

# Brightwell cum Sotwell

Neighbourhood Plan 2011 – 35



Key Views Analysis  
Regulation 14 Draft March 2022

**Brightwell cum Sotwell**  
Neighbourhood Plan

# I. Introduction

- This document sets out photographic and written evidence of a number of Key Views (KVs) to support the Brightwell-cum-Sotwell Neighbourhood Plan and Design Code.
- For the purposes of this study a Key View is defined as a view which allows Brightwell-cum-Sotwell's valued characteristics to be most easily appreciated. The views are all from easily accessible public locations. These views contribute positively to Brightwell-cum-Sotwell's unique character and sense of place.
- This report will form part of the Neighbourhood Plan evidence base. 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 Brightwell-cum-Sotwell's character and sense of place.
- Public consultation with parishioners has highlighted that local residents highly value Brightwell-cum-Sotwell's landscape setting and feel that environmental considerations are crucial for development in the area.



## 2. Context

- Views play a key role in how local people relate and interact with their surrounding environment. These may be long ‘big sky’ views on open farmland in Mackney, sweeping panoramas across the Thames Valley from the top of the Sinodun Hills, shorter views within settlements terminating on a particular feature or building, or a rural glimpse of the Berkshire Downs seen through a gap between two buildings. Views to Brightwell Barrow are particularly cherished, the ancient mound being the symbol that unites all parts of the parish providing the most iconic feature in the landscape.
- The form of the village is inward looking – the rear of properties looking outwards across open countryside; the lanes themselves surrounded on both sides by properties and gardens. Distant views across farmland to surrounding hills from the village, or a rural glimpse through gaps between village properties are therefore particularly important. The farmland views from gaps, lanes and footpaths were deemed (in the CLPP) important to 95% of residents, connecting residents with their surrounding countryside. Long rural views across sweeping countryside were important to 96% of respondents in the CLPP. From the main village, there are fine views in all directions; south to the Berkshire Downs, west to the Moreton ridge separating the basin from Didcot, north to the Sinodun Hills, and east to the Chilterns and the Goring Gap. This creates much of the rural character that is important to many local people and provides a degree of landscape legibility, re-enforcing Brightwell-cum-Sotwell’s place in the South Oxfordshire landscape.
- Within the village are many picturesque views. Most of which are short-distance views, which are closed by buildings, winding paths and vegetation. Unfolding views along narrow paths and lanes are characteristic of the village. The enclosure of the village limits views to the middle-distance, although they are found in several places, such as along the straight expanse of The Street. The many short-distance views are down the winding lanes, along streams, across open spaces or towards groups of cottages.
- The area of land between Mackney and the main village which includes allotments, a playground, the recreation ground and the Croft Fields (both sides of Mackney Lane) is perceived as an integral part of the boundary of the village and not simply an outside agricultural space. Views to the north and west of the main village are strengthened by the way that the edge of settlement does not extend to the A4130. This feature also helps to reinforce the rural character of the parish. Each of these views contain elements which give the parish a sense of place and distinctive characteristic. If these elements change, or are removed, it would alter the character of the parish and its landscape.



