

# Appendix 3

## Protection of Views

### Contents

1. Purpose .....	2
2. Introduction .....	2
3. Method .....	2
4. Views .....	4
St. Margaret's Church, Lewknor - from the north-west .....	4
Lewknor & Beacon Hill - from the west .....	5
Lewknor - from Salt Lane .....	6
Lewknor and South Weston - from Beacon Hill .....	7
Postcombe - from Beacon Hill .....	8
Lewknor - from Bald Hill .....	9
South Weston & Adwell Cop .....	10
Entrance to South Weston - in direction of Adwell .....	11
Towards Rectory Lane, South Weston - from junction of Salt Lane and Weston Road .....	12
Beacon Hill - from the London Road at Postcombe .....	13
Postcombe & Chiltern escarpment - from the west .....	14
Beacon Hill - from Beacon View, Lewknor .....	15
Beacon Hill - from Nethercote Lane, Lewknor .....	16
Bald Hill - from north-west of St Margaret's Church, Lewknor .....	17

## 1. Purpose

This report documents the views into and out of Lewknor Parish with accompanying illustrations, photos and text to show how these local views, which are all publicly accessible, make the place special. This assessment has been shared with residents for their feedback before being finalised as a key part of the evidence base for the Neighbourhood Plan. The information in this report is intended to provide the evidence to inform future planning decisions.

## 2. Introduction

The Parish is rural with trees and landscaping softening the impact of buildings and, therefore, the setting of the villages in the wider landscape is important. Residents of the Parish wish to maintain this character and avoid unacceptable loss or detriment to the significant views that currently add so much to the setting of the communities.

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

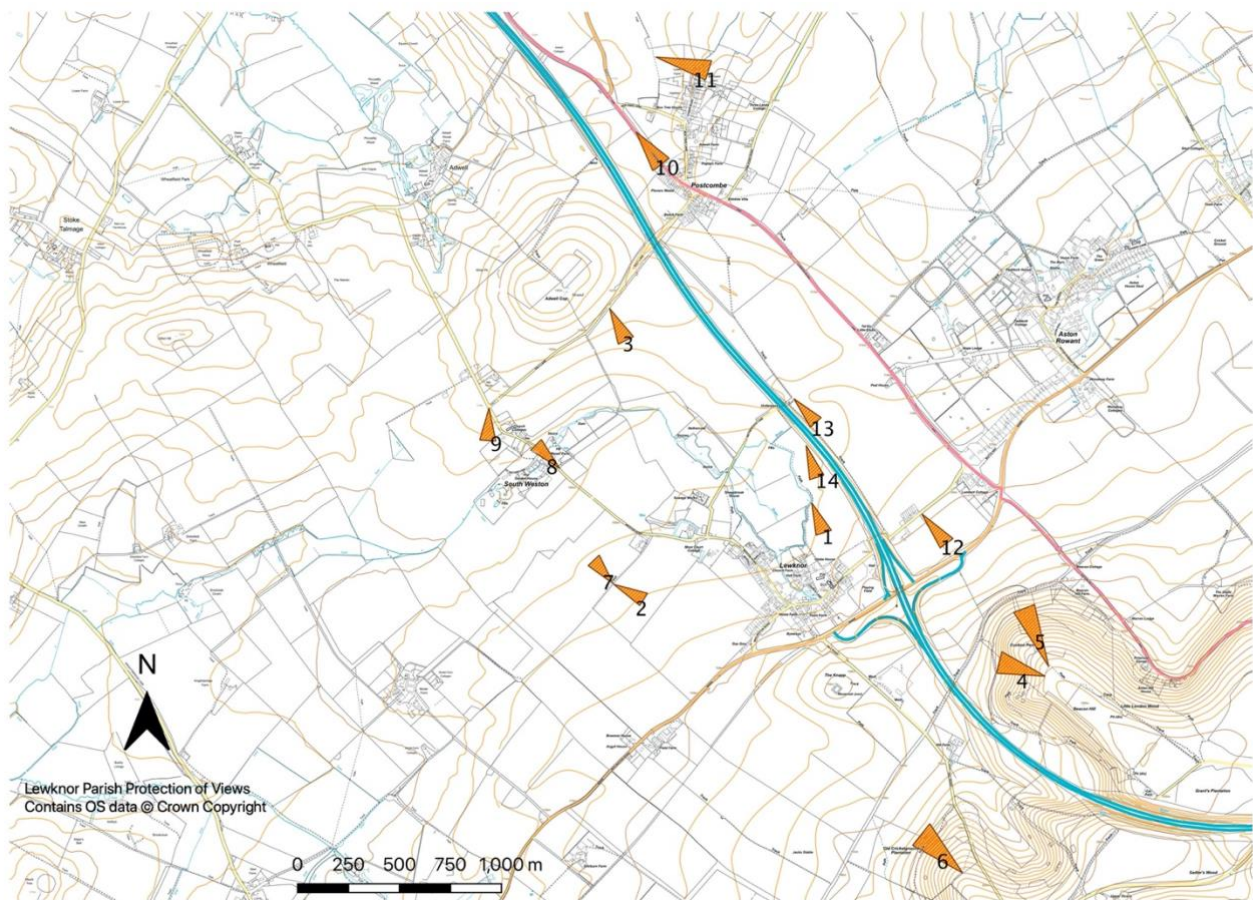
- views looking into the villages from outside
- views of significant landmarks from points either within the villages or from footpaths within the Parish

