

East Hanney Neighbourhood Plan

Appendix I

Key Views

Introduction

The Parish of East Hanney (EH) is in the Vale of White Horse and located within the character area of the Lowland Vale. To the south it has views across the open countryside of the lowland Vale to the Corallian ridge (the Ridgeway), being one of the oldest recorded trade routes in Europe. To the north, the south and the east the village looks out to a generally flat rural landscape of lowland Vale characteristics. To the west there is also an open agricultural landscape across the 'Hanney Gap' towards the neighbouring village of West Hanney.

The village is located at a crossroads: to the north lies Oxford, to the south, Wantage, to the east, Didcot, and to the west, West Hanney. The main direction of travel is north /south, the location of the village considered to be on an old Roman way. There is no direct route to Abingdon. The main service centre locally is Wantage.

The village character has been defined by its long agricultural history, its rural setting with green surrounds, and the influence of the chalk stream, the Letcombe Brook, whose course runs through East Hanney from south to north and greatly affects the life and character of the village. Whilst called a 'brook', it is classified as a river. Outside of the village the brook joins with other rivers and forms part of the tributary network of the Thames.

As a chalk stream, the Letcombe Brook is extremely rare and is one of only 240 in the world, attracting a rich diversity of flora and fauna, including protected and threatened species. The nature of chalk streams is that ecologically they provide a unique and vibrant habitat for wildlife and plants, the characteristics of a chalk stream being internationally recognised and protected by legislation. The environment along the course of the brook through East Hanney is characterised by that of a chalk stream, is ecologically sensitive, and bordered by wildlife pathways and green pathways from which a network of footpaths and views across the village emanate.

The settlement of East Hanney is evidenced from recent finds to extend back to at least the Bronze Age; there also being much evidence of Roman and Saxon habitation. The village, for most of its long history, has been agricultural in nature, with an early field pattern still recognisable and of influence today. The fields often linked by the network of footpaths which run through green spaces and

along the brook. The presence of the brook enabled mills to become established within the village which brought trade and some early wealth, leaving us today with a legacy of some 30 plus listed buildings, some of which are grand, others of which are typical of a rural setting, such as thatched cottages, and barns. A high proportion of the established older village falls within a designated conservation area, there being 2 conservation areas within East Hanney.

The village consequently has views within the village along long-established roads and village scenes, views of mills in the setting of the brook, views along the brook, views into the village on approach from and views extending out from the village across the open rural landscape. The open rural landscape provides 'big and open sky' panoramas, particularly to the north and south.

Within the village there is a designated local wildlife site to the south of East Hanney alongside the brook. On the opposite bank to the south of the village there is an area known locally as the ancient orchard which is recognised as a NRN (Nature Recovery Network) core asset within the draft Nature Recovery Network produced by Oxfordshire County Council and the Environment Agency. This is shown within the map below, see figure 1.

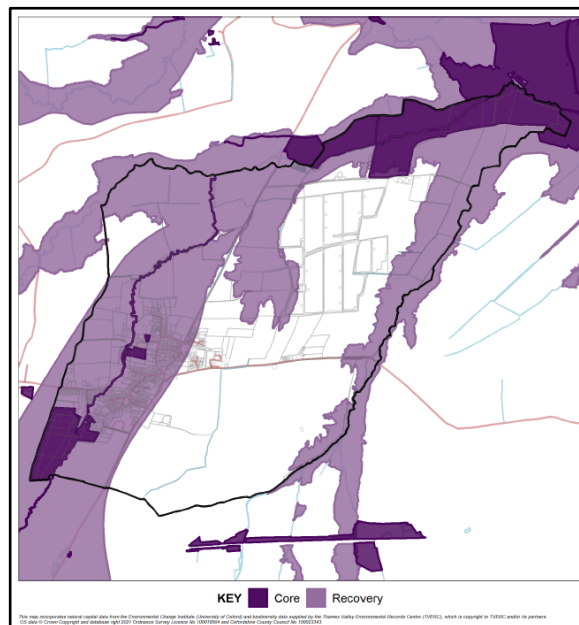


Figure 1 Map of East Hanney showing the draft NRN core and recovery areas

Source: Oxfordshire Treescaping Project Report for East Hanney May 2022.

The draft NRN aims to protect and restore wildlife, providing greater public enjoyment of the countryside; increase carbon capture; and improve water quality and flood management. An extensive tract of land alongside the brook to the north of the village is also identified as NRN core, and together with the banks alongside the brook and land associated with tributaries, approximately 20% of the land in the village is classified as part of the draft NRN. Thus, a meaningful portion of the landscape within the parish is either open rural landscape, or rich green habitat, providing views of a green or blue nature within a verdant landscape.

Such features and the position of East Hanney sited in a rural landscape within the lowland Vale, evidence the distinct characteristics of the Parish.

During the development of the Neighbourhood Plan, a number of key views in and around the village were identified which evidence the landscape and its characteristics, 21 of these are set out in this document. They include Key Open Views looking out from the village across the lowland Vale and towards the village on approach. The rural setting, open landscape, and rich green environment influenced by the Brook are key themes as evidenced. This report identifies these views and explains their importance to the Parish and community.

Certain views are also noted in the Character Assessment.

A map of East Hanney with the directional aspects of the views is given below and provides context to the views and vistas described and recorded within this document.

