Milton-under-Wychwood Neighbourhood Plan

Appendix 8
Key Views

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1. Introduction

The parish of Milton-under-Wychwood (MuW) is in the Cotswolds Area of Outstanding Natural Beauty (AONB) within the Upper Evenlode Valley and Wychwood Uplands character areas, while the Evenlode Valley forms part of the Upper Thames Tributaries Environmentally Sensitive Area. These designations confirm that the parish lies within an area of outstanding quality and of national significance.

A distinct characteristic of the parish is that it benefits from moderate to high intervisibility across open land and good distant views in most directions of the AONB. The parish is also traversed by a National Trail (The Oxfordshire Way).

During the development of the Neighbourhood Plan (NP) 14 Key Open Views (KOV) were identified in and around the parish and this report identifies these views (KOV 1 to KOV 14 inclusive) and explains their importance to the parish community.

It is these views that form the basis of the Neighbourhood Plan Key Views policy CH2 which is designed to ensure that the most highly valued views in the parish are conserved and enhanced so that they may continue to be enjoyed by both residents and visitors.

Those identified as 'Key' and deserving special protection through policy CH2 are a carefully selected shortlist of the following:

1. Views that contribute most to the setting of the parish in a rural landscape that respondents to the 2018 Community Survey nominated as the most important characteristic of the parish that they wish to see preserved (419 of 502 responses: 83%).
2. Views identified by Atlantic Consultants in the 1998 West Oxfordshire Landscape Assessment as requiring protection because of the crucial contribution they make to the unique landscape setting of the parish and its location within the Cotswold Area of Outstanding Natural Beauty.
3. Views that make an important contribution to the unique character of one or more of the sub-areas of the parish as defined and described in detail in the NP Village Character Assessment.
4. Views that support the health and wellbeing of the community through the vital contribution they make to creating a pleasing open aspect and a soft edge between the built areas of the parish and the surrounding rural landscape.
5. Views identified as most important to residents of the parish in their responses to an informal survey of residents conducted in July 2019.
6. Views that contribute most to enjoyment of the rural nature of the extensive network of Public Rights of Way and Other Paths that traverse the parish.

Location and direction of Key Open Views (Figure 1)



View ID from Figure 1	View Ref	View Description
1	KOV 1	Village Green/Recreation Ground/Merriscourt Ridge
2a	KOV 2a	Fulbrook Ridge/A361 to Upper Milton/MuW Village Gap
2b	KOV 2b	Fulbrook Ridge/MuW and Upper Milton Settlements
3	KOV 3	Green Lane/MuW Village Green/Recreation Ground
4	KOV 4	Jubilee Lane/Dog Kennel Lane rise
5a	KOV 5a	Heath Farm/Lyneham Bridge fields
5b	KOV 5b	Lyneham Bridge Heath Farm ridge
6	KOV 6	Lyneham Bridge/Valley Floor/ Shipton under Wychwood Church Spire
7	KOV 7	Calais Field/Upper Milton and Downs
8	KOV 8	High Street from Library Southwards
9	KOV 9	New Road/Wychwood School green gap
10	KOV 10	Milton Downs Farm Northern panorama
11	KOV 11	Green Lane/Lancut Footpath
12	KOV 12	Allotment Field/Western Uplands
13	KOV 13	Allotment Field South Easterly/MuW Church
14	KOV 14	Allotment Field/Bruern

IMPORTANT NOTE:

Addendum 1 of this document also identifies each of the Key Open Views using a series of "Parish Online" maps. These maps use vectors to help to show the direction and breadth of the views and each map includes a legend to highlight other relevant features.



Community consultation during the 2019 MuW Village Fete

2. Photographs and descriptions of Key Open Views

KOV 1. - Village Green/Recreation Ground/Merriscourt Ridge
(NE Open View)



The Village Green/Recreation Ground is the jewel in MuW's crown, and it is key to MuW's open aspect, connecting it visually with its agricultural surroundings. It provides a popular arena and communal breathing space in the centre of the village, with views to Merriscourt Ridge and the distant horizon. Views to and from the Village Green/Recreation Ground were shown to be very popular in a survey carried out during the Village Fete (July 2019), especially those towards surrounding countryside.

KOV 2a. - Fulbrook Ridge/A361to Upper Milton/MuW Village Gap
(Unobstructed countryside gap between two architecturally distinct built areas)



This view can be seen looking NW from the A361 main road (Fulbrook Ridge) towards the remaining gap between MuW and Upper Milton (UM). The gap also forms part of an important Blue-Green Corridor* between these two unique and distinctly different settlements, thereby helping preserve the landscape character of the parish, as well as the wildlife and heritage of this part of the Cotswold AONB. The recent development of St Jude's Meadow (62 houses) on farmland has narrowed the gap and currently creates a harsh outline to the main village of MuW when viewed from UM, or when approached from the Southerly direction.