## 3. Method

This report was prepared by the Environmental sub-group of the Steering Group and shared with the community at an open event in September 2019 for their feedback. Whilst not nearly so extensive in scope, this report uses similar methodology to that used in the *London Views Management Framework: Supplementary Planning Guidance March 2012*<sup>1</sup> and also Natural England's *An Approach to Landscape Character Assessment*.

All the views are shown from specific viewpoints which are defined by their Latitude and Longitude and also Ordnance Survey grid reference. The viewpoint is then shown on a map.

Photographs of the important views are also shown, these are by members of the Steering Group.



*Figure showing key views identified as worthy of protection  
Apex of triangle is point at which photo has been taken*

## 4. Views

View	LPV1	
Description	<b>St. Margaret's Church, Lewknor - from the north-west</b>  from the field behind the Church	
Viewpoint	Footpath Lewknor FP 7 running north-west behind the church next to the stream	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 48" N	00° 58' 07" W
	OS grid reference	
	SU 714 984	
Comment	When viewed from the Chiltern Hills on the southern side, much of the village is hidden behind trees. From this viewpoint however, across level farmland from the north, the church stands out prominently and the Grade 1 listed barn is also visible as is the roofline of buildings within the conservation area. Beyond the church the tree-line of the AONB is clearly visible.	





View	LPV2	
Description	<a href="#">Lewknor &amp; Beacon Hill - from the west</a> from footpath Lewknor FP 22, behind TVR garage, Lewknor	
Viewpoint	Footpath Lewknor FP 22	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 23" N	00° 58' 52" W
	OS grid reference	
	SU 706 976	
Comment	This wide-open view is from the footpath Lewknor FP 22 looking through a field entrance across farmland to Lewknor and the Aston Rowant National Nature Reserve. Bald Hill, and St Margaret's Church are visible. The escarpment is clearly visible from this point.	



View	LPV3	
Description	<a href="#">Lewknor - from Salt Lane</a> looking south-east	
Viewpoint	Salt Lane	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 41' 07" N	00° 58' 52" W
	OS grid reference	
	SU 705 990	
Comment	The view is shielded by trees along Salt Lane until reaching this viewpoint which is at a field gate. From here the church stands out prominently over the downward sloping fields. The rolling hills of the AONB are a significant feature of this view.	



View	LPV4	
Description	<a href="#">Lewknor and South Weston - from Beacon Hill</a> looking west	
Viewpoint	Beacon Hill	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 41' 07" N	00° 58' 52" W
	OS grid reference	
	SU 726 971	
Comment	The view is extremely wide and open across the Oxford Plain with the village of Lewknor in the foreground. The church and Grade 1 listed barn are visible, as is the Manor House. Although much of the village is hidden in its hollow a number of other dwellings and agricultural properties within the village are visible. South Weston is visible beyond.	