*The village contains many shorter views which add much to the sense of place*

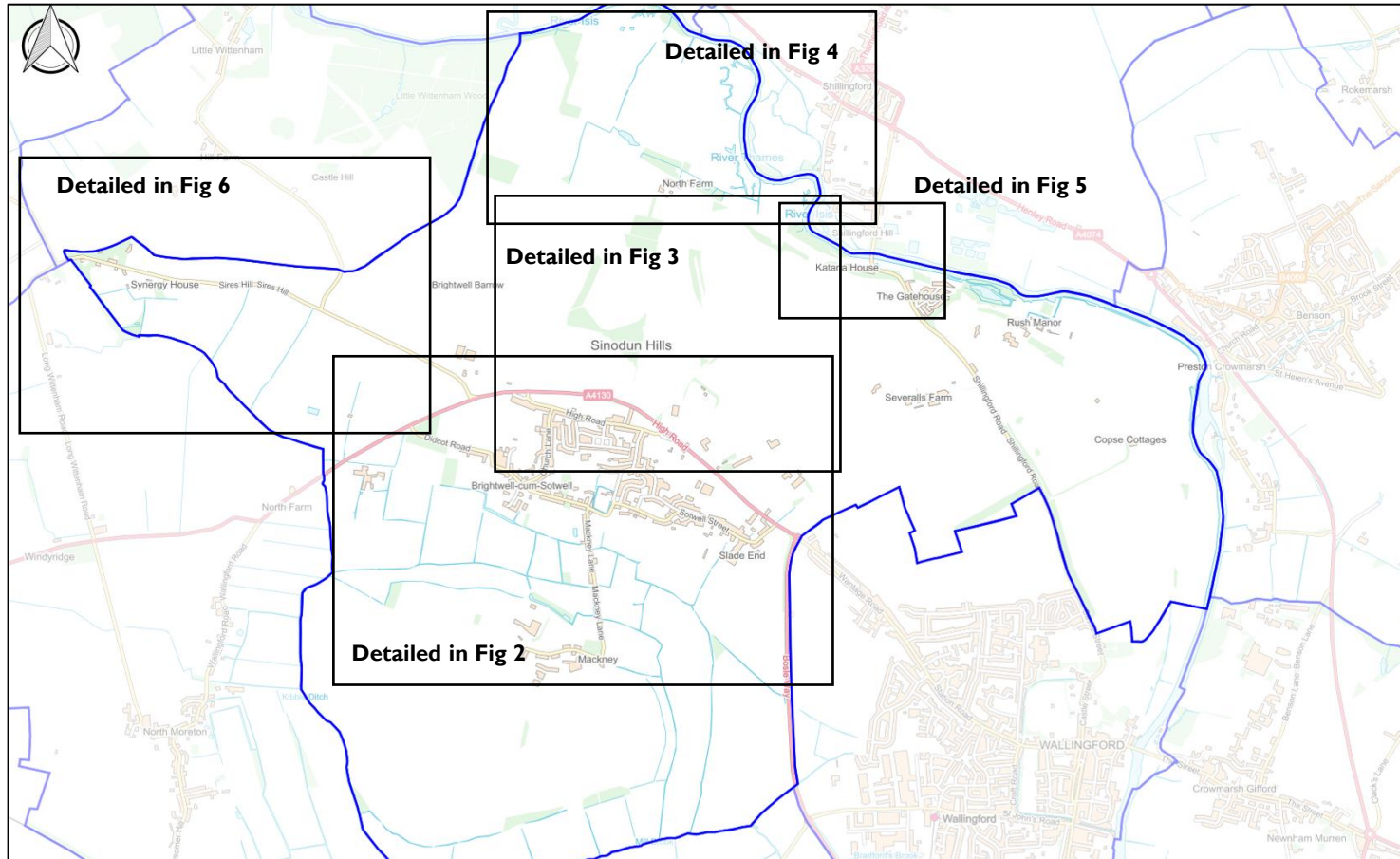


# 3. Key Views

- This section provides a description of the Key Views. Each view is represented by one or more images which shows the key focus of the view and the wider context of the view. Figure 2 shows the location of each of the Key Views. All are from publicly accessible locations, including footpaths, public rights of way, roads, or key points of interest.
- Each Key View represents an experience. They are not intended to represent a static, snap-shot. 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 Key Views to the experience of the parish, be it walking away from the village or driving through it.
- The Key Views represented in this analysis collectively deliver and demonstrate the following characteristics of the parish:
  - Open countryside with fields, often bounded with hedgerows and trees with very few buildings providing a rural setting to the village
  - An extensive network of footpaths / Public Rights of Way throughout the village, often linking key public spaces and with valuable views along their length
  - Views from within the village out up towards either the Sinodun Hills to the North, the Berkshire Downs to the South, or the Chilterns to the East
  - A relatively compact settlement, but with some key gaps maintaining the sense of ruralness
  - An historic village character complemented by attractive characterful buildings
  - Trees surrounding and throughout the village which soften the transition between settlement and countryside



# 3.1 Key Views Overview and Maps – Fig 1

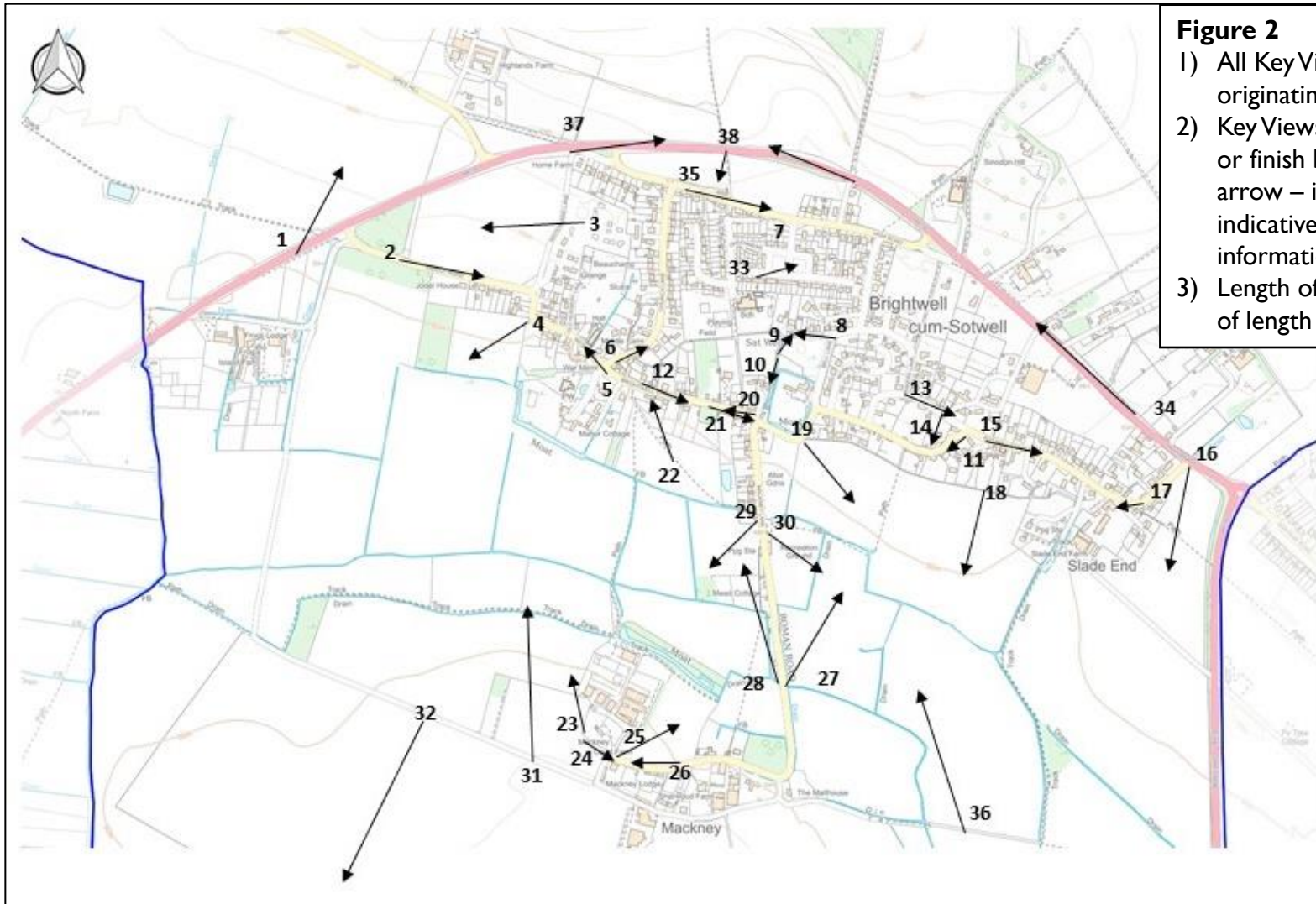


## Overview map of Brightwell-cum-Sotwell Parish

In order to accurately identify and place identified views on the map, an inset and enlarged map of the boxed area shown here is used in Figure 2.

