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

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

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

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

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

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### Appendix 3: Valued Characteristics Summary Table

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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.
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3	•							•	•	
4	•	•	•					•	•	
5	•	•	•	•	•	•		•	•	
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14	•	•								
15	•	•			•					



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