* Blue-Green Corridors are described in detail in: MuW Neighbourhood Plan, Appendix 5 – Blue-Green Corridors.

KOV 2b. - Fulbrook Ridge/Milton Settlements
(Landscape panorama)



This slightly wider panoramic view is also looking NW from the A361 main road towards the gap between MuW on the right and UM on the left. The attractive rolling landscape is visible in the distance.

KOV 3. - Green Lane/MuW Village Green/Recreation Ground
(Open landscape within village)



Green Lane is a quiet no through road and is part of the historic core of the village. The Lane is also a very popular route with walkers with links to public rights of way over open paddocks to the Village Green/Recreation Ground. There are open countryside views towards Merriscourt Ridge (KOV 1) and views towards the Village Green/Recreation Ground (KOV 3). Green Lane also links to Lyneham Road via an ancient public right of way which is described at KOV 11 (later in this appendix).

KOV 4. - Jubilee Lane/Dog Kennel Lane
(Ancient riverine meadow landscape)



This area is very popular in the community because, in addition to the unspoilt views, there is a network of walks through an ancient riverine meadow with pockets of woodland punctuating the landscape towards Dog Kennel Lane, Diggers Wood and Wychwood Wild Garden.

KOV 5a. - Heath Farm/Lyneham Bridge fields
(View along Lyneham Road leading to wide open views in most directions))



Lyneham Road (photo above taken with Heath Farm entrance on the left) is another popular walking route, particularly during the winter months when countryside paths can become very muddy. Walking NE along Lyneham Road, past Heath Farm to a ridge, the view opens out to a wide cultivated landscape with Lyneham Bridge and the River Evenlode in the near distance and rolling wolds beyond.

KOV 5b. - Lyneham Bridge/Heath Farm ridge

(Rolling hills landscape with mostly hidden settlement)



Looking SW along Lyneham Road the ground rises up to the ridge towards Heath Farm and beyond to the village. The historic Oxfordshire Way crosses the road as it rises from the valley and is another popular trail through open countryside linking to Shipton-under-Wychwood (SuW) in the East and Bruern in the West.

KOV 6. - Lyneham Bridge/Valley Floor/ SuW Church Spire

(Long distance valley floor landscape)



Another view from the Lyneham Road looking SE towards SuW with the church spire just visible in the distance. From this position, views across the winding riverine landscape towards the built settlements are filtered by mature vegetation and extend to the escarpment at Leafield.

KOV 7. - Calais Field/UM and Downs
(Strong rising hills landscape)



This view towards the SW from a heavily walked meadow, takes in the outline of traditional Cotswold farm architecture nestling in UM, mixed fields, wild hedgerows and rising farmland to the Wychwood Uplands.

KOV 8. - High Street from Library Southwards
(Historic street and gardens view)



The High Street forms part of the historic core of MuW. It is identifiable on 18th Century Maps and contains many of MuW's pre-1900 properties. The High Street is the "spine" of the village, linking the main village of MuW to its principal neighbour SuW. The High Street is dotted with buildings that were once farmhouses and ancillary farm buildings, typically barns, but also including workshops and other storage spaces. At the junction of High Street, Church Road and Shipton Road is the Village Green/Recreation Ground which was once much larger and formed the village common.

KOV 9. - New Road/Wychwood School green gap
(Distinctive gap between MuW and SuW)



This countryside view can be seen by looking NE from New Road towards the distinctive green gap between the parishes of MuW and SuW. The gap is formed by a small stream (Simmonds Brook) and flood plain which together naturally preserve the separation between these two distinctly different settlements and provide a corridor for wildlife movement.

KOV 10. - Milton Downs Farm Northern panorama
(Valley basin broad Cotswold landscape)



This view provides a wide panorama over the Evenlode Valley to the rising wolds beyond, demonstrating the placement of MuW in the AONB and the traditional dominance of rural landscape over the built settlements. It also demonstrates the 'filtering' importance of tree screening. Tree screening is also planned for the new residential development of St Jude's.

KOV 11. Green Lane/Lancut Footpath
(Unspoilt views of paddocks and wooded footpath)



Lancut footpath starts at the end of Green Lane, and provides access via an ancient wooded corridor route over Littlestock Brook to Lyneham Road and links to other footpaths and walks beyond.