This map gives some context to the Key Views and in it you can see some of the important landmarks described in the views; the Sinodun Hills of Castle Hill & Round Hill (Wittenham Clumps) and Green Hill (Brightwell Barrow).

## 3.2 Key Views Overview Detailed Maps







**Figure 7**



## KEY VIEWS SUMMARY

View 1: A4130 Frogs Island towards Brightwell Barrow

View 2: Old Didcot Road, Millennium Wood to Village

View 3: Little Martins Meadow to Great Martins

View 4: From Grove Cottages Across Rectory Meadow

View 5: War Memorial and Village Hall

View 6: The Square

View 7: High Road to Green Hill

View 8: The Green Heart Wellsprings 1

View 9: Green Heart Wellsprings 2

View 10: Wellsprings Lane

View 11: Sotwell Street at the Wiggly Bends

View 12: The Street

Key View 13: Bakers Lane

View 14: Bakers Lane to St James Church

Key View 15: Sotwell Street

View 16: Slade End Field

View 17: Slade End

View 18: Croft Path looking south across The Croft

View 19: Across The Croft towards the Chilterns

View 20: The Street looking West

View 21: The Street from The Orchard to Red Lion

View 22: The Haycroft to Brightwell Barrow

View 23: Mackney to Brightwell Barrow

View 24: View to Smalls House and Barn

View 25: View from Smalls House looking north and East

View 26: The White House towards Smalls House

View 27: Mackney Gap towards The Croft

View 28: Mackney Gap towards Brightwell Barrow

View 29: Mackney Gap across Priest Mead

View 30: The Recreation Ground

View 31: The Moreton Path to Brightwell Barrow

View 32: Big Sky Views on Mackney Fields

View 33: Greenmere

View 34: High Road towards Sotwell Hill

View 35: The High Road looking East from Little Thatch

View 36: Market Path Looking North to Sinodun Hills

View 37: High Road East towards Sinodun Hill

View 38: Roman Road South

View 39: Panorama from Roman Road, top of Hill Field

View 40: From Roman Road east towards Green Hill

View 41: Panorama from Sotwell Hill

View 42: The Bridge Road and Ham Field north to Sinodun

View 43: Ham Field northwest to Dorchester

View 44: Roman Road to Castle Hill

View 45: Kedging Meadow to Dorchester Abbey

View 46: Shillingford Point towards Ferry Lane

View 47: Severalls Field to Lilly Langtree's House

View 48: Thames Path at Kedging Meadow to Shillingford

View 49: Shillingford Hill to Shillingford Bridge

View 50: Sires Hill

View 51: Shillingford Bridge

View 52: A329, Shillingford Road

View 53: A329, View Across Highlands Farm

View 54: A329, Tadsey Bridge to Kibble Bridge

## 3.3 Key View 1: A4130 Frogs Island towards Brightwell Barrow

**Location:**

A4130 entering the parish of Brightwell cum Sotwell along the bypass from Didcot

**Description and Characteristics of View:**

View across open farmland up to the Wittenham Clumps (Castle Hill and Round Hill), and Brightwell Barrow (Green Hill). A countryside vista across open farmland from beside the road, stretching up into the Sinodun Hills, setting the scene of the village in its countryside location within the parish. The setting of Brightwell Barrow is particularly significant to the parish, the 'one tree hill' sitting above the cluster of Victorian Highlands Farm buildings and farmhouse below set within the trees.

**Opportunities & Threats:**

Future redevelopment of Highlands Farm. Tree growth along north of A4130. Widening of A4130

## 3.3 Key View 2: Old Didcot Road, Millennium Wood to Village

**Location:**

Didcot Road, outside the Millennium Woods

**Description and Characteristics of View:**

Beyond the Millennium Woods views through the row of Field Maple trees on the left side of the road, are across the open farmland of Great Martins to Watermans Lane and onto Sotwell Hill. A copse on the right with Grove Cottages in the distance frames the scene. This is the only rural entrance into the village, with the woods and open farmland reinforcing the rural character of the village.

**Opportunities & Threats:**

Replacement planting along the A4130 would enhance this view. Any development either side of the road would spoil the rural entrance to the village and potentially block the views across Great Martins

## 3.3 Key View 3: Little Martins Meadow to Great Martins

**Location:**

Little Martins Meadow

**Description and Characteristics of View:**

View across the green space of Little Martins meadow, across the stones with glimpses through gaps in the public bridleway of Watermans Lane across Great Martins field, terminating at the Millenium Woods. The view visually links two of the village public spaces of the woods and the meadow and reinforces the ruralness to the built edge of the settlement. Facing west, the view is enjoyed at sundown across Great Martins. From the stones, the passing solstices can be interpreted.

**Opportunities & Threats:**

Parish Council to maintain view and gaps in Watermans Lane planting. A bench is to be installed on to view sunset across Great Martins field

## 3.3 Key View 4: From Grove Cottages Across Rectory Meadow

**Location:**

The corner of Didcot Road and West End

**Description and Characteristics of View:**

View across the fields nestled between Grove Cottages and the Church Graveyard. A key glimpse from the village into open countryside

**Opportunities & Threats:**

Any development would threaten the sense of openness and countryside feel given by the gap between buildings

## 3.3 Key View 5: War Memorial and Village Hall

**Location:**

The War Memorial, beside the Square / bottom of Church Lane

**Description and Characteristics of View:**

An iconic view withing the village across the war memorial down West End to the Village Hall and shop. Fairthorne memorial cottages and Stranger's Place with the old rectory and flint wall on the left, next to the entrance to the church. One of the core hubs and centers of the village, where parishioners gather on remembrance Sunday and for street parties; an iconic view that typifies Brightwell.

