



Cuddington Neighbourhood Plan

2017 to 2033

REGULATION 15 SUBMISSION

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APPENDIX C : IMPORTANT LOCAL VIEWS



CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX C: IMPORTANT LOCAL VIEWS

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1. INTRODUCTION

1.1 The village and its environment are described in the following reports:

- Appendix A: Cuddington Neighbourhood Plan: General Evidence base
- Appendix B: Appendix C: Cuddington Neighbourhood Plan: Landscape
- Appendix C: Cuddington Neighbourhood Plan: Important Local Views
- Appendix D: Cuddington Neighbourhood Plan: Built Environment
- Appendix E: Cuddington Neighbourhood Plan: Social Infrastructure
- Appendix F: Cuddington Neighbourhood Plan: Traffic

1.2 Appendix C describes the views that link the village to the surrounding landscape and contribute to the unique identity of the settlement.

1.3 Views are grouped into two categories: -

- General views within the village and at the approaches
- Important local views from and towards the village

The latter category is the subject of Policy CDN 03 in the CNP. It aims to protect the amenity and setting of the village and its heritage assets.

2. GENERAL VIEWS WITHIN THE VILLAGE



Fig 1 Views from within the village .

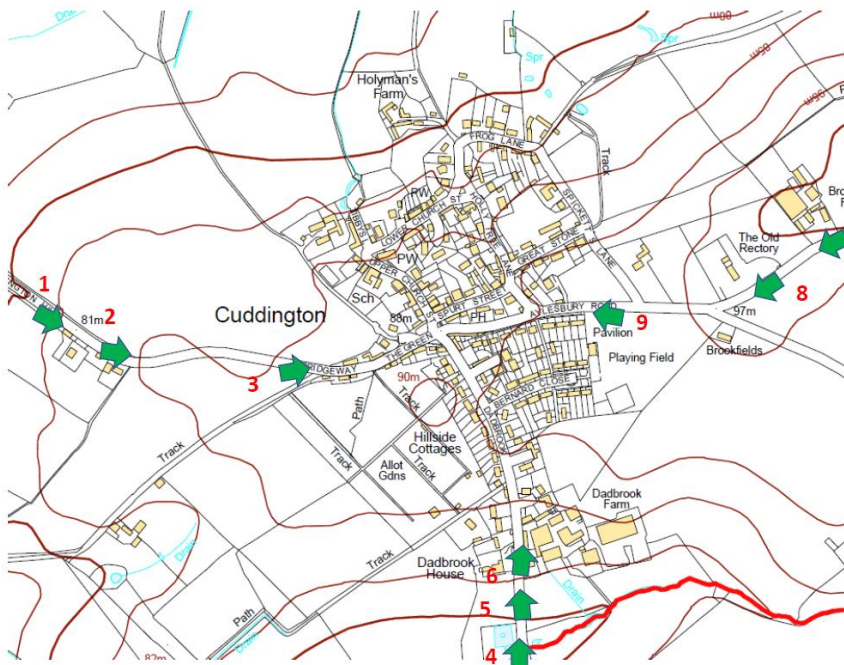
(From top left clockwise – Bernard Close, Bridgeway, Dadbrook, Tibbys Lane, Lower Church Street/Frog Lane, Lower Church Street , Great Stone, Dadbrook).

2.1 The village benefits from views over the surrounding landscape from local footpaths and, because of the topography, from viewpoints within the settlement itself. This enhances the visual relationship between the village and its setting and contributes to the unique character of Cuddington.

2.2 Fig 1 shows a selection of views from roads within the village. These have been included as background information and are not proposed as Local Important Views for policy purposes.

3. GENERAL VIEWS OF THE APPROACHES TO THE VILLAGE

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General views at approaches to the village

