

# Cholsey Parish Council



## Cholsey Neighbourhood Plan

# Cholsey Landscape: Views Assessment

## May 2017

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# Introduction

Cholsey is a rural settlement close to the River Thames. The majority of the Parish lies in the AONB of the North Wessex Downs and adjoins the Chilterns AONB. A significant part of the distinctive character of the village is the visual connectivity with the surrounding countryside from public places.

Figures 1 and 2 show the locations at the edge of the village where there is direct visual connectivity with the countryside. These distinctive views combine shorter uncluttered views of the more immediate setting of the village; with views across to the Chilterns AONB and the North Wessex Downs AONB

These views are principally located at, or close to, the edge of the village built up area boundary, and stretch in all directions:

- Southwest boundary: views on the North Wessex Downs
- Southeast boundary: views on the River Thames and the Chilterns
- Northwest boundary: views of Wittenham Clumps

Resident views collected through the 2016 Neighbourhood Plan Community Survey have all highlighted that parishioners highly value the connection from the village to the surrounding countryside, the rural outlook, and the near and far reaching views beyond.

## Approach

This report documents the principal views from the village built up area boundary, or views adjacent to it.

Consideration of these views will be important in planning decisions.

Photographic evidence was collected during several walkover surveys where views were apparent along the boundary, from the public highway, or from other public rights of way. Figure 1 highlights the principal view locations, indicated by the dark blue shading. This fades in the direction of the view. A description of each principal view follows, with accompanying number referenced photographs. Photo locations and direction of view are indicated in Figure 2.

We would like to thank Bill Nicholls for the use of photo's 17, 18, 19, 20 & 21.