**Opportunities & Threats:** None



## 3.3 Key View 6: The Square

**Location:**

The Square, bottom of Church Lane

**Description and Characteristics of View:**

A panorama from Church Lane with Thistledown and Lillicot cottages on the left, the Old Swan pub, Middle Farm and barns, Abbots house and the leafy Church lane meandering off into the distance. Glimpses of the tudor-esque chimneys of the Priory and thatched cottages. The intersection of three footpaths (Little Lane, Old Smithy Lane and Back Lane), a core village hub and view where parishioners gather at Christmas Eve.

**Opportunities & Threats:**

Could be enhanced with hedge planting along the right, and replacing the plastic bollards with wooden ones



## 3.3 Key View 7: High Road to Green Hill

**Location:**

High Road, from the phone box at the top of Greenmere

**Description and Characteristics of View:**

A view out of the village, across the field to the line of trees on Green Hill. A core view out of the village from the phone box defibrillator at the entrance to Greenmere. This view brings the essence of the countryside right to the edge of the Village. It's a critical view for the residents of High Road and Greenmere.

**Opportunities & Threats:**

Road currently well screened, however this could be further enhanced to improve the midground of the view, with gaps as needed to maintain the view



## 3.3 Key View 8: The Green Heart Wellsprings 1



**Location:**

Wellsprings facing the spring

**Description and Characteristics of View:**

A view from the cottages of Wellsprings across the springs to the footpaths. A rural and green heart of the village with the spring, intersecting footpaths and private meadows / gardens providing a sense of adventure to draw in walkers to explore that still provides a separation between the old villages of Brightwell and Sotwell. The Green Heart of the village is recognised in policy within the neighbourhood plan and in the conservation area appraisal. A key characteristic of the green heart are the views from public footpaths through hedgerows into private meadowland and pasture including Elliot's paddock, the school and Sotwell House paddock.

**Opportunities & Threats:**

Development of private land, fences that would block views into adjoining open space.

## 3.3 Key View 9: Green Heart Wellsprings 2



**Location:**  
Wellsprings

**Description and Characteristics of View:**

A view across Wellsprings towards Wellsprings Lane, with orchards and paddocks to the east and west. This rural view defines the green heart of the village (see view 8 for description).

**Opportunities & Threats:**

Any development in the fields, gardens, orchards or meadows would harm the rural feel and tranquility of the space

## 3.3 Key View 10: Wellsprings Lane

**Location:**

Wellsprings footpath

**Description and Characteristics of View:**

A view down the footpath from Wellsprings, over the footbridge, and following the stream down to the Red Lion. A calm and rural view right in the green heart of the village providing the opportunity for parishioners to enjoy the quiet and 360 degree views of fields, gardens, orchards and meadows. The lane is an essential and cherished part of the Green Heart of the village as defined in policy within the BCS Neighbourhood Plan.

**Opportunities & Threats:**

Any development to the private pastures to the east and west of the lane would significantly alter the identified character of the view. Any erection of closed boundary features would canalize the views enjoyed by walkers significantly altering the character

## 3.3 Key View 11: Sotwell Street at the Wiggly Bends

**Location:**

Sotwell Street

**Description and Characteristics of View:**

Sotwell is defined by larger houses separated by large expanses of hedgerow, old walls and trees.

The view from Sotwell Street toward Three Gables and Dobsons is particularly cherished by local people and is defined in the conservation area appraisal.

**Opportunities & Threats:**

None

## 3.3 Key View 12: The Street



**Location:**

View east from the Old Rectory down Brightwell Street

**Description and Characteristics of View:**

Brightwell Street is lined by many fine old cottages and barns with some later development that on the whole fits gently into this iconic village view.

The view is made by the mix of different styles that include thatch, time frame and Victorian buildings with slate roofs. To the north of the Street, buildings are set back from the road with small front gardens. To the south, old cottages sit directly onto the lane itself.

The conservation area appraisal provides a good analysis of the character of this view and the need to protect it.

**Opportunities & Threats:** None

## 3.3 Key View 13: Bakers Lane

**Location:**

Corner of Pennygreen Lane and Bakers Lane

**Description and Characteristics of View:**

A view from and along Bakers Lane towards Sotwell Manor, with a mature Beech tree in the mid-ground. A further view is had looking north from this vantage point along Bakers Lane past the flint wall of North and South Barns terminating at the Dr Bach centre.

**Opportunities & Threats:**

None

### 3.3 Key View 14: Bakers Lane to St James Church



**Location:**

Bakers Lane across St James Church

**Description and Characteristics of View:**

View through St James churchyard with large mature trees in the distance, Church Cottage, Smalls House, and Rose Cottage, and with a line of trees at the edge of the churchyard. A lovely view within and across the village, with trees providing interest and wildlife sanctuary, and the viewers eyes drawn to the various buildings typical in style of the Sotwell end of the village

**Opportunities & Threats:**

None

## 3.3 Key View 15: Sotwell Street

**Location:**

Sotwell Street from the Village noticeboard

**Description and Characteristics of View:**

View down Sotwell Street from the village noticeboard past the red house, the gable end of Red House Lodge, the Free Church, St James' house, with flint walls to the left, Ticklebelly Lane joining, and the road meandering into the distance along a tree lined path, disappearing as it curves. A core view from a hub of the Sotwell end of the village

**Opportunities & Threats:**

Modern houses on the left well screened – to be maintained



## 3.3 Key View 16: Slade End Field

**Location:**

Slade End junction with High Road

**Description and Characteristics of View:**

View south across open farmland from the chestnut tree, across Slade End field with the mature trees of the bypass on the left with the garden of Slade End House to the right. The view is across open countryside, terminating on the escarpment of the Berkshire Downs with Lollington Hill visible. Key to the village is its links with working farmland and the sense of wide open rural space to enjoy as you enter the village from Wallingford to the East. This view re-enforces the gap between the two distinct settlements of Wallingford and Brightwell-cum-Sotwell - a single field to the west of the Wallingford by-pass.

**Opportunities & Threats:**

Any development or buildings would harm the open sense and the 'gap' between the settlements including any new lighting.