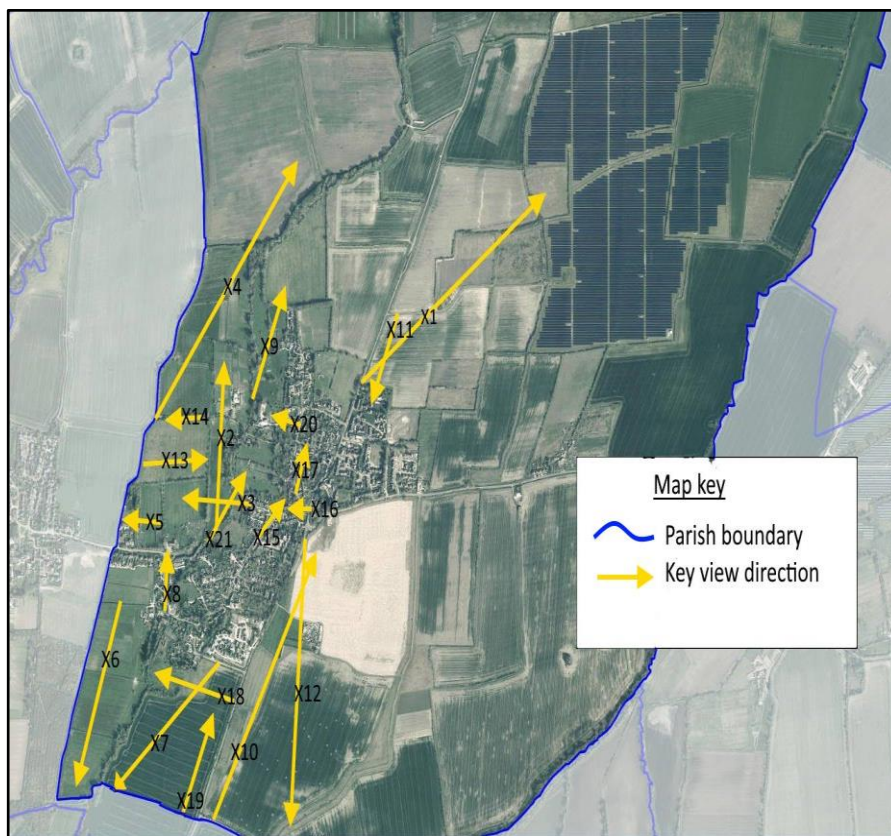


Figure 2 Aerial view of East Hanney showing the Views and Vistas recorded within this document.

The direction of sight for each of the views is given by the direction of the respective arrow, each of the views captured is numbered and presented accordingly below. For the main part the views presented emanate from the settled part of the Parish area, including scenes that are both internal to the settlement and also those looking outward over the surrounding rural landscape.

There are also various other views worthy of record that have not been captured in this document, the approach has been to present a selection of each. The intent from the scenes recorded in this document is to capture a flavour of the scenes and vistas that exist and which the community value and enjoy.

VIEWS

Each of the views provided below are presented in a format with a photograph, map extract to show location and direction, and a brief description. Each of the maps has the same annotations showing aspects such as the Neighbourhood Development Plan Border, or footpaths, for example. The following key applies to each map.

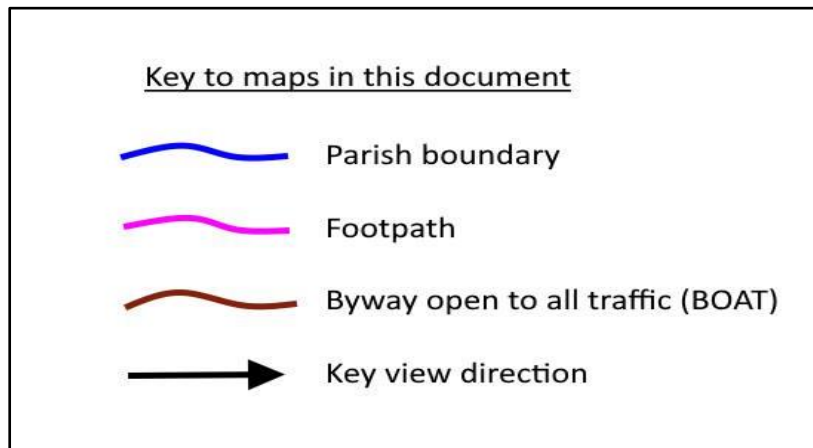
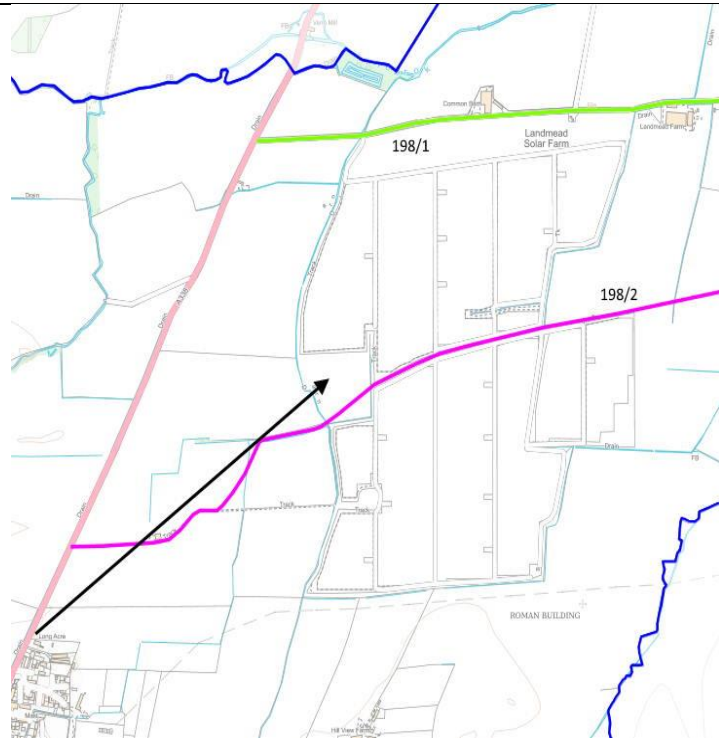


Figure 3 Key to the maps recorded within this document below.