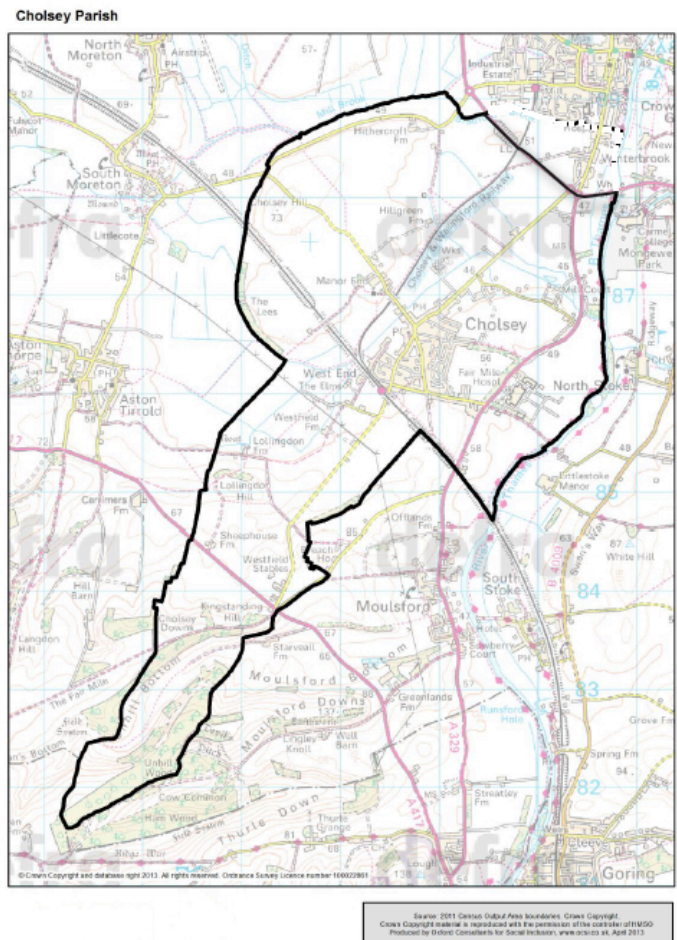


Figure 1 - Cholsey Viewscape