## 3.3 Key View 17: Slade End



**Location:**

Slade End entrance to the village

**Description and Characteristics of View:**

The first view into the village from Slade End with Peacock Cottage on the right, Slade End Cottage on the left, a malmstone wall, and Slade End House in front. When entering Slade End, the gentle curve of the road draws the visitor into the the village

**Opportunities & Threats:**

None

### 3.3 Key View 18: Croft Path looking south across The Croft

**Location:**

Croft Path

**Description and Characteristics of View:**

A continuing view along Croft Path to the south from the back of Slade End Nurseries to the White House. The view is across open farmland across The Croft Field and the the old Mackney marshes, to Cholsey Hill and Lowbury Fort on the Berkshire downs. This view is similar on the preceding and subsequent sections of the path. This view enjoyed by walkers along the croft path is very open across working farmland. It is a critical view that brings a surrounding sense of countryside to the village. Several cottages along Mackney Lane are seen, adding interest to the view .

**Opportunities & Threats:**

None

## 3.3 Key View 19: Across The Croft towards the Chilterns

**Location:**

Corner of Sotwell St beside the Duck Pond

**Description and Characteristics of View:**

The Green Heart of the village extends across the Street to the Swan Allotments to the south. Between the allotments and the rear of White House a gap allows long views across The Croft to the east, terminating on the Chilterns Ridge. This is a key gap in the settlement boundary towards working countryside. This view across the open field/farmland is towards “Site B” at Wallingford. This view is critical both in the day, but importantly at night – this is a dark view across open land terminating up on the Chilterns

**Opportunities & Threats:**

Light pollution from Hithercroft and new streetlights on the Wallingford bypass have considerably altered the nighttime character of this view – measures to reduce this impact are needed to restore the rural character

### 3.3 Key View 20: The Street looking West



**Location:**

Brightwell Street, from the phone box

**Description and Characteristics of View:**

A view from the red phone box gallery across the hub of the village; past the thatched village pub and houses, and down Brightwell Street. Village centre with the pub and busy path beside the road, an area enjoyed by most parishioners and a focal point for meeting within the village.

**Opportunities & Threats:**

None

### 3.3 Key View 21: The Street from The Orchard to Red Lion



**Location:**

Brightwell Street, from outside Vine House orchard

**Description and Characteristics of View:**

A view towards the village pub down Brightwell Street, with the Vine House Orchard on the right – an important gap view, terminating on moat cottage. The view has orchards on both sides, providing a natural break in the view that re-enforces the village character. The view passes the Old Stores and ends at Moat Cottage with the phonebox, with the poplar trees and mistletoe above. A core view down into the centre of the village, a meeting place for many with gaps in the housing giving glimpses out into orchards and fields beyond. The view is along one of the few straight lanes in the village. The gable ends of thatched properties are particularly prominent. Most development is on or close to the road, in contrast with other locations.

**Opportunities & Threats:** None

## 3.3 Key View 22: The Haycroft to Brightwell Barrow

**Location:**

Haycroft field public footpath

**Description and Characteristics of View:**

A view across the Haycroft field up to Brightwell Barrow over the old bakery from Witches Walk path with a small gap onto the road. This view typifies the open space within the village, and views up onto the hills from the footpath through this green space. A glimpse from The Street to the Haycroft between houses is also enjoyed. This view offers beautiful morning sunrise views and sunset views across the fields to the West.

**Opportunities & Threats:**

Any development would threaten the feel of this rural footpath through a field which links the open spaces.

## 3.3 Key View 23: Mackney to Brightwell Barrow

**Location:**

A view from the footpath outside Mackney Court Farm facing North

**Description and Characteristics of View:**

A view that stretches across open farmland up onto Hadden Hill on the left, across the Wittenham Clumps (Round Hill and Castle Hill), Brightwell Barrow (Green Hill), and to Sotwell Hill on the right – these comprising the Sinodun Hills. Wide open rural space with unobstructed views up to a spectacular set of hills.

**Opportunities & Threats:**

None



## 3.3 Key View 24: View to Smalls House and Barn

**Location:**

A view from the footpath outside Mackney Court Farm facing East to Smalls House and barns

**Description and Characteristics of View:**

A view from the footpath as you enter Mackney from the west, looking across the open farmland towards the barns at the edge of Mackney. Open views stretching across working farmland to rural and listed buildings.

**Opportunities & Threats:**

None



### 3.3 Key View 25: View from Smalls House looking north and East

**Location:**

Corner of Mackney Lane  
beside Mackney Court  
Farm

**Description and  
Characteristics of  
View:**

A view across the field  
and Mackney Lane  
towards the White  
House. Open working  
farmland giving a feeling  
of space and openness  
beside the hamlet of  
Mackney.

This view is particularly  
important in providing  
the setting for the Grade  
One listed Smalls House.

**Opportunities &  
Threats:**

None

## 3.3 Key View 26: The White House towards Smalls House

**Location:**

Mackney Lane, from the Walnuts

**Description and Characteristics of View:**

A view across an open field towards Mackney Lodge and the grade One listed Smalls House Barn. Open working farmland reinforcing a feeling of space and openness beside the hamlet of Mackney.

**Opportunities & Threats:**

None

## 3.3 Key View 27: Mackney Gap towards The Croft

**Location:**

Mackney Lane, between Hope Cottage and Fieldside House

**Description and Characteristics of View:**

A view across the flat land to croft villas and rising up to Sotwell Hill with the flint wall of Dobsons and a glimpse of Sinodun Hill House. Open flat land separating the village of Brightwell-cum-Sotwell from the hamlet of Mackney. Flat open space adding to the sense of 'ruralness.' and preventing coalescence between the two settlements as defined in policy in the neighborhood plan.

The row of Croft Cottage and the backs of the large houses along Sotwell Street are particularly important. These views reinforce the significance of the relationship between the flatlands below the Sinodun Hills.

**Opportunities & Threats:**

Loss of mature ash trees. Tree planting and wetland creation are possible.