← 1 Viewpoint and direction of view



1



2



3

Approach from the west along Bridgeway



4



5



6

Approach from the south along Dadbrook



7



8



9

Approach from the west along Bridgeway

4. IMPORTANT VIEWS OUTWARDS FROM THE EDGE OF THE VILLAGE

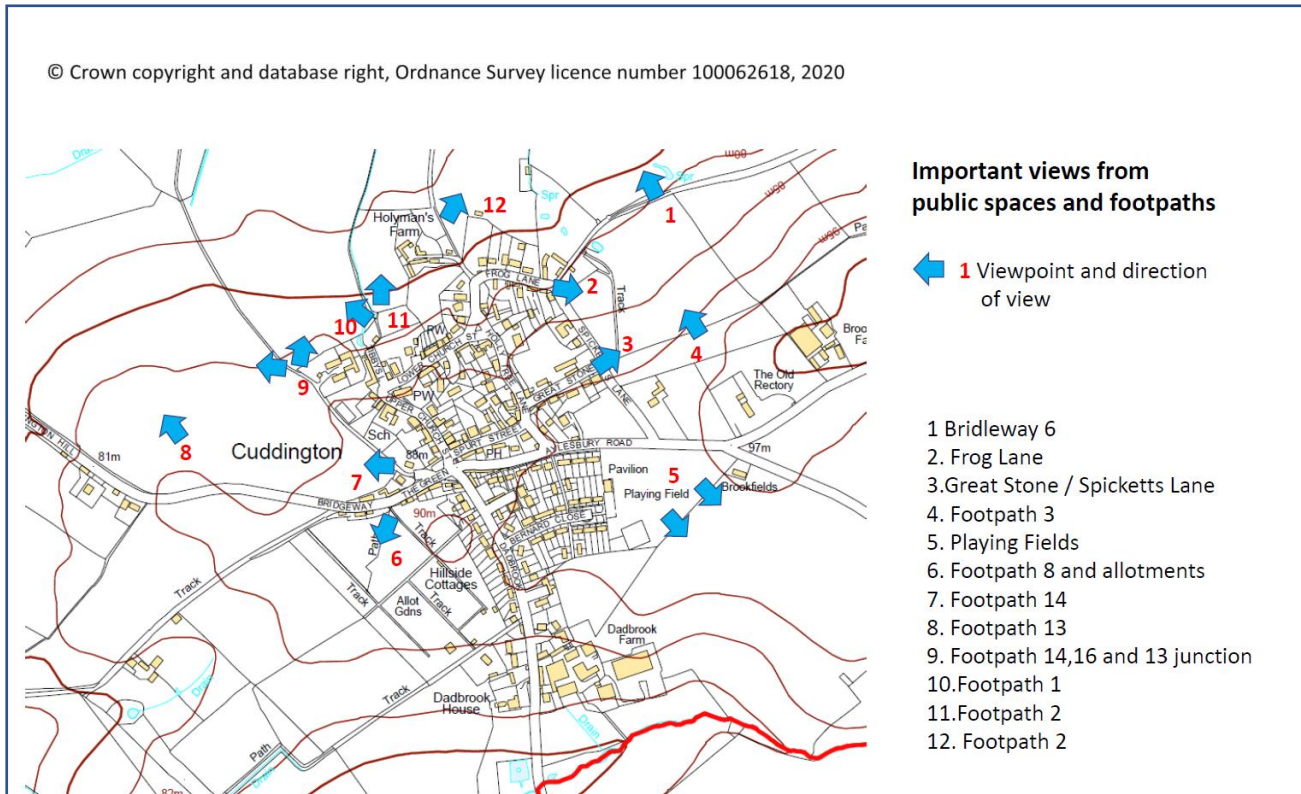


Fig 2 Locally important views outwards from the village

4.1 Fig 2 identifies important, publicly accessible, views that should be retained and protected to conserve the character and appearance of the village.

4.2 Each view is described below, alongside a sample photograph of the view.

View 1	
Description	Panoramic view northwards over the Thame valley
Viewpoint	Bridleway 6
Comment	Bridleway 6 is largely enclosed by boundary hedgerows and trees but offers views over the valley through gaps and gate openings.



View 2	
Description	Vista towards open farmland east of Spicketts Lane.
Viewpoint	Frog Lane , within the Conservation Area
Comment	The view shows the end of the built-up area and the relationship with the countryside that wraps around the eastern side of the Conservation Area. The foreground shows old village cottages ,including two listed buildings. Note the absence of footpaths and street lighting.



View 3	
Description	Vista towards open farmland and FP 3 east of Spicketts Lane.
Viewpoint	Great Stone in the Conservation Area
Comment	The view shows the end of the built-up area and the relationship with the countryside that wraps around the eastern side of the Conservation Area. The foreground includes a listed structure on the left. Note the absence of footpaths and street lighting.



View 4	
Description	Panoramic , elevated views over the Thame valley to the north
Viewpoint	FP 3
Comment	The view includes the eastern edge of the settlement and listed buildings at Great Stone and Frog Lane. Spicketts Lane provides a well-defined physical boundary between the village and its rural setting.



View 5	
Description	Open view south over farmland towards the A418
Viewpoint	Playing Fields
Comment	The playing fields sit on a ridgeline and offer extensive views southwards over farmland , enhancing their recreational and amenity value



View 6	
Description	View towards the southern part of the allotments and Chearsley to the west
Viewpoint	FP8
Comment	FP 8 provides foreground views of open pasture and elevated views from the ridgeline to the wider countryside to the south and west



View 7	
Description	Panoramic and elevated view north over the Thame valley and west to Chearsley
Viewpoint	FP14
Comment	The track forms the western edge of the settlement and provides extensive vistas of farmland within a short distance of the centre of the village. The route is popular with walkers and families as it provides a paved track between Cuddington and Nether Winchendon.



View 8	
Description	Panoramic and elevated view north over the Thame valley and west to Chearsley
Viewpoint	FP 13
Comment	FP 13 forms part of the main path between Cuddington and Chearsley and is well-used by walkers .