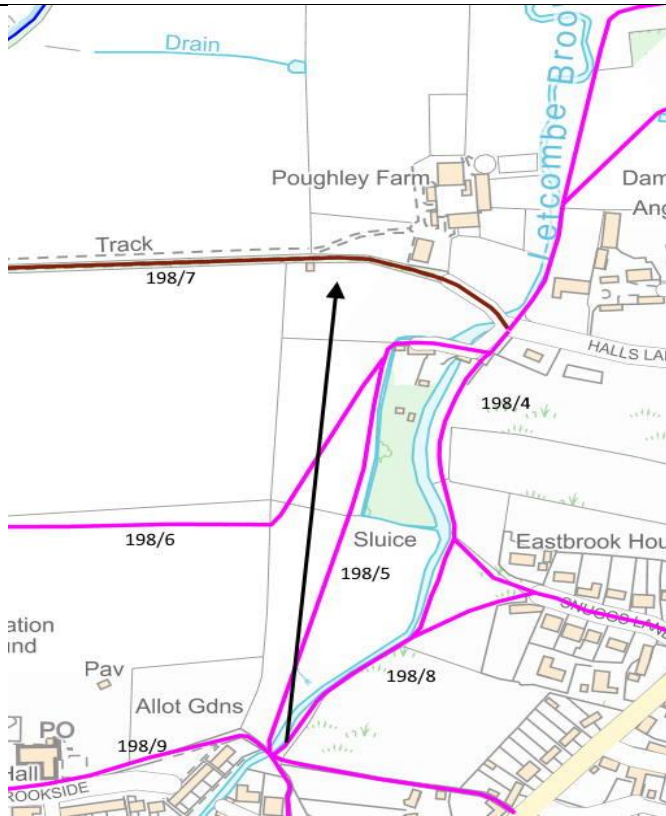
X1. View north east from the A338 towards Abingdon



Important view for all road users travelling north on A338 towards Oxford, over open arable farmland with wildlife rich hedgerows.



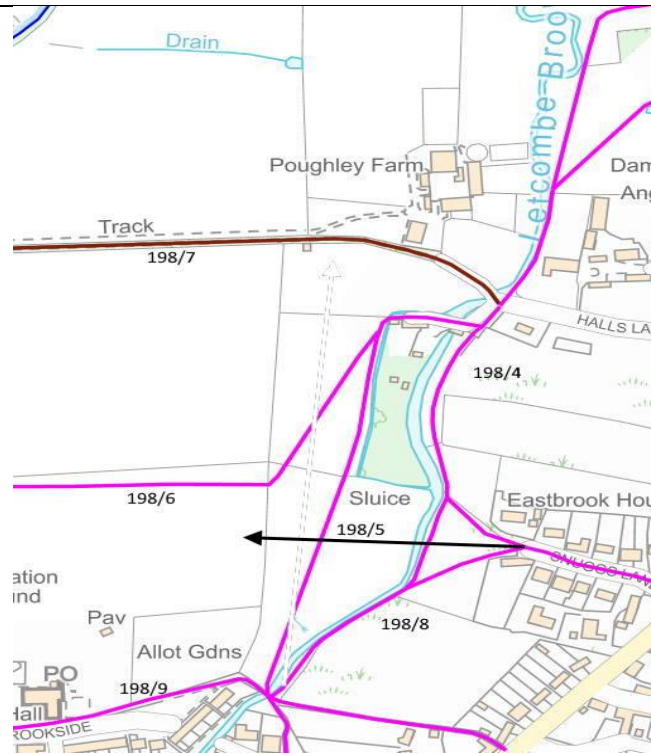
X2. View north from Iron Bridge towards Poughley farm



Important view across the ancient water meadow of Wantons Close from the banks of the Letcombe Brook.