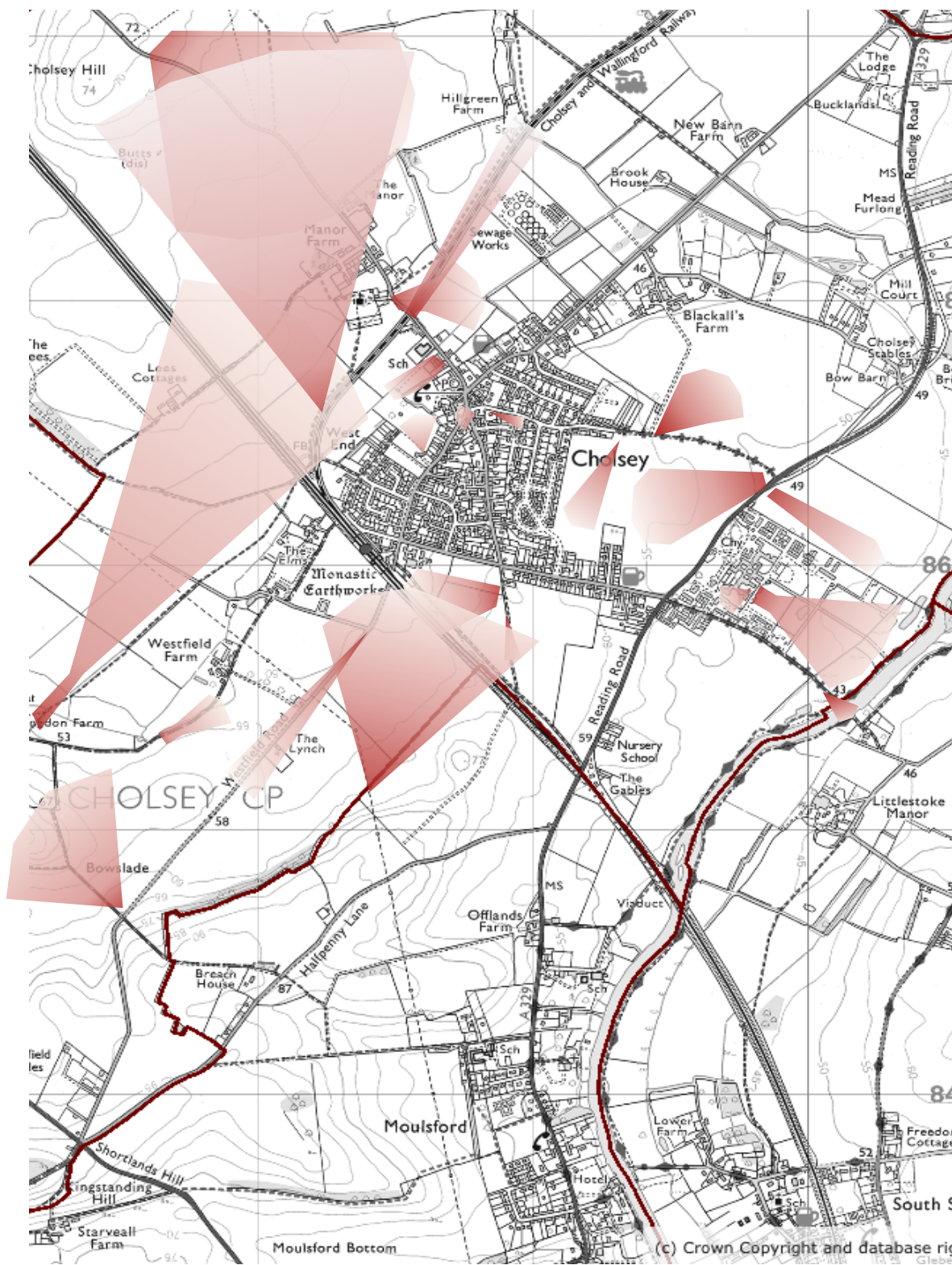
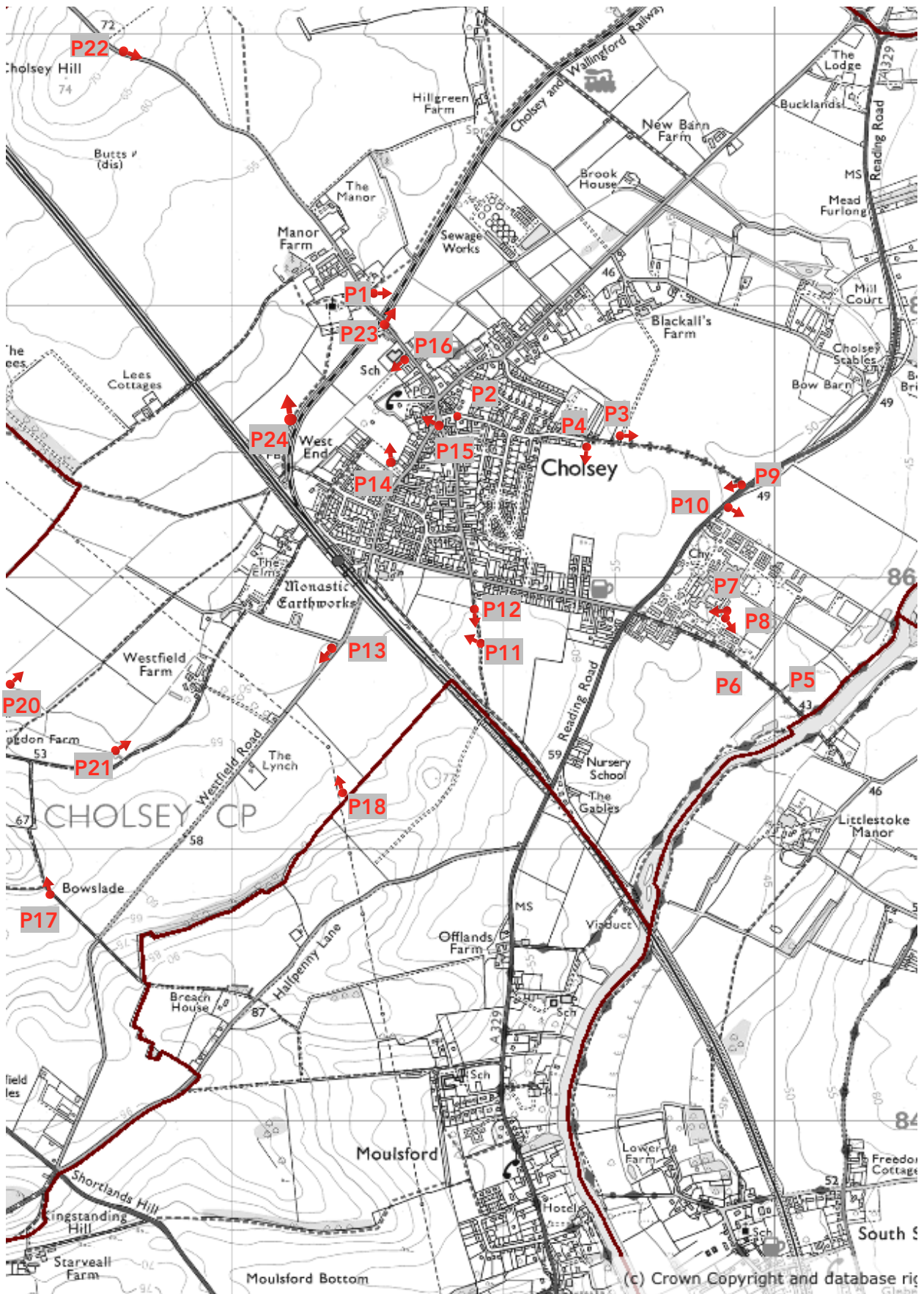