View	LPV5	
Description	<a href="#">Postcombe - from Beacon Hill</a> looking north-west	
Viewpoint	Beacon Hill	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 08" N	00° 55' 01" W
	OS grid reference	
	SU 727 972	
Comment	The view is extremely wide and open across the Oxford Plain with the village of Postcombe in the mid distance, with the Mercure Thame Lambert Hotel in the foreground. The Lower Icknield Way crosses the view with trees on either side between open fields through which passes the old burial path between Postcombe and Lewknor.	





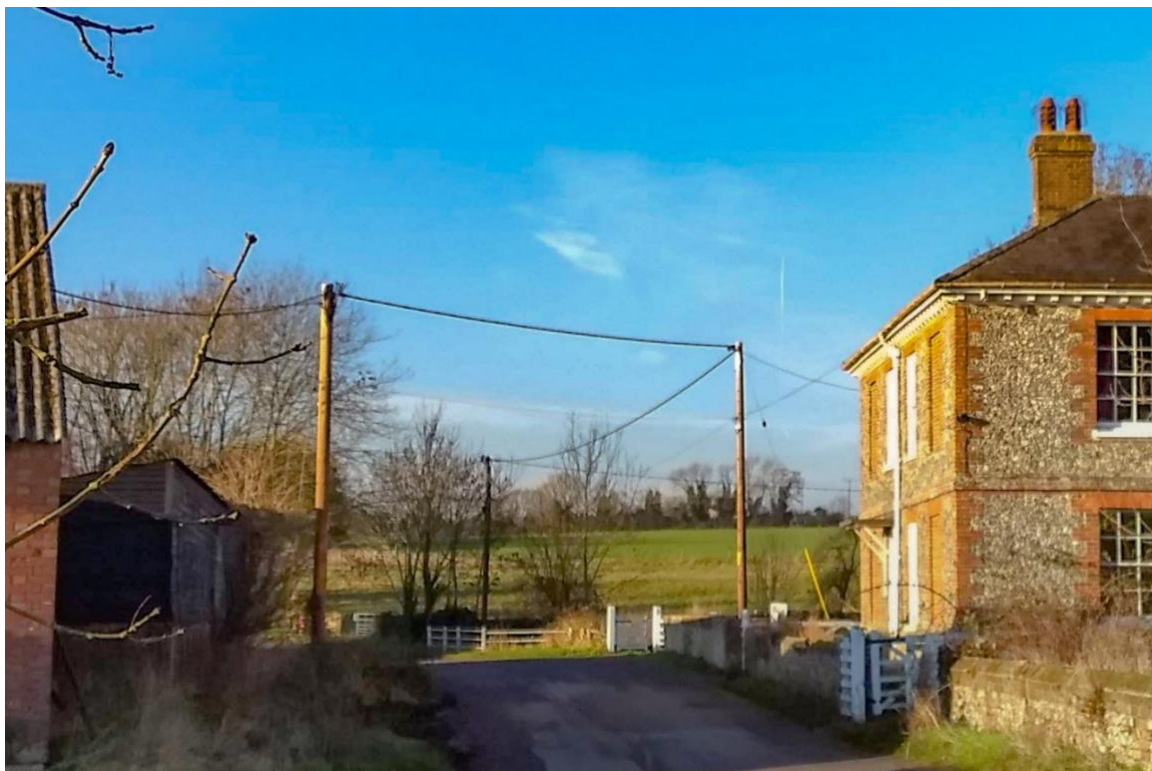
View	LPV6	
Description	<a href="#">Lewknor - from Bald Hill</a> looking north-west	
Viewpoint	Bald Hill	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 39' 35" N	00° 57' 25" W
	OS grid reference	
	SU 722 962	
Comment	<p>The view is to towards the village of Lewknor, with the Oxford plain behind. Although most of the village is not visible as it lies in a hollow, the Manor House, a number of other dwellings and agricultural properties within the village can be seen including the houses lining Watlington Road. South Weston and Adwell Cop are visible beyond. The view is extremely wide and open. The foreground is sweeping pastureland within the Chilterns Area of Outstanding Natural Beauty.</p>	



View	LPV7	
Description	<a href="#">South Weston &amp; Adwell Cop</a> looking north-west from footpath Lewknor FP 22 behind the TVR garage, Lewknor	
Viewpoint	Footpath Lewknor FP 22	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 23" N	00° 58' 52" W
	OS grid reference	
	SU 706 976	
Comment	This view is from the footpath Lewknor FP 22 looking across farmland towards South Weston and Adwell Cop which rises up towards the North West. The grade 2 cottage in Manor farmyard and the church are visible across the open field.	