### 3.3 Key View 28: Mackney Gap towards Brightwell Barrow



**Location:**

Mackney Lane, between Hope Cottage and Fieldside House

**Description and Characteristics of View:**

A long view to the west side of Mackney Road, north-west across the flat working farmland up towards Brightwell Barrow. Open flat land re-enforcing the separation of the village of Brightwell-cum-Sotwell from the hamlet of Mackney. Flat open space adding to the sense of 'ruralness' with significant mature hedgerow trees. This view is protected by the Mackney Gap policy in the neighbourhood plan.

**Opportunities & Threats:**

Development and infill would threaten the 'gap' between Mackey and Brighwtell and harm the rural nature of this part of the parish

### 3.3 Key View 29: Mackney Gap across Priest Mead



**Location:**

Mackney Lane, outside the Rec

**Description and Characteristics of View:**

A view from Mackney Lane across the gap between properties, giving a crucial sense of rural openness to the lane, and giving walkers down Mackney Lane glimpses into the open countryside and green fields, ending at the hedgerows at the far edge of the field. Glimpses into open countryside and open fields, maintains the gaps between properties to give a view into the field

**Opportunities & Threats:**

Any development in the gap between properties would threaten the rural feel of the road and the much needed gaps and glimpses out into countryside

## 3.3 Key View 30: The Recreation Ground

**Location:**

The Rec

**Description and Characteristics of View:**

A view from the entrance of the Rec across the open land. Open view across the well used public space of the rec, through the willow and alder trees to open countryside beyond. Recent installation of street lighting to the Wallingford bypass has significantly altered the nighttime appearance and character of this much loved view.

**Opportunities & Threats:**

Street lighting and development to the west of Wallingford. Measures should be found to reduce the negative impact that street lighting and new development at Site B has on the view.

## 3.3 Key View 31: The Moreton Path to Brightwell Barrow

**Location:**

The Moreton Path between North Moreton and Mackney

**Description and Characteristics of View:**

A series of views across rolling countryside and working farmland, stretching across open farmland up onto Hadden Hill on the left, Wittenham Clumps, Brightwell Barrow, Green Hill and Sotwell Hill. Wide open rural space with unobstructed views up to the spectacular set of hills. The field pattern to the north includes smaller enclosed fields with mature oak trees and hedges compared to the openness of Mackney Fields to the south. Views terminate on Brightwell Barrow, reinforcing the sense of place. The village itself sits invisibly in this view appearing as a wood at the foot of the Sinodun ridge. These views reinforce the significance of the relationship between the flatlands below the Sinodun Hills.

**Opportunities & Threats:**

None



## 3.3 Key View 32: Big Sky Views on Mackney Fields

**Location:**

Mackney Footpath, west of Mackney, at the intersection with the footpath heading South to South Moreton

**Description and Characteristics of View:**

A panoramic view (picture showing 180 degrees centred on south) from Mackney with 'big sky' views across Mackney Fields; the former Mackney Marshes and Mackney Island. This view is continuous along both footpaths. Magnificent views both in the daytime and at night, especially the view of the sky seeming to touch fields in the distance without obstructions. A wonderful and unspoiled sunset view and because of the un-enclosed character of the farmland one of the few places in the parish where a big sky view can be appreciated.

**Opportunities & Threats:**

None



## 3.3 Key View 33: Greenmere

**Location:**

Greenmere

**Description and Characteristics of View:**

Greenmere was laid out in the 1940s as a model estate centred around two central greens. The view towards these greens are an intrinsic part of the development and highly valued by residents.

**Opportunities & Threats:**

There is possibility for some nature recovery. The main threat would come from any proposals to install car parking on the two greens.

## 3.3 Key View 34: High Road towards Sotwell Hill

**Location:**

View west along the A4130 looking towards the Sotwell Manor Fruit Farm entrance on the left and Root One Garden Centre to the right from the entrance of Sotwell Hill Nursing Home.

**Description and Characteristics of View:**

The road shows the rural setting as it passes by the main village. It forms the boundary of the North Wessex Downs AONB. Significantly, the village has not expanded to the bypass.

**Opportunities & Threats:**

There is the possibility for nature recovery. Any development would adversely affect the rural setting of the village and the view.

An opportunity for native hedgerow planting on both sides of the view would considerably enhance its appearance.

## 3.3 Key View 35: The High Road looking East from Little Thatch

**Location:**

High Road looking east from Little Thatch

**Description and Characteristics of View:**

The view shows Little Thatch and the open fields to the north which are managed as pasture. They are within the north Wessex Downs AONB and emphasise the rural setting of the village.

**Opportunities & Threats:**

There is a possibility of nature recovery. Any development or loss of vegetation would adversely impact on the setting and approach to the village.

### 3.3 Key View 36: Market Path Looking North to Sinodun Hills



**Location:**

Footpath east of Mackney to Hithercroft

**Description and Characteristics of View:**

A series of views across the flat open countryside and working farmland, terminating on the Sinodun Hills. These views reinforce the significance of the relationship between the flatlands below the Sinodun Hills.

The fields are criss crossed with streams that are fed by the village springs with mature oak and ash trees. These streams provide an echo of the former marshland that once characterized the flatland below the hills.

Glimpses of the houses of the south of Sotwell Streat are particularly important.

**Opportunities & Threats:**

None

### 3.3 Key View 37: High Road East towards Sinodun Hill



**Location:**

A4130, High Road looking east towards turning into Brightwell and Sinodun Hill.

**Description and Characteristics of View:**

The road runs through the North Wessex Downs AONB and has views of the high land to the north while the trees to the south provide screening to the village. These aspects emphasize the rural setting of the village.

**Opportunities & Threats:**

Possibility for nature recovery on the road verges. Any development or loss of vegetation would adversely impact on the setting and approach to the village.

## 3.3 Key View 38: Roman Road South

**Location:**

Footpath crossing of A4130 looking south along old Roman Road towards High Road.

**Description and Characteristics of View:**

The path here gives an open sky view across the field, towards the village showing the rural setting. The field is in the North Wessex Downs AONB and is managed as pasture.

**Opportunities & Threats:**

There is the possibility for nature recovery. Any development would adversely impact on the view and rural setting of the village.