Figure 1 - Photo Location & Direction



## Principal Views

### P1. St Marys



This is the first view from St Mary's Church and the start of The Dame Agatha Christie Trail. The view looks east across the Cholsey Brook flood plain to Wallingford.

### P2. Ilges Lane - East



View of Ilges Lane leading from The Forty going east and is the view everyone experiences when shopping at the local Tesco Express store. Of note: here is the treed and leafy character of the lane which is important to protect.



### **P3. Ilges Lane - North East**



### **P4. Ilges Lane - South**



These views are taken from the north end of Ilges Lane at the start of a particularly frequently used path leading down to the River Thames, or a circular route to Caps Lane. Looking north the view is open and unspoiled. The Chiltern hills provide a glorious backdrop.

Looking south, this is a submitted site and may be allocated for development, any housing scheme should ensure that a significant landscape buffer is provided around the new homes.

## P5. Ferry Lane



## P6. Ferry Lane



These views are taken from two points in Ferry Lane, which is a popular walking route that connects to the Thames Path which follows the River Thames bank. This is also a popular spot to feed the ducks and generally enjoy the tranquil River Thames environment.

The view across to the Cholsey Meadows development shows an evolving landscape with much new planting. This is part of the Fairmile historic landscaped park which is protected in its own right. It is hoped this will mature into a valued landscaped area.



## P7. Fairmile



## P8. Fairmile



These views are taken within the Cholsey Meadows development site and show the majestic Fairmile Hospital building with open parkland in the foreground. Picture 8 shows the view in another direction looking out towards the River Thames and Chiltern Hills beyond; a view valued by all residents. In former times the hospital provided for the whole community with community space and playing fields, its renovation has returned the site, in a very different way, to something akin to its former character.



### P9. A329 - East



### P10. A329 - West



These pictures are taken in opposite directions at the northern end of the village from the A329. Looking east are views across open countryside to the River Thames and Chiltern Hills beyond. Looking west provides views with Cholsey village in the background. This is also a submitted site (CHOL2) and may be allocated for development. However, any housing scheme should ensure that a significant landscaped buffer is provided around the new homes.

## P11. Silly Bridge



## P12. Silly Bridge



These views are from the footpath leading south from the junction of Honey Lane with Papist Way. This is a popular walking route providing spectacular southerly views across the North Wessex Downs.

Silly bridge itself crosses the railway and is not a beautiful structure. Looking back towards the village shows that the village is generally well screened and unobtrusive, apart from the farm buildings at Kentwood Farm, and a few white homes along Papist Way.

Any development on CHOL2 could be prominent from this path, and therefore, considerable care is needed to ensure appropriate landscaping is provided in order that village continues to remain unobtrusive.



### P13. Westfield Road



Heading south and leaving the village, under the railway bridge on Westfield Road, residents are presented immediately with dramatic open views of the North Wessex Downs and Lollington Hill.

This provides an immediate connection with this important landscape which we wish to preserve.

A popular footpath route runs parallel to Westfield Road to the west and provides equally special and dramatic views.

### P14. Pavilion



This view is a glimpsed view across the recreation ground, and is an important footpath route to both the pre-school and primary school. It provides an attractive traffic-free link across the village.