KOV 12. - Allotment Field/Western Uplands
(Mixed riverine woodland, meadows and agriculture landscape)



The Allotment Field is a very popular asset in the parish and its position on the northern edge of the village and its links with a network of footpaths means it is enjoyed by many members of the community. The cultivated field also comprises a small area of around 60 allotments, a community orchard and a recently planted woodland walk. At most times of the day, walkers and allotment holders can be seen enjoying the field and its impressive views in all directions. This photograph is taken in a Southerly direction over some allotment plots, towards Littlestock Brook and the rising agricultural land beyond.

KOV 13. - Allotment Field South Easterly/MuW Church
(Mixed agricultural landscape with Victorian landmark church spire)



This view from the Allotment Field is taken in the SE direction towards the village and although mature trees filter the edge of the built area, the old school building and church spire is just visible.

KOV 14. – Allotment Field/Bruern Wood
(Agricultural plateau with copses and backed by woodland)



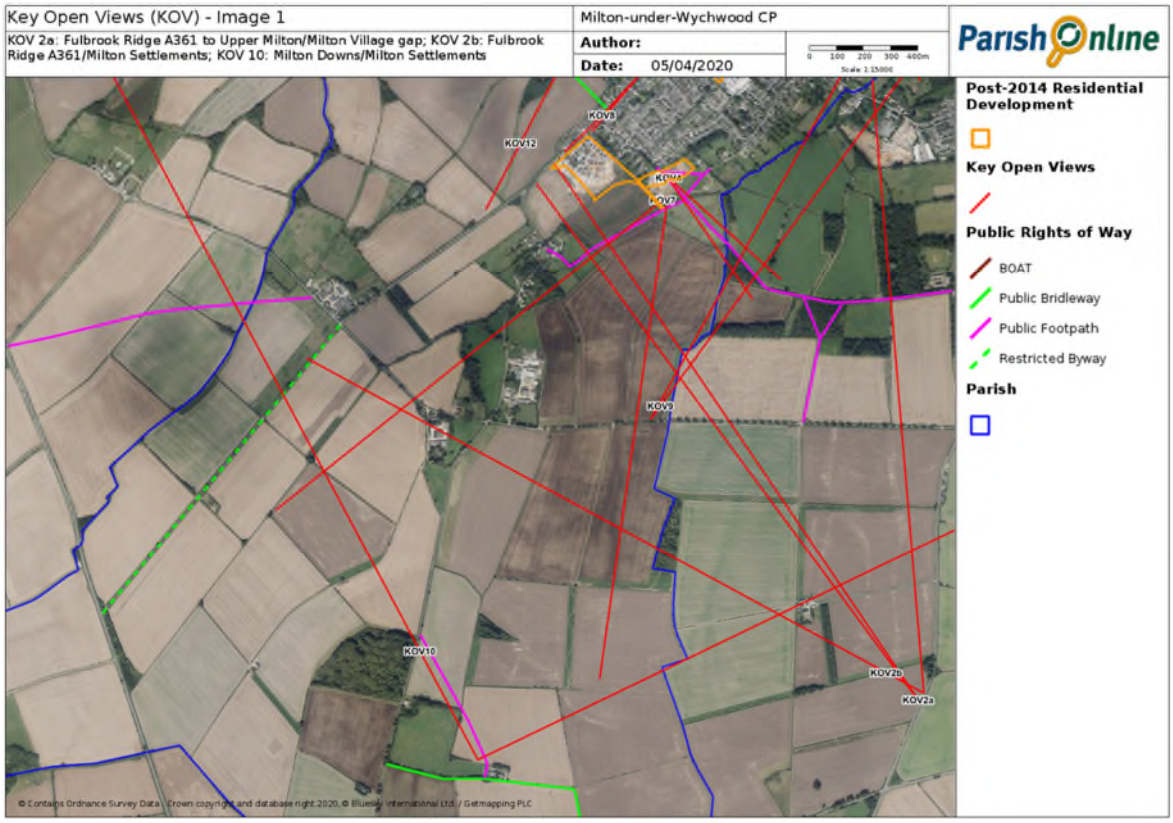
This is a northerly view across the Allotment Field towards Bruern. Some allotment sheds can be seen on the right, but otherwise this is an unobscured view across farmland interspersed with copses and the Ancient Woodland area of Bruern Wood.