### 3.3 Key View 39: Panorama from Roman Road, top of Hill Field



**Location:** Looking northwest towards Dorchester from Roman Road at top of Hill Field

**Description and Characteristics of View:** This is a fine view from a local high point across the Thames floodplain towards Dorchester Abbey and the Corollian Ridge in the far distance. The wide skies are particularly impressive.

**Opportunities & Threats:**  
None

**Note:** This image does not fully show the extent of the panorama



## 3.3 Key View 40: From Roman Road east towards Green Hill



**Location:** From approx 0.2km north of the High Road looking east towards Green Hill from the Roman Road.

**Description and Characteristics of View:** The arable land in the foreground leads to increasingly scarce chalk grassland in front of the trees on the top of Green Hill, part of the Sinodun Hills. In the distance are the Chilterns.

**Opportunities & Threats:**  
None

## 3.3 Key View 41: Panorama from Sotwell Hill



**Location:** Looking north from bridleway above Sinodun Hill House on Sotwell Hill.

**Description and Characteristics of View:** A wide scene with open skies this is another impressive view across arable land towards Shillingford (hidden in the dip) and the Corollian ridge in the far distance. This view greets walkers as they reach the top of the hill climbing up from the village. As with other views from the summit it gives a sense of openness and freedom.

**Opportunities & Threats:**

Gravel extraction and development in Site A in Wallingford could significantly damage the view towards Wallingford (that at the moment turns its back to the view and sits invisibly in the landscape) and across to the ridge of the Chilterns.

## 3.3 Key View 42: The Bridge Road and Ham Field north to Sinodun



**Location:** Looking north along the Roman Road towards the Sinodun Hills from approx. 0.3km north of the Thames.

**Description and Characteristics of View:** This view from a permissive path on land owned by the Earth Trust is across arable land with a series of hedgerows with Brightwell Barrow on the horizon. The Barrow, identified by the trees on the hilltop, is a listed archaeological site believed to date from the Bronze Age. Archaeological features are prevalent in some in the fields.

**Opportunities & Threats:**  
None

### 3.3 Key View 43: Ham Field northwest to Dorchester



**Location:** View from Roman Road, approx. 0.7km north of the Thames northwest towards Dorchester.

**Description and Characteristics of View:** This scene is across the flatlands of the Thames floodplain with Dorchester Abbey just visible. In the foreground can be seen wetlands that were created as part of the Earth Trust's River of Life Project which encourages local nature recovery and is highly valued.

**Opportunities & Threats:** Further nature recovery.

## 3.3 Key View 44: Roman Road to Castle Hill



**Location:** View west from Roman Road towards Castle Hill and Wittenham Clumps.

**Description and Characteristics of View:** This entirely rural aspect captures the arable land as it slopes down towards the Thames with the regionally important landmarks of Castle Hill, an iron age hillfort, and Wittenham Clumps on the horizon.

**Opportunities & Threats:**  
None

### 3.3 Key View 45: Kedging Meadow to Dorchester Abbey



**Location:** View northwest from footpath towards Dorchester Abbey.

**Description and Characteristics of View:** This view along the river Thames captures its willow-lined banks with Dorchester Abbey in the distance. The floodplain visible forms part of the Earth Trust's River of Life Project which promotes nature recovery.

**Opportunities & Threats:**  
None

## 3.3 Key View 46: Shillingford Point towards Ferry Lane



**Location:** View north from footpath towards Ferry Lane, Shillingford.

**Description and Characteristics of View:** The bank of the Thames in the foreground forms part of the Earth Trust's River of Life Project and is a haven for birdlife. Across the river lies the Edwardian house and splendid boathouse that once belonged to Lilly Langtree. Ferry Lane connected the wharf that once was a locally important river trading station.

**Opportunities & Threats:**  
None

### 3.3 Key View 47: Severalls Field to Lilly Langtree's House



**Location:** Looking northeast from footpath towards Lilly Langtree's house.

**Description and Characteristics of View:** This scene captures the steep slope of the land as it dips towards the floodplain of the Thames with a glimpse of Lilly Langtree's house. The tree lined fields and riverbanks are key features. The floodplain visible forms part of the earth trust's River of Life Project which promotes nature recovery. On the horizon lies the Corallian Ridge

**Opportunities & Threats:** None



### 3.3 Key View 48: Thames Path at Kedging Meadow to Shillingford



**Location:** View southeast from footpath towards Shillingford Hotel

**Description and Characteristics of View:** This view is from the eastern edge of the Earth Trust's River of Life Project and embraces the steeply wooded slope and the river Thames. Shillingford Hotel and its lawns can just be seen in the distance. This largely unchanged view captures the peace and tranquility of the river.

**Opportunities & Threats:**  
None

## 3.3 Key View 49: Shillingford Hill to Shillingford Bridge



**Location:** View from footpath Shillingford Hill to Shillingford Bridge

**Description and Characteristics of View:** Shillingford Bridge is one of the iconic riverside views in South Oxfordshire. This view is from the the steeply wooded slope as the A329 descends Shillingford Hill towards the river Thames.

**Opportunities & Threats:** Repair and restoration of the swimming pool associated with the Shillingford Bridge Hotel would enhance the foreground of the view.