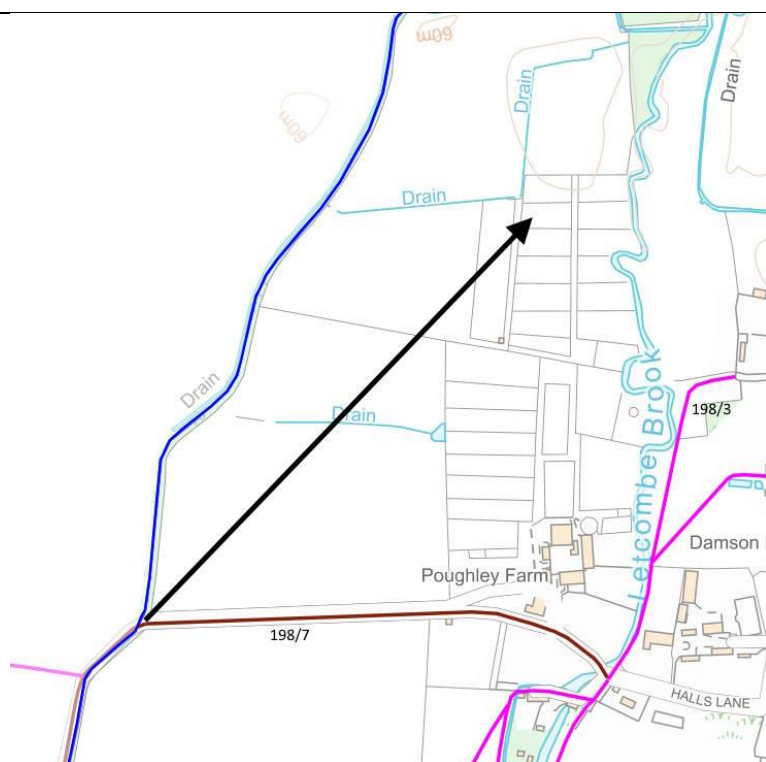
X3. View west from Snuggs Lane



View over unimproved grassland and important nature habitat.



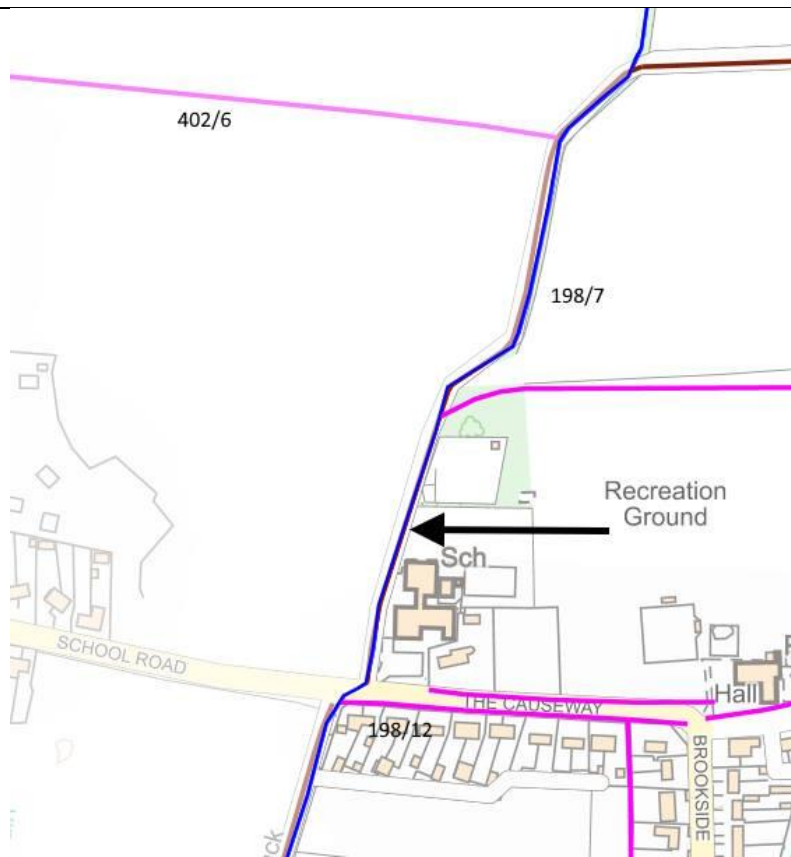
X4. View north east from Cow lane over Poughley meadows



View over Poughley meadows towards the Letcombe Brook. Under these fields are the remains of the deserted medieval hamlet of Poughley.



X5. View west over the 'Hanney gap'



View over open farm land next to the village primary school. This 'gap' maintains the distinct characters of the two separate villages. The openness of the view from East Hanney across the 'gap' has recently been impacted by new development.



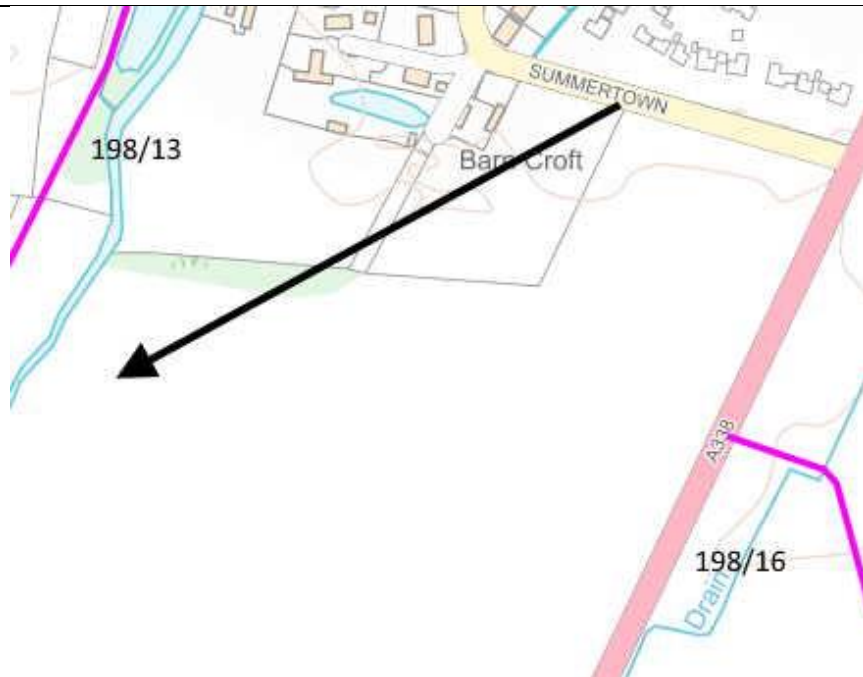
X6. View south over Weir farm meadows



View over meadows at Weir farm towards County wildlife site and on to the Ridgeway AONB. This meadow used to be the school sports field.