View	LPV8	
Description	<a href="#">Entrance to South Weston - in direction of Adwell</a> looking north-west from Weston Road	
Viewpoint	Weston Road	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 42" N	00° 59' 06" W
	OS grid reference	
	SU 703 982	
Comment	This view is from the entrance to South Weston on Weston Road looking west into the hamlet. Manor Farm sits on the right-hand side of the road with its farmyard opposite. The juxtaposition of fields and buildings is characteristic of this hamlet.	





View	LPV9	
Description	Towards Rectory Lane, South Weston - from junction of Salt Lane and Weston Road  looking south-west	
Viewpoint	Junction of Salt Lane and Weston Road, South Weston	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 51" N	00° 59' 23" W
	OS grid reference	
	SU 699 985	
Comment	This view is from the T-Junction of Salt Lane and Weston Road, South Weston looking towards Rectory Lane in South Weston across open farm land with the Chiltern scarp in the distance. The open fields lead the eye towards the panoramic view of the escarpment which is not interrupted by the houses in the dip along Rectory Lane.	





View	LPV10	
Description	<a href="#">Beacon Hill - from the London Road at Postcombe</a> looking south-east from London Road (A40), at entrance to	
Viewpoint	A40	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 41' 38" N	00° 58' 42" W
	OS grid reference	
	SU 706 999	
Comment	This view is of the entrance to Postcombe from the A40 looking up towards Beacon Hill which rises up towards the south-east. The verdant verges complement the wooded escarpment in the distance.	



View	LPV11	
Description	<a href="#">Postcombe &amp; Chiltern escarpment - from the west</a>  looking east from Lewknor FP 4 between Postcombe and Upper Copcourt Farm	
Viewpoint	Footpath Lewknor FP 4	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 41' 46" N	00° 58' 39" W
	OS grid reference	
	SU 708 002	
Comment	This view across the open field of the Chiltern escarpment is taken from the footpath north of Postcombe, only the roofline of 20 <sup>th</sup> century dwellings nestled on Lower Road in Postcombe can be seen. The only visible properties are older properties a considerable distance away that are lower than the footpath.	



View	LPV12	
Description	<a href="#">Beacon Hill - from Beacon View, Lewknor</a> looking south-east from Beacon View, Lewknor	
Viewpoint	Beacon View	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 33" N	00° 57' 33" W
	OS grid reference	
	SU 721 980	
Comment	This view is from a break in the hedgerow opposite Beacon View. Beacon Hill, which is within the Chilterns Area of Outstanding Natural Beauty and the Aston Rowant National Nature Reserve, rises in the mid-distance beyond the open farmland. The same view can be seen through and over the hedge adjoining the field to the right.	





View	LPV13	
Description	Beacon Hill - from Nethercote Lane, Lewknor looking south-east	
Viewpoint	Nethercote Lane	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 51" N	00° 58' 05" W
	OS grid reference	
	SU 714 985	
Comment	This expansive view is across open farmland from the Lower Icknield Way, just north east of the motorway, looking towards Beacon Hill which rises up towards the south east. The view gives a sense of the open space that reflects the wider setting of the Oxford Plain, the four semi-detached properties at Beacon View do not significantly detract from the panoramic view.	





View	LPV14	
Description	<a href="#">Bald Hill - from north-west of St Margaret's Church, Lewknor</a> looking from the field behind St Margaret Church, Lewknor	
Viewpoint	Footpath Lewknor FP L7	
Co-ordinates of Viewpoint	Latitude	Longitude
	51° 40' 44" N	00° 58' 02" W
	OS grid reference	
	SU 714 984	
Comment	The view is from the footpath Lewknor FP 7 looking across farmland towards the Aston Rowant National Nature Reserve. Bald Hill and St Margaret's Church tower are visible. Although the M40 runs extremely close to this point, it is not visible at all.	