View 9	
Description	Panoramic and elevated view north over the Thame valley
Viewpoint	Junction of FP13,14,16
Comment	FP 14 is in the foreground and is the principle accessible route between Cuddington and Nether Winchendon



View 10	
Description	Panoramic and elevated view north over the Thame valley
Viewpoint	Junction FP1 and FP16
Comment	Open view of countryside from the edge of the settlement



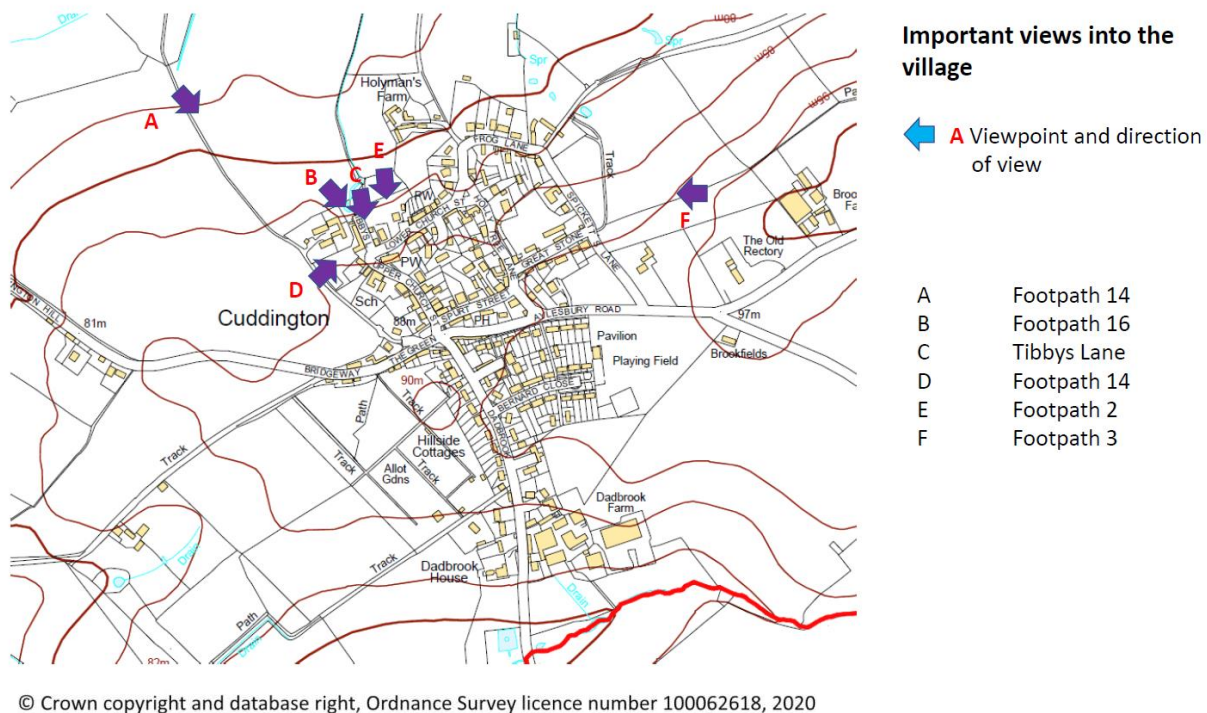
View 11	
Description	Panoramic and elevated view north over the Thame valley with the Listed Holymans Farm in the foreground
Viewpoint	FP2
Comment	View of the countryside from the end of Tibbys Lane illustrates how views of the countryside are close to the centre of the village



View 12	
Description	Panoramic view north over the Thame valley
Viewpoint	FP2
Comment	The view is a short distance from Lower Church Street and Frog Lane



5. IMPORTANT VIEWS INWARDS TOWARDS THE VILLAGE



5.1 Views into the village illustrate the well-defined boundary between the settlement and the surrounding countryside. They also provide views of listed buildings and in particular the two Grade II* listed buildings – Tyringham Hall (C16 and 1609) and St Nicholas Church (C13) .

View A	
Description	Views towards the northern edge of Cuddington with Tyringham Hall and the Church tower on the skyline. The bungalows in the foreground are outside the Conservation Area.
Viewpoint	FP14
Comment	The roofscape steps up from the edge of the village towards the taller buildings in the centre and reinforces the status of the heritage buildings,



View B	
Description	Views southwards towards Tyringham Hall and the Church
Viewpoint	FP16 and FP1
Comment	The lower buildings in the foreground frame views of the church , that sits on the ridgeline.



View C	
Description	Vista towards the Church tower looking south along Tibbys Lane
Viewpoint	Tibbys Lane
Comment	The Church tower forms a landmark at the end of the vista showing the close visual and physical proximity between the centre of the village and the surrounding countryside.



View D	
Description	Glimpsed views of Tyringham hall and the church through boundary planting along FP14
Viewpoint	FP14
Comment	Residential gardens define the western edge of the settlement but still afford occasional views of the Church



View E	
Description	View south across the field towards the cottages on Lower Church Street and the Church Tower
Viewpoint	FP2
Comment	The variation of building heights and the boundary planting provide an attractive transition between village and countryside. It also provides a setting to the Church tower on the skyline emphasising its architectural, cultural and historic importance.



View F	
Description	View towards the eastern edge of the village
Viewpoint	FP3
Comment	Low buildings and vegetation along Spicketts Lane frame views of the Church tower in the distance and provide a well-defined settlement boundary