X7. View south towards the ancient orchard



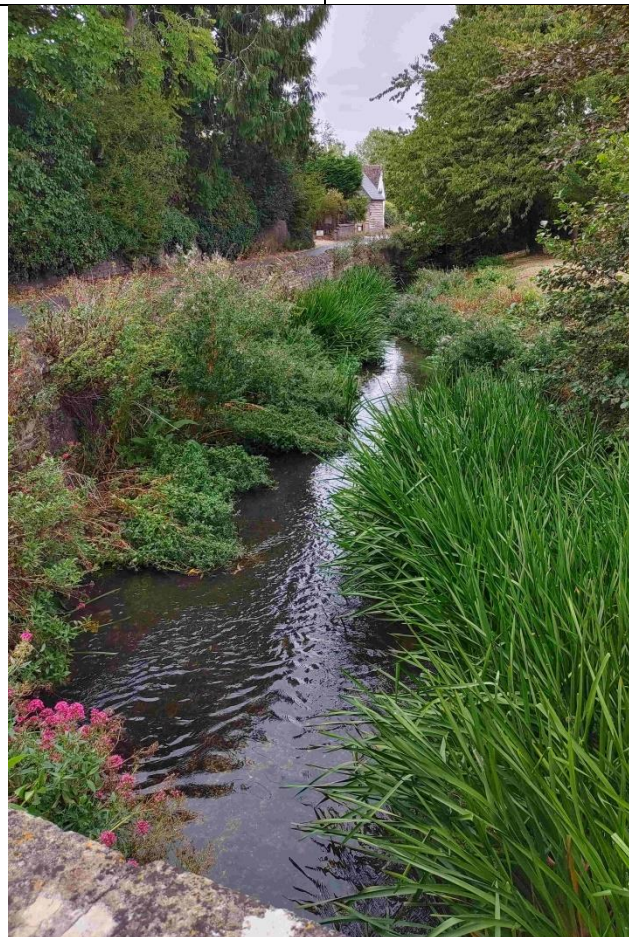
View over paddocks towards the Corallian ridge in the distance, with the ancient orchard site on the right.



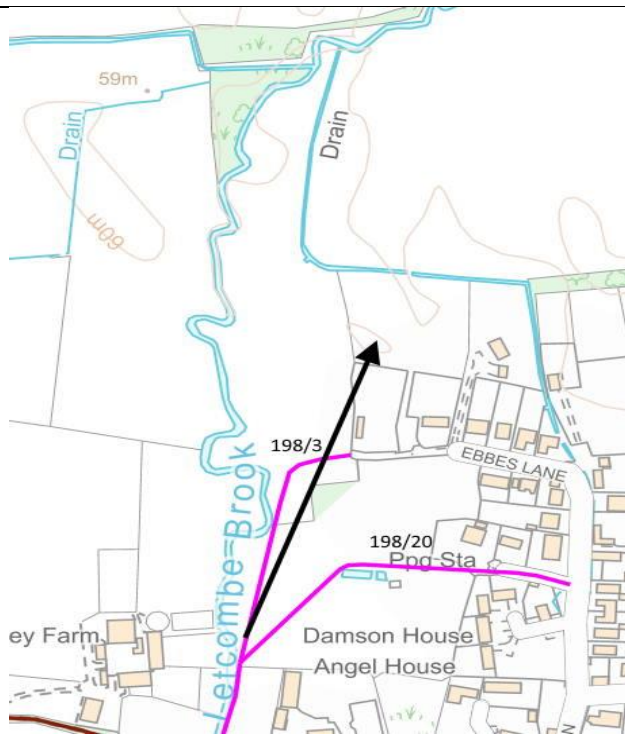
X8. View along the Letcombe Brook in the village



View north along the Letcombe Brook as it flows from Dandridge's Mill through the heart of the village.



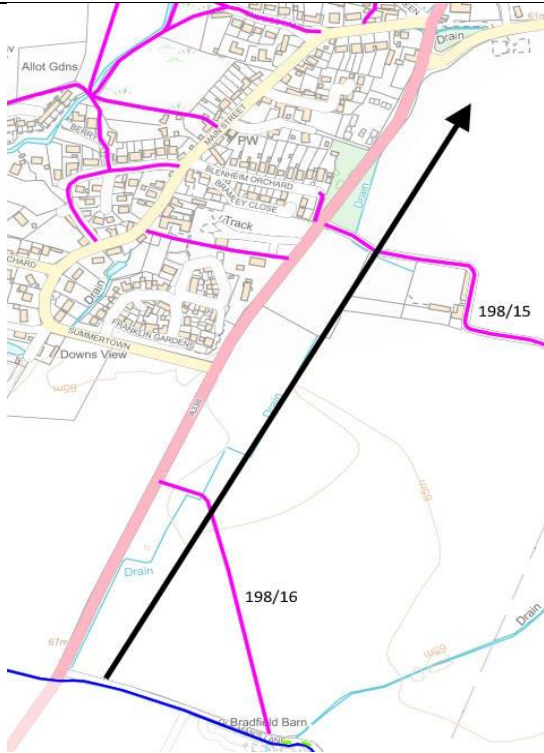
X9. View north from footpath over historic meadows



View north of Philberds Manor across historic meadows that have been used as pasture since before 1800. There is also an ancient hollow way route from east to west, partially following the line of footpath 198/20.