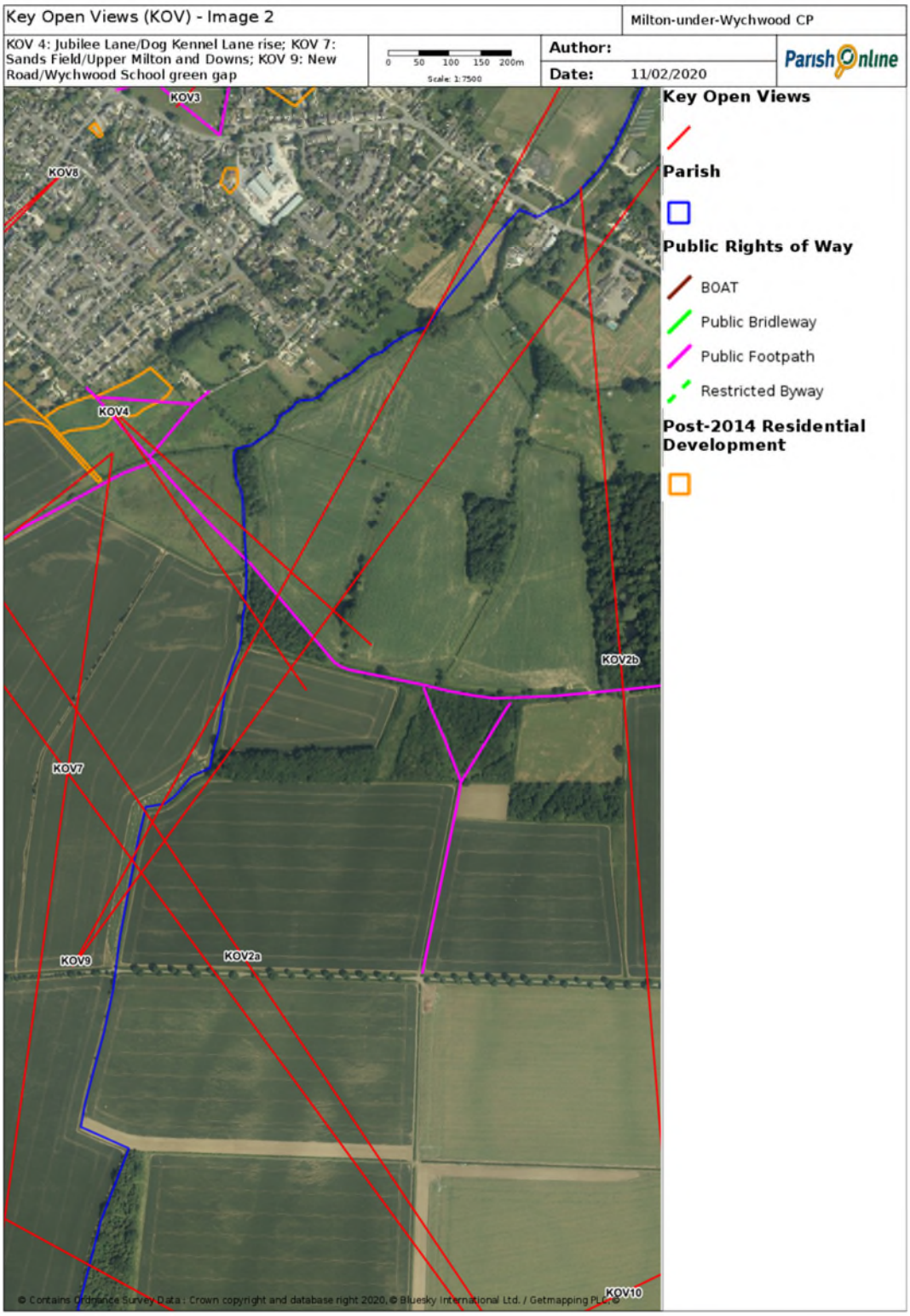
ADDENDUM 1

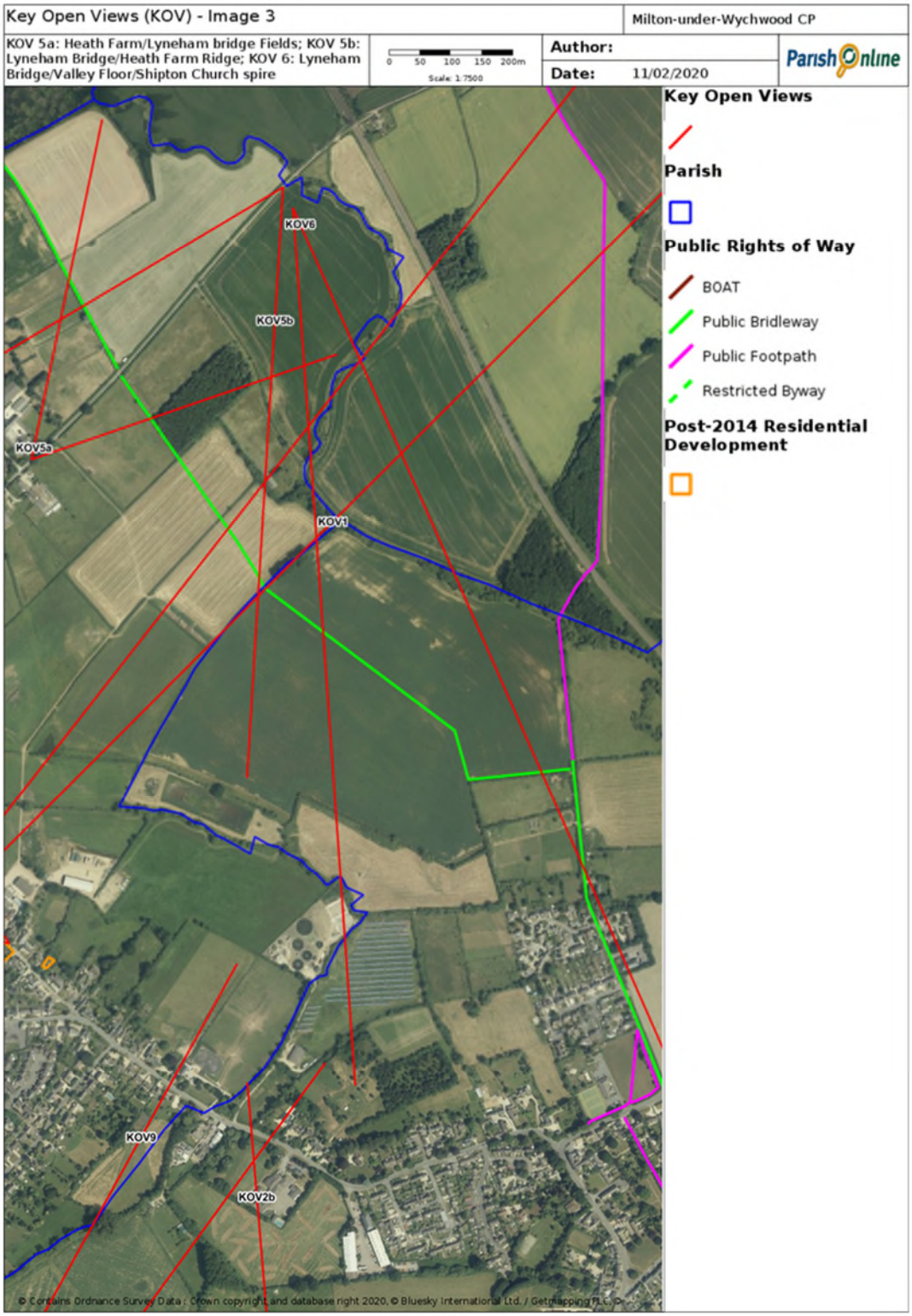
This Addendum identifies Key Open Views over a collection of 6 map images. The “Parish Online” mapping utility has been used to show the direction and width of the views using red vectors. Each map image also includes a legend to highlight other relevant features. Table 2, below, shows the relationship between the KOVs and the IMAGE No. they can be viewed on.

