



Important Views

Whitchurch is a hilltop village, with an elevated position on the Wing to Quanton ridge in an Area of Attractive Landscape. Consequently, the village has numerous far-reaching views in all directions, the majority of which can easily be accessed from the many public footpaths that crisscross the Parish. The village views are an integral part of what makes Whitchurch so special and it is our duty to protect them for villagers to enjoy in the many years to come.

Policy W9

- A. The Neighbourhood Plan identifies Important Views on the Policies Map.**
- B. Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views.**
- C. Development proposals which would have a significant adverse impact on an identified Important View will not be supported.**

5.22 The Important Views policy, and Policies Maps, identifies these views from public vantage points in and beyond the edge of the village that are considered in the Important Views report, published in the evidence base, as especially important in defining the relationship between the village and its rural hinterland.

5.23 The policy does not seek to prevent any development lying within a view but requires that proposals recognise and take account of these in their design. In each case, only the minimum area of land necessary to define the view has been identified.

Policy W9 and the associated list of important views, were largely based on a 'walkabout' appraisal of the Parish neighbourhood conducted by members of the Environment Task Group who subsequently produced the Village Asset Log. This Asset Log was created from the Team's knowledge of the village and supported by notes taken by the team during their walkabout of the Parish.

As a result, nine views were identified as important and this section details the nine important views, identification of key characteristics of the landscapes and descriptions of the views with selected photographs. It is worth noting that, given the elevated and rural nature of the area, there are many other attractive views across the parish characterised by open landscapes undisturbed by development. The nine identified important views have been selected because they are closest to the existing settlements, or look towards the village and all are accessible from public rights of way. Detailed locations are shown in the Policy Maps in the Whitchurch Pre-Submission plan.

View	View Name	Location	Direction and description of View	Key characteristics
1	Waddesdon View	At the stile, on the western boundary of the wind turbine field	Looks west towards Waddesdon but also takes in views beyond Berryfields and across to the Chilterns and Stokenchurch	<ul style="list-style-type: none"> Limited impact from built urban development Panoramic views over meandering valley floor Tranquil and remote
2	Village View	At the stile, on the eastern boundary of wind turbine field	Looks east towards the middle and southern section of the village and beyond to Weedon	<ul style="list-style-type: none"> Paddocks in association with village margins Landmark church tower
3	Whistlers View	At the top of the field, east of Weir Lane and accessed through the stile where Castle Lane meets Weir Lane	Looks south towards the Chilterns, encompasses Wendover Woods and Coombe Hill	<ul style="list-style-type: none"> Immortalised in Whistler's Painting Limited impact from built urban development Panoramic views over meandering valley floor Tranquil and remote
4	Castle View	Half way along the footpath that runs from the top of Weir Lane, behind Moat Cottage towards Fair Alice Spring.	Historic lookout from the Castle Mound south toward Aylesbury Vale and the Chilterns. NB: <i>As the actual Mound is in private ownership please view from the footpath</i>	<ul style="list-style-type: none"> Limited impact from built urban development
5	Bolebec View	Through the right hand stile at the end of Keinches Lane	Looks north west back towards Bolebec Castle mound, also taking in Scotts Hill	<ul style="list-style-type: none"> Limited impact from built urban development medium scale mixed woodlands
6	Chilterns View	Through the stile facing you at the end of Keinches Lane	Looks south and takes in Berryfields and beyond to Aylesbury and the Chilterns	<ul style="list-style-type: none"> Limited impact from built urban development
7	Vale View	By the 'broken down tree' where the footpaths meet in the field accessed by the footpath from Keinches Lane and from Little London	Looks south and west across the Aylesbury Vale	<ul style="list-style-type: none"> Limited impact from built urban development
8	Creslow View	At the far end of The Butts where the footpath divides	Looks east towards Creslow and also beyond Cublington/Aston Abbots ridge to the Dunstable Downs	<ul style="list-style-type: none"> Panoramic views over large open, predominantly arable fields forming part of the Creslow 100 Limited impact from built urban development
9	Recreation View	At the northern end of the Recreation Field	Looks north from the mound towards Buckingham, northwest to the Mursley Water Tower and south east to the Dunstable Downs where the Whipsnade Lion is visible	<ul style="list-style-type: none"> Limited impact from built urban development Panoramic views which extend in excess of 5/10 miles

View 1 – Waddesdon View



Photo taken from the stile (WHI/30/1) at the western edge of the 'wind turbine' field. Looking west towards the Waddesdon Hills and beyond to Ashendon. It is possible to see the towers of Waddesdon Manor (*but not in this photo!*). In future, this vista will provide an excellent view of HS2 slicing through the Vale. This view illustrates how the Vale is predominantly grazing land but also some recently ploughed fields in the Vale ready for arable crops.