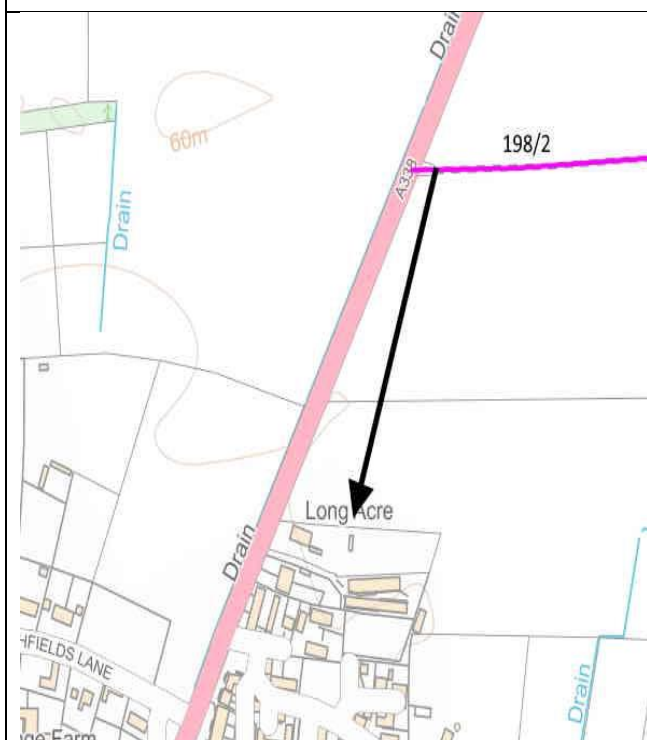
X10. View north across open farm land in the south east of the village



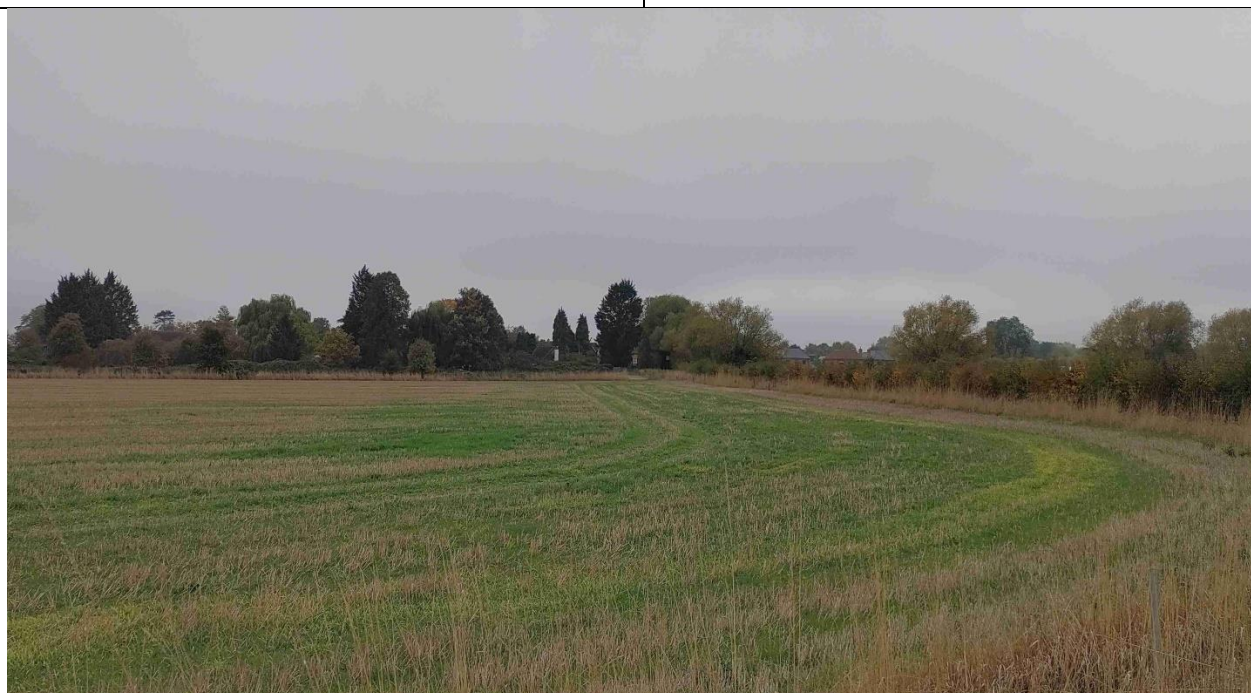
View north from Old Man's Lane across the open farm land to the south east of the crossroads. The trees line the side of the A338 and Steventon Road, providing a green corridor for wildlife to move along.