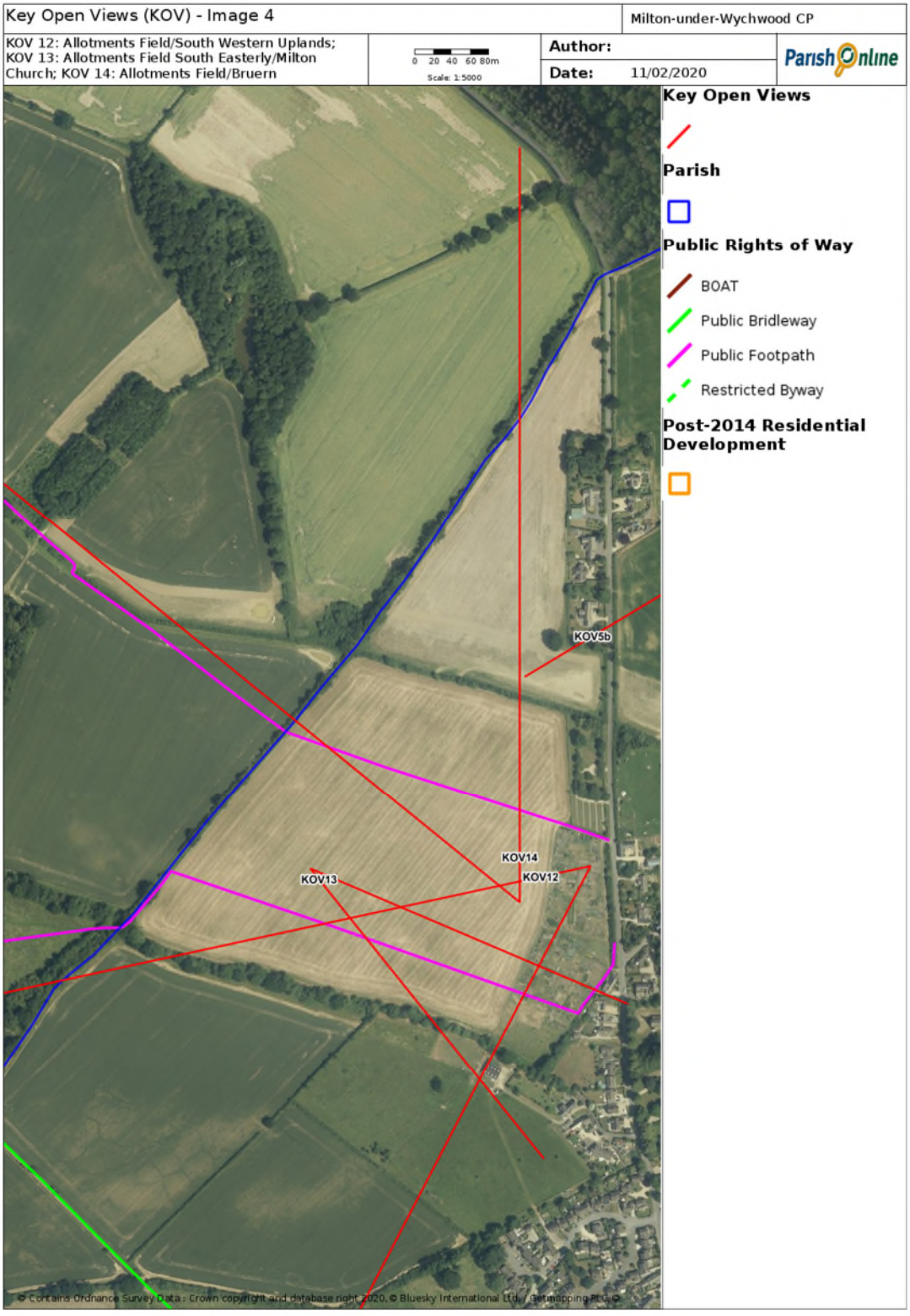
IMAGE 1	KOV 2a KOV 2b KOV 10
IMAGE 2	KOV 4 KOV 7 KOV 9
IMAGE 3	KOV 5a KOV 5b KOV 6
IMAGE 4	KOV 12 KOV 13 KOV 14
IMAGE 5	KOV 1 KOV 3 KOV 11
IMAGE 6	KOV 8