View 2– Village View



Taken from the stile (WHI/30/1) on the eastern edge of the 'wind turbine' field looking east, back towards the village with the listed Grade2* Church tower clearly visible above the trees, and the houses in Little London, *towards the right of centre of the shot*, at the south end of the village. Grazing land dominates this view and these 'pony paddocks' at the margin of the village clearly illustrates the importance of the equestrian industry to the village having numerous Livery Yards within a very close proximity and the Barrettstown Equine Clinic located along the Oving Road.

View 3 – Whistler’s View



A view of the ‘Vale of Aylesbury’ immortalised by the Rex Whistler’s painting of 1933. This photo is taken from half way along the footpath (WHI/26/2) and not far from ‘Whistler’s Tree’. It looks due south across the Vale toward the Chilterns which can be clearly seen in the distance approximately 10/12 miles away. The Vale’s wind turbine can be seen slightly to the right of centre of the view. To the left can be seen the villages of Weedon and Hardwick spanning right across Aylesbury with Wendover Woods and Combe Hill on the horizon and further over to the right you can see the Whiteleaf Cross standing above Princes Risborough. Spectacular on a clear day!

View 4 – Castle View



Taken just below the Castle mound from the footpath (WHI/21/5), looking south into the Vale and beyond which clearly illustrates the vantage point the castle lookout would have had in centuries long gone.

View 5 – Bolebec View



Looking west from the end of Kinches Lane (WHI/59/1) at the south end of the village, back up towards the Mound of Bolebec castle (left of centre) and directly across to Scotts Hill. All the fields are grazed by either sheep, cattle or horses and appear to show limited impact from built urban development with medium scale mixed woodland towards the top of the hills.

View 6 Chilterns view



This is the view that greets you as you walk through the stile at the end of Keinches Lane (WHI/12/1). You look south towards Berryfields and beyond to the Chilterns in the far distance, with the Waddesdon Hills spanning left and right behind the tree in the centre of the photo. As you walk further into the field, towards the tree in the centre, the view opens out to in excess of 180 degrees, towards Hardwick on the left and to the right as far round as Scotts Hill. The view takes in land that is used for both grazing and, in the near distance evidence of ploughed land ready for crops. The Waddesdon Hills have wooded areas and the small copse on Scotts Hill leads the eye on towards more heavily wooded areas on the approach to the village.

View 7 – Vale View



Taken from the south end of the village (WHI/1/1) looking out over the Vale with far reaching views to Stokenchurch and the Chilterns in the distance. This field has not been actively grazed for many, many years but beyond it the fields are used for equestrian grazing like many others around the village.

View 8 – Creslow View

.....part 1 – view left to right continuously with part 2



.....part 2



This photo is taken from the eastern end of the Butts (WHI/35/1), left it looks towards the A413, sweeping across to Creslow Manor and the two photos join at the Creslow 'barns' and continue through 180 degrees to the right, towards Parrots and the Cublington Road. This is an expansive long-distance view giving a sense of wide-open space that is quiet and undisturbed and apart from the modern barns at Creslow there is little evidence of encroachment from modern building.

This view would be very different today if London's Third Airport had gone ahead at the prime location of Cublington as had been recommended by the Roskill Report in 1969. Local villages banded together and fought for two years to stop being completely destroyed to make way for the runway and due to the extensive, well organised opposition the 'Wing' Airport was scrapped in favour of Essex. Whitchurch would have been a haven for plane spotters and this view would likely now be within the perimeter fence!

View 9 – Recreation view

....part 1 – view left to right continuously with parts 2 and 3



....part 2



....part 3



This photo is taken from the Mound at the northern end of the Recreation Ground, part 1 looks left towards the eastern end of Oving, then sweeping across the landscape with Winslow/Swanbourne in the distance towards Cublington/Aston Abbots in the far right - at least a 180 degree sweep and showing the different effect of sunlight on the landscape.