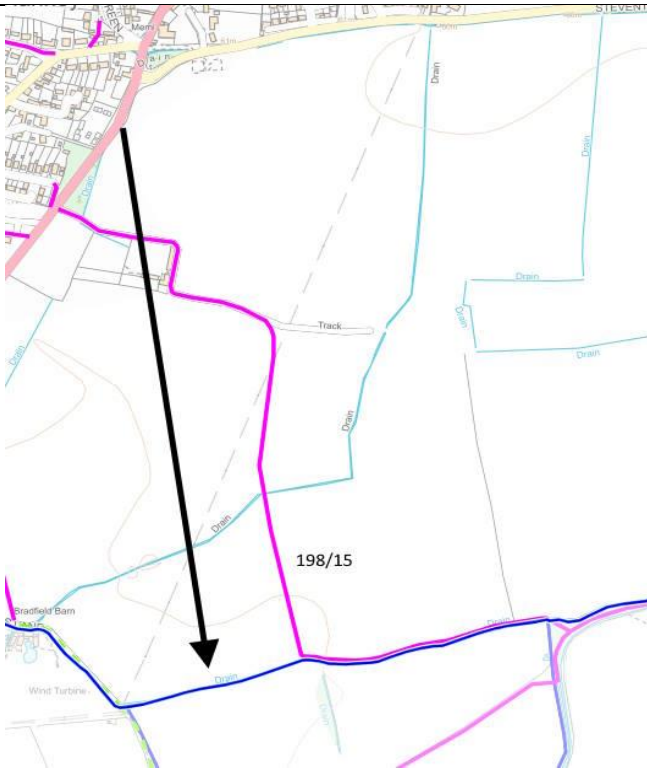
X11. View south from A338 north of village



View of the green approach to East Hanney from the north when travelling south on the A338 and from footpath 198/2.



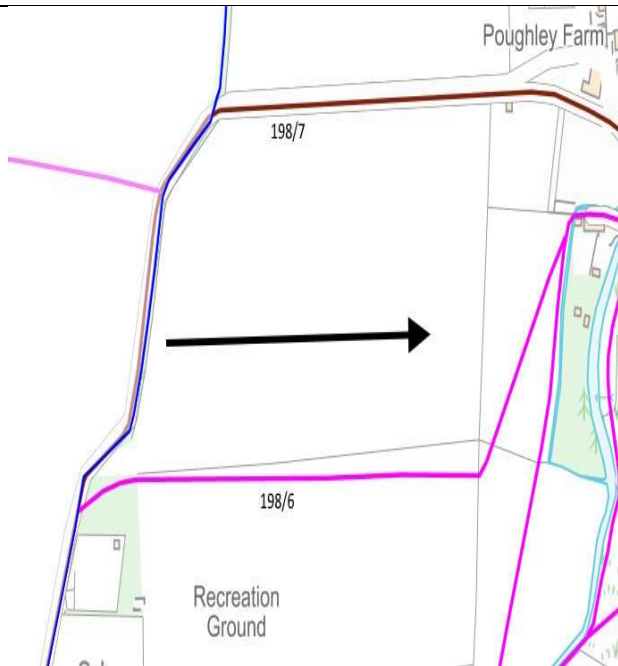
X12. View south east from crossroads



View over farm land showing mature hedges and trees providing a green corridor alongside the A338.



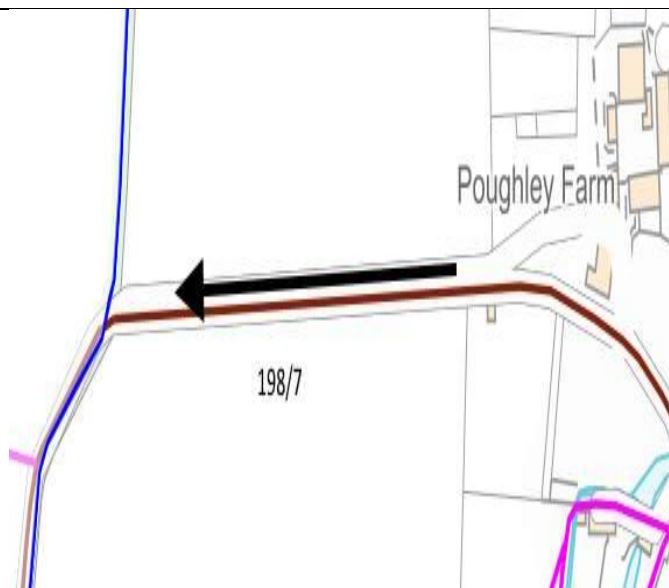
X13. View east over Kings Leases community field



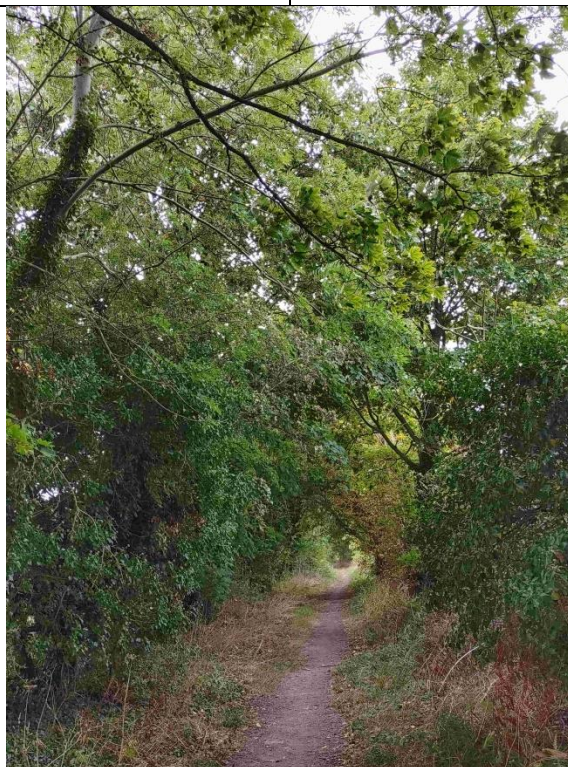
View over open green field with mixed use as a sports pitch, community wood and wildflower meadow.