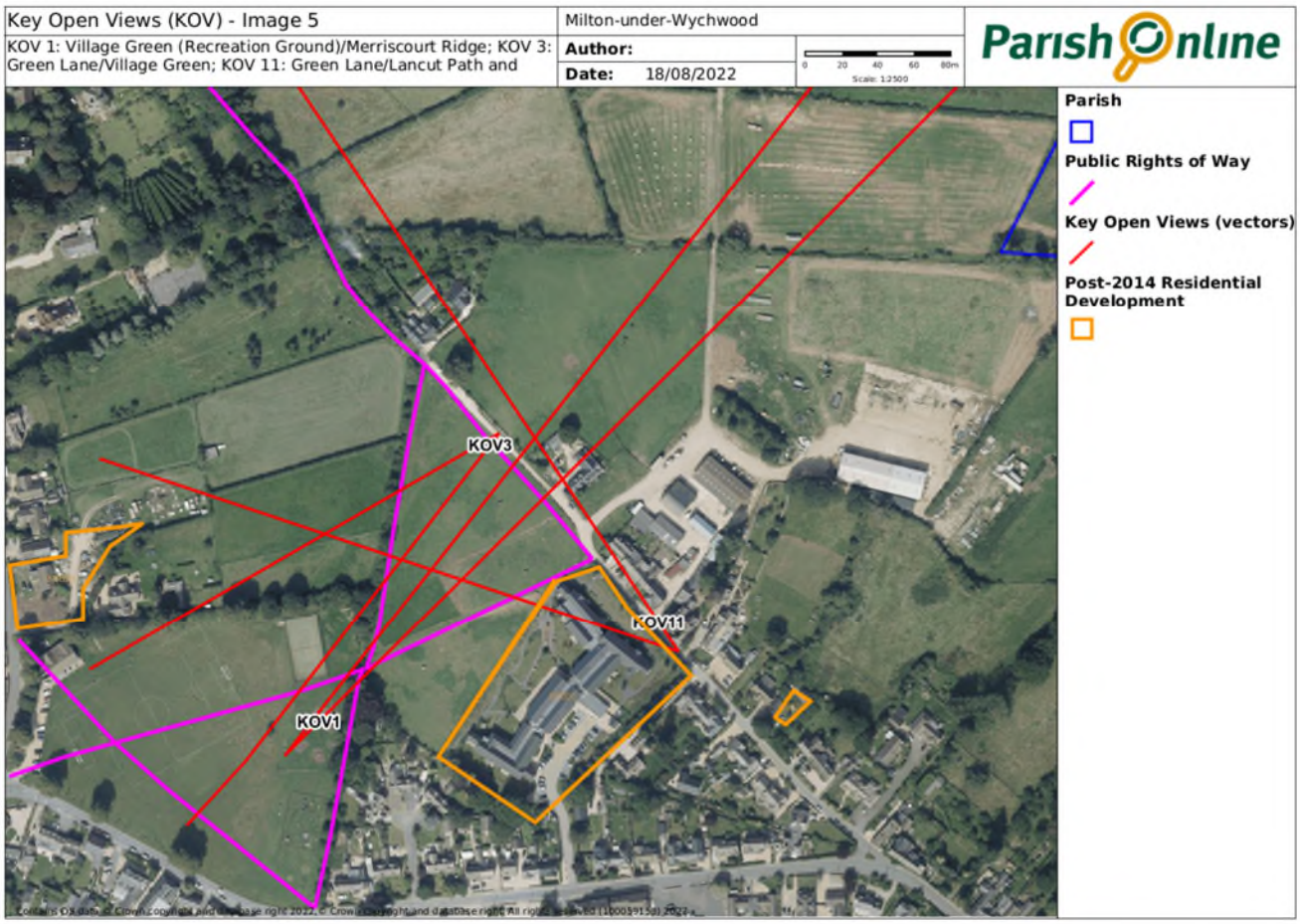
Table 2

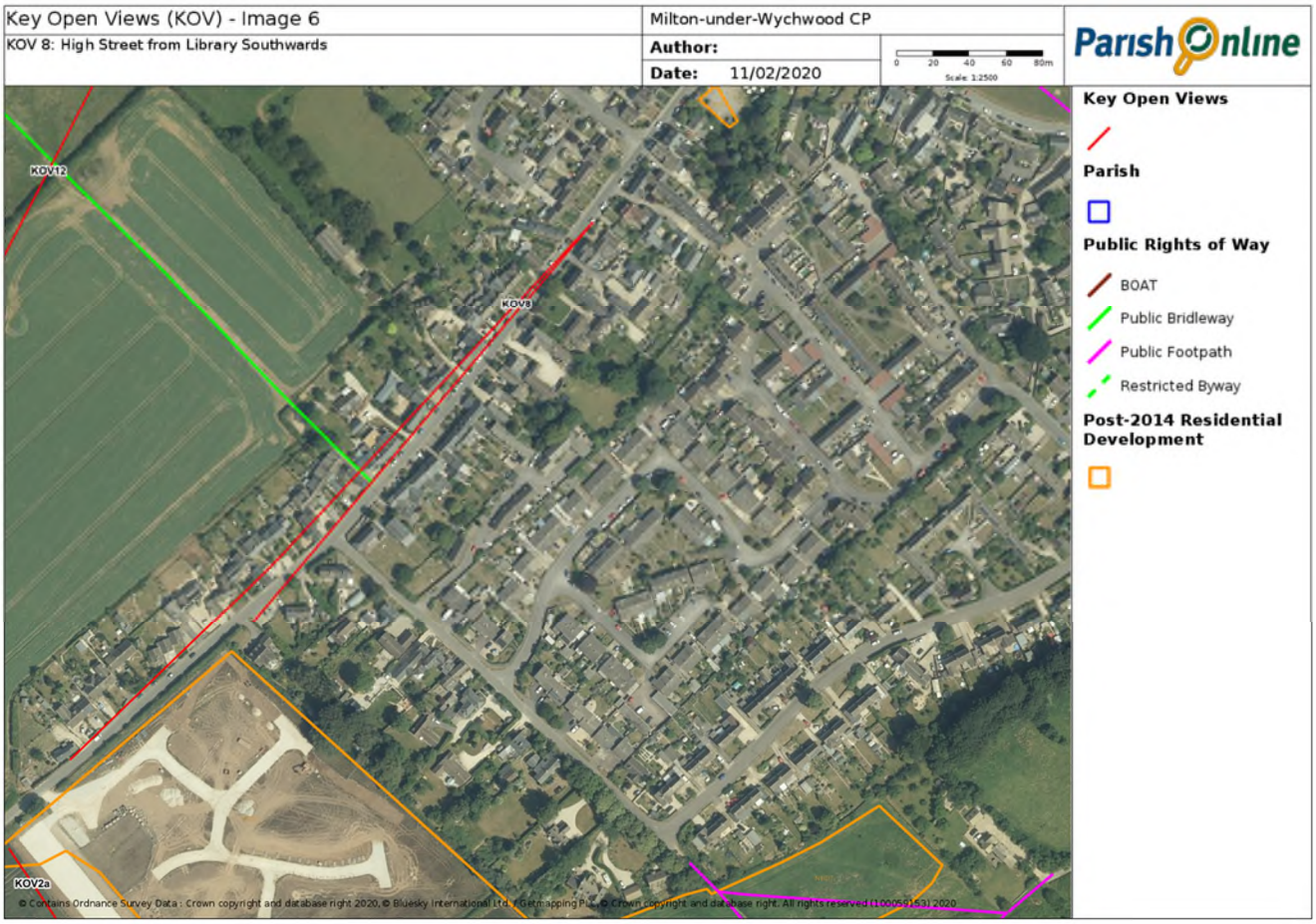



Key Open Views (KOV) - Image 2
Milton-under-Wychwood CP
KOV 4: Jubilee Lane/Dog Kennel Lane rise; KOV 7: Sands Field/Upper Milton and Downs; KOV 9: New Road/Wychwood School green gap
0 50 100 150 200m
Scale: 1:7500
Author:
Date: 11/02/2020
ParishOnline
KOV3
KOV8
KOV4
KOV2b
KOV7
KOV9
KOV2a
KOV10
Key Open Views
Parish
Public Rights of Way
BOAT
Public Bridleway
Public Footpath
Restricted Byway
Post-2014 Residential Development
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Key Open Views (KOV) - Image 3
Milton-under-Wychwood CP
KOV 5a: Heath Farm/Lyneham bridge Fields; KOV 5b: Lyneham Bridge/Heath Farm Ridge; KOV 6: Lyneham Bridge/Valley Floor/Shipton Church spire
0 50 100 150 200m
Scale: 1:7500
Author:
Date: 11/02/2020
Parish Online
KOV6
KOV5b
KOV5a
KOV1
KOV9
KOV2b
Key Open Views
Parish
Public Rights of Way
BOAT
Public Bridleway
Public Footpath
Restricted Byway
Post-2014 Residential Development
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Key Open Views (KOV) - Image 4