## 3.3 Key View 50: Sires Hill



**Location:** View from Wittenham Turn to Sires Hill

**Description and Characteristics of View:**

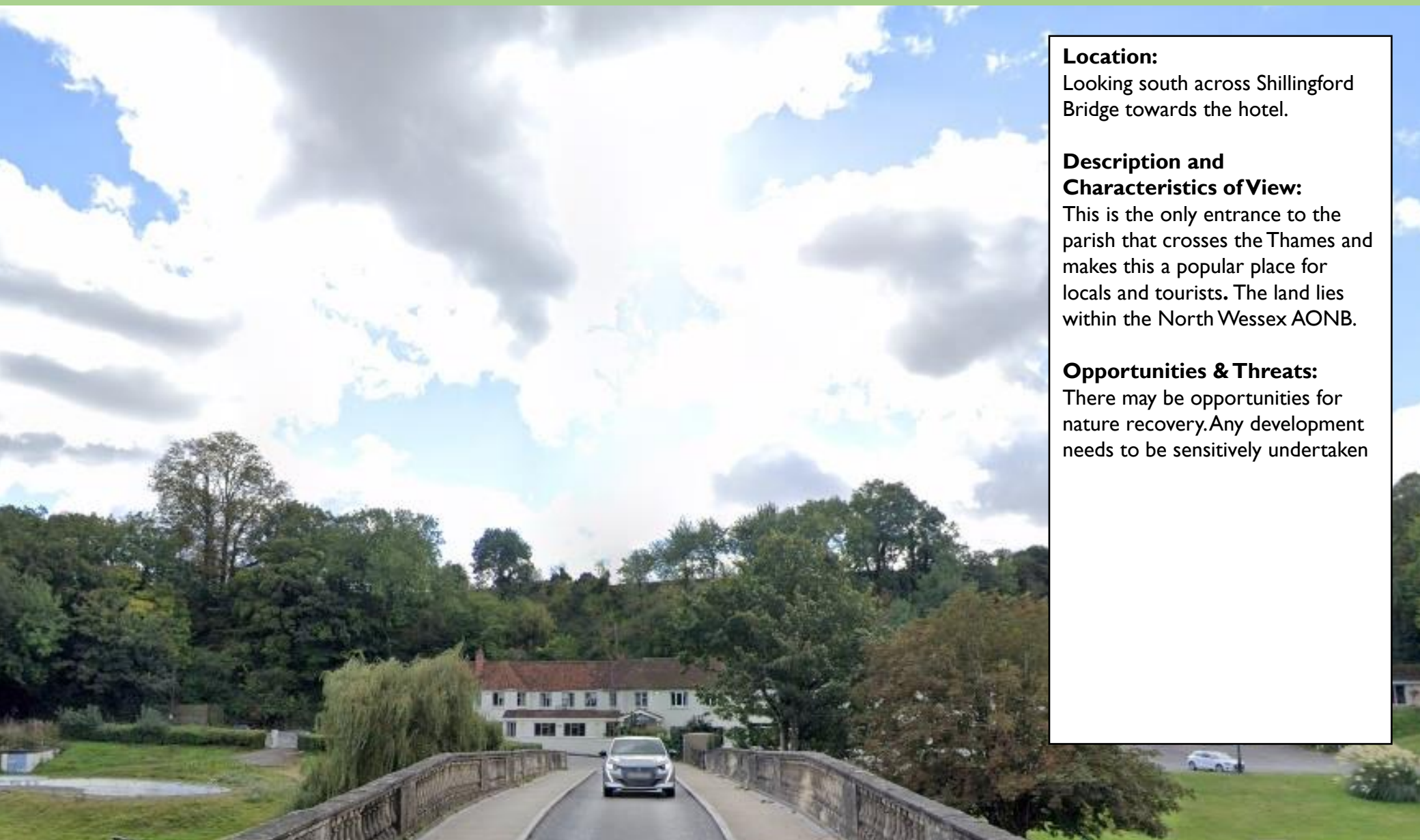
At the foot of the Sinodun Ridge, the road runs towards the low ridge of Sires Hill to the west.

Sires Hill is characterized by houses situated within large wooded plots. Several of these can be seen dotted along the tree'd scarp. To the north are views up to Wittenham Clumps whilst to the south the views across the fields stretch to the escarpment of the Berkshire Downs some 6 miles away.

**Opportunities & Threats:**

Hedge planting although it is important to retain gaps in the roadside verges and hedges to allow for longer views to be appreciated.

## 3.3 Key View 51: Shillingford Bridge

**Location:**

Looking south across Shillingford Bridge towards the hotel.

**Description and Characteristics of View:**

This is the only entrance to the parish that crosses the Thames and makes this a popular place for locals and tourists. The land lies within the North Wessex AONB.

**Opportunities & Threats:**

There may be opportunities for nature recovery. Any development needs to be sensitively undertaken

### 3.3 Key View 52: A329, Shillingford Road towards Clapcot Fields



**Location:**

A329, Shillingford Road

**Description and Characteristics of View:**

View looking north / west with Rush Court Care Home entrance on the right and Severalls Farm on the left. The land is all within the North Wessex Downs AONB. Its rural nature is evident.

**Opportunities & Threats:**

There may be opportunities for nature recovery.

### 3.3 Key View 53: A329, View Across Highlands Farm



**Location:** Hill Field Path to Highlands Farm

**Description and Characteristics of View:**

Located, this view is an important view. Leaving the arable open fields of Brightwell Barrow on the Hill Field Path public footpath, the landscape becomes more enclosed with smaller meadows and paddocks. Immediately beyond is the Victorian model farm known as Highlands Farm. The view looks across mature trees, farm buildings both new and old with the old farmhouse set to the south enclosing the scene. The main settlement of Brightwell cum Sotwell appears as a wood on the gentle southern slopes of gravel terrace. This view reinforces the sense that the village sits invisibly in its landscape setting.

**Opportunities & Threats:**

Loss of trees.

## 3.3 Key View 54: A329, Tadsey Bridge to Kibble Bridge



**Location:** A series of kinetic views along the Mill Brook between Tadsey Bridge and the Kibble Bridge across the old Mackney marshes

**Description and Characteristics of View:**

To the very south of the parish are long views along the various human-made streams and ditches, possibly created in Roman times to drain the flat valley floor of the old Thames meander. A series of long kinetic views are seen across the flat meadowland, giving an almost fen-like character with reeds and iris growing on the watercourses. In the distance, the ridge of the Sinodun Hills rises to the west and north providing a strong sense of enclosure.

**Opportunities & Threats:**  
None.



Brightwell Cum Sotwell NP

The Clerk  
Brightwell cum Sotwell  
Parish Council  
The Parish Office The Village Hall  
Brightwell cum Sotwell  
Nr. Wallingford  
Oxon

# Brightwell cum Sotwell Kew Views Analysis February 2022