X14. View west along BOAT 198/7



View west along the tree lined BOAT running from Poughley farm, on the north side of the Kings Leases. This is a popular walking, cycling and horse riding route.



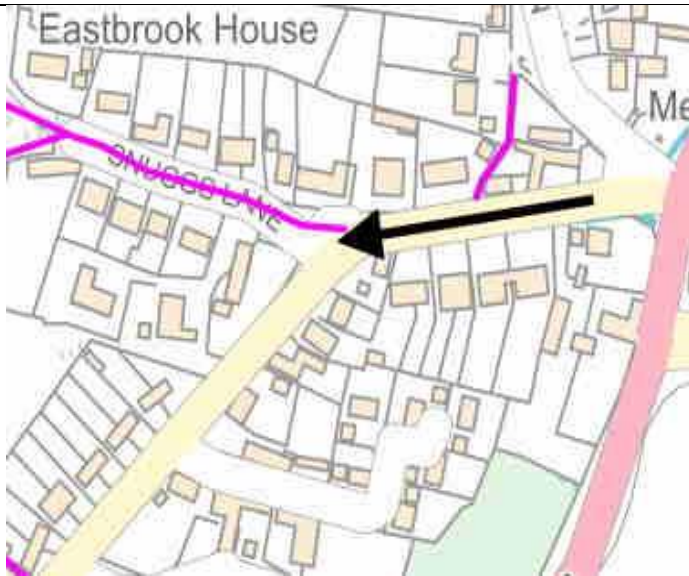
X15. View north along Main Street



View north along Main street towards the converted Victorian church, the church green and open verdant frontages that characterise this part of the conservation area.



X16. View west along Main Street



View west along Main street towards the church green with many mature trees lining the road.



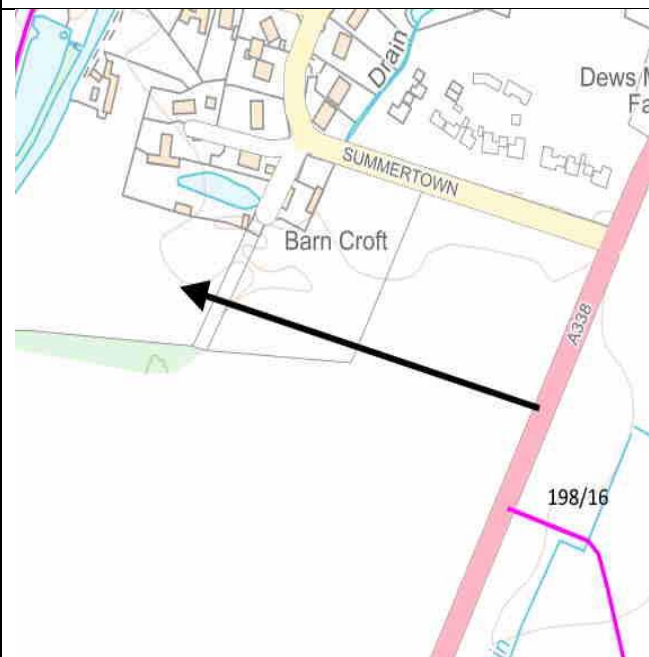
X17. View across the village green



View across the historic village green with Tudor era thatched cottages and a wide open, verdant character.



X18. View west towards ancient orchard



View west from footpath 198/16 and the A338 across open farm land towards the ancient orchard and its wildlife-rich grassland.



X19. View north towards southern built edge of village



View north across open farm land towards the southern boundary of the village, with its tree rich habitat.



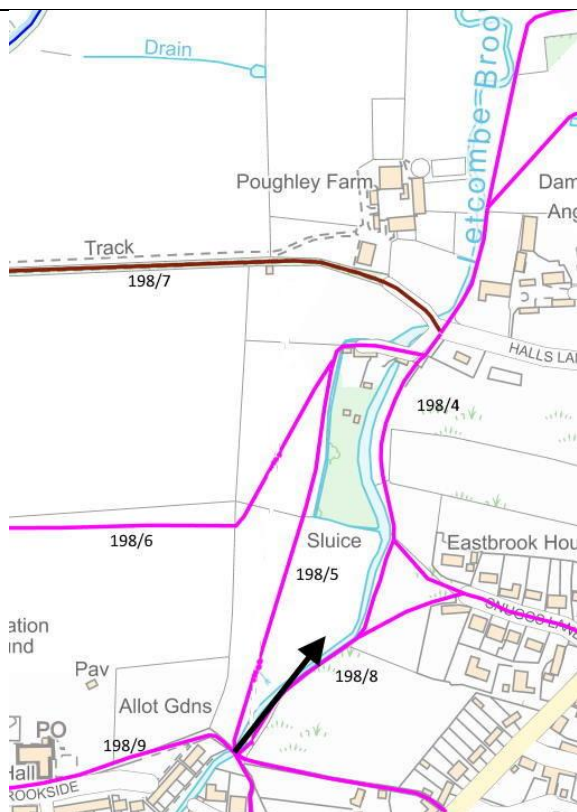
X20. View west along Halls lane



View west on Halls Lane with its characteristic black timber barns and verdant wide verges.



X21. View from the Iron bridge north



View north from the historic Iron Bridge over the Letcombe Brook along footpath 198/8.