Milton-under-Wychwood CP
KOV 12: Allotments Field/South Western Uplands;
KOV 13: Allotments Field South Easterly/Milton
Church; KOV 14: Allotments Field/Bruern
0 20 40 60 80m
Scale: 1:5000
Author:
Date: 11/02/2020
ParishOnline
Key Open Views
Parish
Public Rights of Way
BOAT
Public Bridleway
Public Footpath
Restricted Byway
Post-2014 Residential Development
KOV5b
KOV14
KOV12
KOV13
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Key Open Views (KOV) - Image 5
KOV 1: Village Green (Recreation Ground)/Merriscourt Ridge; KOV 3: Green Lane/Village Green; KOV 11: Green Lane/Lancut Path and
Milton-under-Wychwood
Author:
Date: 18/08/2022
Parish Online
KOV3
KOV11
KOV1
Parish
Public Rights of Way
Key Open Views (vectors)
Post-2014 Residential Development


Key Open Views (KOV) - Image 6
KOV 8: High Street from Library Southwards
Milton-under-Wychwood CP
Author:
Date: 11/02/2020
Parish Online
KOV12
KOV8
KOV2a
Key Open Views
Parish
Public Rights of Way
BOAT
Public Bridleway
Public Footpath
Restricted Byway
Post-2014 Residential Development