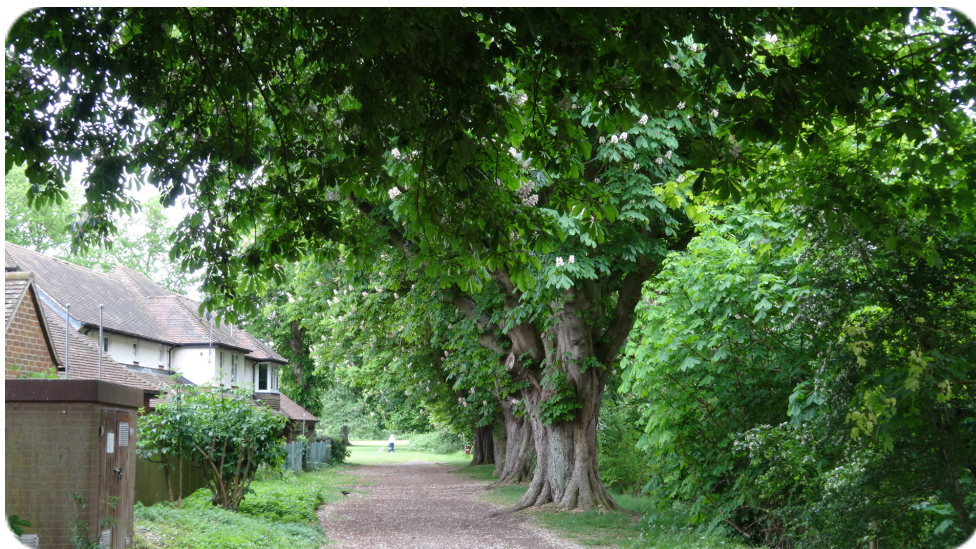


## P15. The Forty



This is a view of the village centre, across an important small area of open space. The Forty is a focal point for small community events and meetings, and it forms part of the Conservation Area. It is as close as we can get to a traditional village green. The views looking north from The Forty to the Tesco express store, and other shops, needs to be improved in order to do justice to this special space.

## P16. Whitehead Meadow



Whitehead Meadow connects Church Road to the recreation ground. This path provides an important off road link to the pre-school and primary school. The path also follows the line of Cholsey Brook and has an impressive avenue of historic Horse Chestnut trees. This path and views forms a lasting memories for many village residents.

### P17. Opposite Bowslade



### P18. By the Lynch



Here we look towards Cholsey village. To the left you can make out a tall spire which is St Peter's Church in Wallingford.

### P17, P18, P19 & P20

These views depict how well Cholsey village nestles into the countryside and is generally unobtrusive in the landscape, apart from the few farm buildings on the south side. It demonstrates the importance of the wealth of trees within the village and their effectiveness at softening its impact in the wider landscape.



## P19. Lollingdon Hill



## P20. Lollingdon Farm



This is a zoomed shot of St Mary's Church and Manor Farm. It shows how the church forms a focal point in the landscape, and the community wish this relationship between the church and the landscape to remain.

## P21. Bridle Path



From the springs you walk along the bridleway into Cholsey past Westfield farm. The bridlepath between the village and Lollingdon Hill is a very popular route. The village remains discrete from view behind the trees.

## P22. Cholsey Hill



Cholsey hill provides wide expansive views with Manor Farm and buildings. St Mary's Church can be seen in the distance,, whilst the remainder of the village is barely visible, even in winter.



## P23. Bunkline



This view is familiar to anyone standing on the bridge by St Mary's Church looking towards Wallingford. Locally known as the 'Bunk Line' this track joins Wallingford Town with Cholsey Station.

The track is now only used for recreational purposes, run by the Cholsey and Wallingford Railway Preservation Society, with a stock of a 1920 Modified Picket Steam Engine, 1953 Diesel Engines and a variety of coaches.

The steam engines operate between Cholsey and Wallingford on certain times of the year the, particularly during the popular annual 'Bunk Festival'.

## P24. Bunkline



The well-used 'Bunk Line' footpath gives walkers and train passengers uninterrupted views across to Wittenham Clumps (right), and Cholsey Hill (left).



## **General**

There are numerous other locations at the edge of the village where gaps between buildings and vegetation provide views away from village, and from public vantage points into the surrounding countryside. Such views are important to the character of the area and should be maintained.

If you wish to raise any queries regarding this document or what it includes, please contact the Cholsey Neighbourhood Plan Team using the details below:

*Email: [info@cholsey-plan.com](mailto:info@cholsey-plan.com)*

*Phone: 01491 652255 (Cholsey Parish Council)*

If you would like to make a complaint please write to:

*The Cholsey Neighbourhood Plan Team*

*Cholsey Parish Council, 31 Station Road, Cholsey, Wallingford OX10 9PT*